



**Planning Commission
Wednesday, May 15, 2024
4:00 PM
130 Kearns Road
Council Chambers
Agenda**

- 1. ROLL CALL**
- 2. APPROVAL OF MEETING MINUTES**
 - 2.a. APPROVAL OF APRIL 3, 2024 MEETING MINUTES**
[4. 3.24 Meeting Minutes.docx](#)
- 3. ITEMS FOR DISCUSSION**
 - 3.a. REQUEST TO INITIATE AMENDMENT TO WORKFORCE HOUSING MASTER PLAN**
[0_Agenda Summary, PC mtg 4-15-24 - AI Gen DRAFT.pdf](#)
[1_Comprehensive Plan Update Proposal.pdf](#)
[2_HOUS~1.PDF](#)
[3_Roaring Fork Fire District, 4-10-24.pdf](#)
[4_Transportation comments re Amdt to WF Housing MP, 4-25-2024.pdf](#)
[5_T. Shumaker, 5-5-24.pdf](#)
 - 3.b. LYNN BRITT SPECIAL REVIEW**
[PC Agenda Summary 5-15-24 - Special Review_Lynn Britt Cabin expansion.pdf](#)
[Attachment A - SkiCo Application Letter.pdf](#)
[Attachment B - SkiCo Application Amendment.pdf](#)
[Attachment C - Architectural Drawings.pdf](#)
[Attachment E - Snowmass Mountain 2024 PUD Guide.pdf](#)
[Attachment F - Will Serve Letters.pdf](#)
[Attachment G - Employee Generation Correspondence.pdf](#)
[Attachment H - Restricted Housing Requirements Sec. 16A-4-410.pdf](#)
- 4. ADJOURNMENT**
- 5. COMMUNITY DEVELOPMENT DIRECTOR UPDATES**
 - 5.a. CORRESPONDENCE**
[May Shumaker Comment.pdf](#)

TOWN OF SNOWMASS VILLAGE

PLANNING COMMISSION
MEETING MINUTES

April 3, 2024, 2024

Members Present:

Brian Marshack, Chair
Jim Gustafson
Stan Clauson
David Seglin
Doug Faurer
Elese Denis

Staff Present:

Dave Shinneman
Jim Walstrom
Ashleigh Huff
Betsy Crum

Members Absent:

Matt Dube

Others Present:

Call to order: The meeting was called to order at 4:00pm and roll was called. Matt Dube was absent.

Item 1: Approval of February 21, 2024, Meeting Minutes:

The Minutes from the 2/21/2024 meeting were brought for approval. Commissioner Clauson motioned to approve, seconded by Commissioner Denis and approved by all commissioners except Commissioner Gustafson who abstained.

Item 2: AEU Code Changes:

Jim Walstrom, Senior Planner, introduced the discussion of amendments to regulations regarding accessory employee units (AEUs) and accessory dwelling units (ADUs).

Commissioners asked clarifying questions on proposed code changes. Commissioners discussed whether managers' units could be accessory employee units (AEUs). Clarification was needed to ensure that managers' units were considered AEUs themselves and not separate units that could have additional AEUs attached.

Commissioners discussed the registration process for AEUs and the need for clear regulations regarding maximum floor area limits. Commissioners emphasized the importance of enforcement mechanisms, such as deed restrictions and restricted housing agreements, for AEUs exceeding floor area

46 caps. Commissioner Gustafson expressed concerns regarding the height
47 measurement standards in the code.

48
49 There was discussion over the treatment of preexisting accessory units,
50 particularly in duplex zones. Commissioners questioned whether AEUs could be
51 added to duplexes and suggested potential changes to regulations to allow for
52 this though no changes were ultimately proposed.

53
54 Commissioners expressed concerns about the complexity of negotiating rental
55 rates and terms for AEUs, with suggestions to ensure uniformity and flexibility.
56 Besty Crum, Housing Director, spoke on the complexity of rental rate
57 assessments. The discussion touched on penalties for non-compliance,
58 including adjustments based on previous floor area excise tax payments. Finally,
59 there were suggestions to clarify language regarding caretakers and exclude
60 animals from the definition of those cared for by caretakers.

61
62 Dave Shinneman, Community Development Director, stated that staff had a
63 resolution drafted and recommended approval and read through the wording
64 changes proposed.

65
66 Commissioner Gustafson motioned for approval of the Resolution with the
67 Commissioners' requested amendments. Seconded by Commissioner Denis. All
68 in favor, none opposed.

69
70 Item 3: Community Development Director Updates

- 71 • The next item will be the Workforce Housing master plan modification
72 request and will be heard in May.
73 • Ski Co minor PUD amendment to the PUD guide was approved by the Town
74 Council. Discussion of Skittles lift improvements was a concern.
75 • Special review on Lynn Britt Cabin under the current PUD guide is under
76 Review and will be coming to the Commission in May or June.
77 • No meeting April 17th – Next Meeting in May most likely May 15th.

78
79 Motion to adjourn by Commissioner Denis, seconded by Commissioner Fauer
80 All in favor. None opposed.

81
82 The meeting was adjourned at 5:29 P.M.

Town of Snowmass Village

Planning Commission Meeting

Date: May 15, 2024

Agenda Item: Request to initiate an amendment to the Workforce Housing Master Plan

Presented By: Jim Wahlstrom, Senior Planner and Dave Shinneman, Community Development Director

Background:

A request dated March 12, 2024, has been submitted by legal counsel representing the Laurelwood Condominium Association, among other association complexes that have joined, to request the Town initiate an amendment to the Workforce Housing Master Plan to remove the Upper Numbered Lots from consideration regarding a potential site to construct employee housing. The request and other reference material may be found on the Town's website here:

<https://portal.laserfiche.com/Portal/browse.aspx?id=103306&repo=r-b27e3aff>

The Town's Workforce Housing Plan was adopted by Town Council Resolution No. 34, 2021, on October 4, 2021 after a review and recommendation for approval by the Planning Commission. The Workforce Housing Master Plan report or study was provided in response to the goals, policies, and next steps adopted in the 2018 Comprehensive Plan as well as repeated in the 2021 Town Amendments to the Comprehensive Plan approved in Ordinance No. 1, Series of 2022. The entire Town's Workforce Housing Master Plan can be found on the Town's website via this link:

<https://www.tosv.com/Search?searchPhrase=Housing%20Master%20Plan>

Workforce Housing Master Plan (Plan) Discussion:

The assessment of the Upper Numbered Parking Lots for possible workforce housing development is described in detail within the Housing Plan. The Upper Numbered Lots were identified as one of the 5 identified sites as "highly developable" for housing. However, the Plan acknowledges the Upper Lots as one of the more controversial sites in this Master Housing Plan.

The Plan is a long-range planning document and does not grant approval to any of the identified areas for development. Any project from the Plan would be required to go through the development review process required by the Municipal Code. For example, the Draw site has been in review by the Town Council and Planning Commission for over a year and will be under review for at least another year before any final entitlements. A similar development review process (owner review by the Town Council) and then required development review by the Planning

Commission and Town Council would be required for any one of the projects identified in the Plan and the Plan does not grant approval to these projects.

Letters are attached from the Housing and Transportation Departments as well as the fire district on the current Workforce Housing Master Plan and providing background on the Plan.

2018 Comprehensive Plan and Its Subsequent Amendments:

The Housing Plan adoption occurred around summer/fall of 2021. Pursuant to amended Goal E, "Expand Housing Choice, Affordability & Redevelopment," in the Comprehensive Plan, Policy E.1 states: "Provide More Employee Housing." The Comprehensive Plan Policy retains the included 'Next Steps' which remain unchanged. While the first Next Step included commissioning a professional study to inform housing policy, the subsequently adopted Housing Plan by Resolution 34, 2021, fulfilled this policy objective of the Comprehensive Plan.

Review process:

Staff will present the request for the Planning Commission to recommend Town Council initiate an amendment to the Workforce Housing Master Plan to remove the numbered lots as a potential housing site. This will be followed by the applicant's presentation. Next the Town will make a presentation on the request and provide additional background on the Plan. While a formal public hearing is not required, the Planning Commission may then ask for public comment. Next the Planning Commission can discuss the request and make a recommendation.

Staff Recommendation: Staff recommends Planning Commission recommend the Town Council deny the request to initiate an amendment to the Workforce Housing Master Plan to remove the proposed housing on the numbered lots.

Attachments:

1. Reference Letter from applicant's counsel
2. Housing Memo on the request
3. Roaring Fork Fire District memo on the request.
4. Transportation Comments on the request.
5. Other public comments.

Glenwood Springs Office
910 Grand Avenue, Suite 201
Glenwood Springs, Colorado 81601
Telephone (970) 947-1936
Facsimile (970) 947-1937

GARFIELD & HECHT, P.C.

ATTORNEYS AT LAW
Since 1975

www.garfieldhecht.com

March 12, 2024

Haley Carmer

hcarmer@garfieldhecht.com

Andrew Atkins

aatkins@garfieldhecht.com

VIA E-mail

Town of Snowmass Village Planning Commission
c/o David Shinneman, Staff Liaison
130 Kearns Rd.
Box 5010
Snowmass Village, CO 81615
Email: dshinneman@tosv.com

RE: Recommendation to Amend the Town of Snowmass Village Comprehensive Plan Pursuant to Sections 2-274(3) and 16A-1-50 of the Town of Snowmass Municipal Code

Dear Commission Members:

We represent the Laurelwood Condominium Association (“Laurelwood”). In 2021, the Town of Snowmass Village (“Town”) adopted the Workforce Housing Master Plan (the “Housing Master Plan”)¹ as a new component of its Comprehensive Plan. The Housing Master Plan identifies five sites within the Town that, according to the Housing Master Plan, are “highly developable” for housing and “represent the most promising possibilities for achieving the Town’s affordable housing goals.” One of the five sites called out in the Housing Master Plan is the “Upper Numbered Lots.” The Upper Numbered Lots site comprises Lots 10-12 of the numbered parking lots at the top of the Snowmass Mall. For the reasons described in this letter, Laurelwood, with support from the owners’ associations of the Timberline, Sonnenblick, Interlude, and Aspenwood Condominiums (together, the “Associations”), requests that the Town amend its Comprehensive Plan by abandoning and excluding the Upper Numbered Lots site as a potential workforce housing location.

Due to negative impacts on the community and the Town’s prior commitments regarding the Upper Numbered Lots, the Associations believe the Town should not pursue this site. Section 16A-1-50 of the Town of Snowmass Municipal Code (“Code”) states, “[t]he 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.” The Housing

¹ Town of Snowmass Village, Workforce Housing Master Plan, August 2021, available at <https://www.tosv.com/DocumentCenter/View/4078/2021-10-15-TOSV-MASTER-HOUSING-PLAN?bidId=>.

Master Plan also acknowledges that the suitability and need for development should be evaluated on an ongoing basis and that if new opportunities arise or needs or circumstances change, “the Housing Master Plan can change in response.” Abandoning and excluding the Upper Numbered lots is appropriate in light of the community needs detailed below. In addition to the reasons presented below, please consider the extensive comments that 221 owners of units in the Associations provided in the enclosed petition.

1. Developing the Upper Numbered Lots Would Have Significant Adverse Effects on the Community.

The Associations dispute the “Total Aggregate Suitability Rating” given to the Upper Numbered Lots in the Housing Master Plan. This rating underweights the site’s detrimental Community Impact score and is not warranted given the following factors:

- The proposal provides inadequate parking to accommodate the additional beds. The Upper Numbered Lots provide much-needed parking to guests in several hundred condominium units and hotel rooms and to the employees providing services to those properties. As the Housing Master Plan identifies, any proposed development must maintain the existing 320 parking spaces. However, the Housing Master Plan suggests adding only 69 spaces for 130 bedrooms,² less than what is required under the well-established and enforced Municipal Code development requirements. This additional demand would far overextend the capacity of these lots and surrounding areas.
- Building a parking structure to accommodate the 320 existing spaces *and* provide 89 spaces for new workforce housing units would require a considerable investment and put tremendous financial strain on the Town. Given the rapidly escalating costs of the ongoing Draw Site project, which appear to now exceed \$80 million, or some twenty percent higher than stated in the Housing Master Plan, the Associations question whether the Town could develop this location at a reasonable cost. Indeed, the Housing Master Plan estimates the Upper Numbered Lots site development cost (in 2020 or 2021 dollars) to be \$73,546,809, the highest of all sites analyzed in the Housing Master Plan. Given the Draw Site project’s increasing cost, the actual cost of an Upper Numbered Lots development likely would exceed \$100 million.
- As the Housing Master Plan identifies, construction in this location would impact viewplanes and add undesirable structural massing to the Upper Village area.
- Increased traffic on Carriage Way would impact the quality of life of visitors and residents, reduce property values in the Upper Village.
- Construction in this location would create several years of environmental and community disturbance while construction progresses.

² Workforce Housing Master Plan, page 41.

2. Development of the Upper Numbered Lots is Inconsistent with the Town's Obligations to Surrounding Properties.

The development of the Upper Parking Lots site also is inconsistent with the Town's obligations to maintain existing parking in the Upper Village area. Furthermore, any development would require honoring the Town's obligation to seek the consent of the surrounding properties.

The 1967 General Declaration for West Village³ established what would become the Snowmass Resort Association ("SRA") to govern and manage the land subject to the General Declaration. The General Declaration imposed covenants on the West Village area (including the Upper Numbered Lots site), obligated SRA to maintain parking areas, and provided property owners and their guests a right of access to and use of the parking areas. On December 4, 1978, SRA agreed to transfer parking lots 1-13 to the Town subject to "restrictions appearing of record, or by contract..."⁴ Per that agreement, the Town also agreed that the land it received from SRA would continue to be used as it had been in the past, including for parking lots, and that the parking lots would not be closed or changed in character "unless mutually agreed upon." SRA fulfilled its end of the bargain and conveyed the Village Parking Lots, including lots 10-12, to the Town in 1979, explicitly subject to "the terms and conditions of any Declarations... applicable to the land..."⁵

On January 20, 2006, the Town and the successor to SRA, Snowmass Village Resort Association, entered into a Group Sales Agreement that addressed, among other things, the availability of parking. This agreement obligated the Town to provide "permanent access" to parking to properties adjacent to the Village Parking Lots.⁶ Additionally, the Town agreed "to notify all adjacent property owners of any proposed development on said lots which would change their current use," and in the event a majority of adjacent owners opposed the proposed development, to require the vote of "¾ or super majority (but in no event unanimous) vote, whichever is greater, of the then seated Town Council." These documents provide the Associations and their owners a right to the continued availability of parking adjacent to their properties, and the Town cannot change the use of parking lots or the number, access, and proximity of the parking in the Upper Numbered Lots without owner consent.

Owners at Laurelwood and the other complexes adjacent to the Upper Numbered Lots have come to rely on the parking available to them in those lots. Thus, we are confident that a majority of owners would oppose any change in use of the Upper Numbered Lots.

³ General Declaration for West Village, June 1, 1967, recorded with the Pitkin County Clerk and Recorder at Recep. No. 127530.

⁴ See Enclosure 2 to this letter.

⁵ Warranty Deed, December 13, 1979, recorded with the Pitkin County Clerk and Recorder at Recep. No. 220410.

⁶ Snowmass Resort Association – Town of Snowmass Village, Group Sales Agreement, January 20, 2006, recorded as Exhibit A to Snowmass Resort Association, Memorandum of Agreement, May 29, 2013, recorded with the Pitkin County Clerk and Recorder at Recep. No. 599916.

3. Conclusion

The Associations urge the Planning Commission to recommend to Town Council an amendment of the Housing Master Plan that removes the Upper Numbered Lots site as a possible workforce housing site and to explicitly state that the Upper Numbered Lots should be excluded from future workforce housing development. The Upper Numbered Lots ranked first in construction cost and last in priority and desirability of development in the Housing Master Plan (see pages 10 and 52), and the issues discussed in this letter further underscore the reasons why the site should not be developed. Thus, removing the Upper Numbered Lots from the Housing Master Plan will not eliminate a realistically viable opportunity for the Town. The Town should continue development of the Draw site project and other locations that can be developed at lower cost with lesser impacts to the surrounding community.

As evidenced by the enclosed petition of their homeowners, the Associations are unified in their opposition to development of the Upper Numbered Lots site. They appreciate the Town's consideration of its grave impact to the area if built out. The Associations would welcome an opportunity to discuss this proposal with the Planning Commission at a one of its upcoming meetings. Please feel free to contact us with any questions and to advise us of the date and time of any discussions or hearings on this matter.

Best,
GARFIELD & HECHT, P.C.



Andrew Atkins
Haley Carmer

Enclosures

1. General Declaration for West Village
2. SRA-Town of Snowmass Village Agreement, December 4, 1978
3. Warranty Deed, December 13, 1979
4. Group Sales Agreement, January 20, 2006
5. Association Owners Petition Comments
6. Association Owners Petition E-Signatures (Provided Digitally)

CC (via email):
Jeff Conklin
Betsy Crum

INTEROFFICE MEMORANDUM

TO: JIM WAHLSTRON, SENIOR PLANNER
FROM: BETSY CRUM, HOUSING DIRECTOR
SUBJECT: REQUESTED AMENDMENT TO WORKFORCE HOUSING MASTER PLAN
DATE: APRIL 1, 2024

I am writing to comment on the request to amend the Town's Workforce Housing Master Plan that will be going before the Planning Commission on May 15th. The Laurelwood Condominium Association, with support from other slopeside associations, has requested that the Upper Numbered Lots – lots 10-12 – be excluded from consideration in the Plan for future housing development.

By way of background, the Housing Master Plan took a rigorous approach to identifying and evaluating sites for inclusion in the Plan. We cast a wide net, and all town-owned parcels were considered. We started with 69 sites, then further narrowed them down to 21. Each was then put through a rigorous assessment that considered physiology, utility and service proximity, vehicular and transportation access, buildable area and density potential, ecological constraints, and community impact. The numbered parking lots were found to have the most promising development potential when compared to other sites.

Lots 10, 11, and 12 were selected over the lower lots since they are furthest away from the core and vehicle traffic and are used somewhat less intensely than are the lower-numbered lots. The location is close to the Mall and its services, on existing transportation lines, well-served by utilities, and are already graded. The lots currently provide 320 spaces that are used by residents, guests, employees and/or Gold/Senior Pass holders.

The arguments made by the Laurelwood Condominium Association assume that the analysis of the site in the Master Plan would go forward into a development proposal. It is important to emphasize that the Housing Master Plan is just that – a *plan*. It is not intended to be a proposed project or anything akin to a sketch plan, but rather a series of recommendations for ways in which the Town of Snowmass Village can approach its workforce housing goals. The consultant evaluated development potential for each site, but this evaluation should in no way be considered a final, or even an initial, development proposal. Further, I want to emphasize that any multifamily development considered for this site would seek to preserve the existing 320 units for the community, with new parking added for the housing residents.

I offer the following in response to the points made in the amendment request:

- The Plan has Inadequate Parking – The Master Plan suggests that this might be a site where a reduction in parking for housing residents could be considered due to its proximity to public transit and community services. The specific reduction, however, cannot be determined without considering site engineering and architectural design. The Association's statement that "additional demand would far overextend the capacity of these lots and surrounding areas" cannot be determined at this stage.
- The Financial Impact is too Great – the Association's request argues that the cost of developing the site would place "a tremendous financial strain on the Town." Again, it is far too early in the development process to evaluate this. The cost estimates in the Plan

were done on a per-square foot price to provide a method for an “order of magnitude” evaluation, and eventual development costs cannot be determined until initial site engineering and design takes place. Moreover, we have developed financial models that place no additional financial demand on the Town, using existing revenue sources and maximizing state and federal housing resources. The proximity of utilities and the relatively level sites could make this a more affordable option than others in the Plan.

- The Proposal would affect Viewplanes and create “Undesirable” Massing – the proposed massing mirrors that of the homes across upper Carriage Way - the development would be no more or less desirable than those. We would evaluate the view planes as part of the early design approval process to minimize the impact on down valley views.
- Increased Traffic – adding additional parking spaces to accommodate the new residents would add some traffic – again, the magnitude cannot currently be determined but would have to be evaluated as part of the entitlement process. Part of the reason we considered a lower parking ratio at this site was to mitigate the impact of increased traffic.
- Construction disruption – all proposed developments need to submit a Construction Management Plan for approval. This plan will address concerns about the environment, the neighbors and the traffic patterns.
- Owners’ Reliance on Lot availability – once again, there will not be any reduction in the number of spaces available to the people who currently use them. This would remain consistent with the agreements made with the adjacent properties that the parking lots have continue availability.

I have also heard two other objections voiced: that the site is “not appropriate” for year-round workforce housing residents, and that such development would reduce the value of the existing properties. I would like to address each of these in turn.

Every site selected has pros and cons, and arguments can be made to look elsewhere. The request opposes this site, but arguments made can apply to every other site in the Master Plan. The need to house our workforce remains acute and growing, and all sites are potentially “appropriate” to meet that need.

The argument that affordable housing decreases property values is as old as the idea of building homes for our workforce. There is simply no evidence to support this belief. Numerous studies have been conducted over the decades to examine the impacts of affordable housing on property values in a wide variety of circumstances. These studies have found that affordable housing does not depress neighboring property values and may even raise them in some cases.

Please let me know if you have any questions.

From: John Mele <JMele@roaringforkfire.org> - **ROARING FORK FIRE DISTRICT**

Sent: Wednesday, April 10, 2024 7:34 AM

To: Jim Wahlstrom <JWahlstrom@tosv.com>; Clint Kinney <CKinney@tosv.com>; Greg LeBlanc <gleblanc@tosv.com>; Jeff Conklin <jjc@mountainlawfirm.com>; Betsy Crum <bcrum@tosv.com>; Anne Martens <AMartens@tosv.com>; Sam Guarino <sguarino@tosv.com>; Brian Olson <BOlson@tosv.com>; Dave Heivly <dheivly@tosv.com>; Marianne Rakowski <MRakowski@tosv.com>; jtheisen@tosv.com; Andy Worline <AWorline@tosv.com>; Brandon Hawksley <bhawksley@tosv.com>; Jim Pidcock <jpidcock@roaringforkfire.org>; Chris Lehrman <ChrisL@sgm-inc.com>; khamby@swsd.org

Cc: Dave Shinneman <dshinneman@tosv.com>; Brian McNellis <bmcnellis@tosv.com>; Sara Nester <snester@tosv.com>; Ashleigh Huff <Ahuff@tosv.com>

Subject: RE: Requested Amendment to Town's adopted Workforce Housing Master Plan

Jim,

Concerning the proposed amendment to the Town's Workforce Housing Master Plan that was adopted by Town Council Resolution No. 34, 2021 on October 4, 2021 Roaring Fork Fire Rescue Authority has the following comment:

As the primary emergency response agency for the Town of Snowmass Village we see no reason to remove any of the proposed workforce housing sites from the plan before they are fully considered and evaluated in a more appropriate timeframe for the Village.

We realize the proposed housing site for the upper numbered lots, or any of the other proposed sites for that matter, may never come to fruition. However, removing any of the identified sites in the Master Plan from consideration at this time is premature. Employee housing sites that appear challenging today may appear much more attractive with considerate designing, newer efficient building materials, and the ever growing need to house more of our employees.

The Roaring Fork Fire Rescue Authority has always struggled to find appropriate housing near the core village for quick response from all of our personnel in the case of a large emergency. We believe the Town of Snowmass Village should keep every potential employee housing option in the Master Plan available for future consideration.

Sincerely,

John Mele
Deputy Chief/Fire Marshal
Roaring Fork Fire Rescue Authority

TRANSPORTATION DEPARTMENT MEMO

To: Jim Wahlstrom

From: Sam Guarino

CC: Dave Shinneman

Date: 4/25/2024

Re: REQUESTED AMENDMENT TO WORKFORCE HOUSING MASTER PLAN

Find below Transportation Department comments as it relates to parking and traffic in the request Amend the Town of Snowmass Village (Town) Comprehensive Plan (Comprehensive Plan), particularly the Workforce Housing Master Plan.

- The intent of the Housing Master Plan is that the 320 current parking spaces will be preserved for their current use. Additional parking needs will be accommodated by the development however, until a design is complete and a parking management plan is created it is difficult to determine precisely how many spaces will be added. However, the intent of any parking management plan would be to not impact current use.
- This site was partially chosen for its access to places of employment and to transit services. It is within short walking distance to the Snowmass Mall, regional and local transit hubs, and along a Village Shuttle route. All of these things will greatly reduce the need for personal automobiles, and thus reduce traffic and parking need. Reducing traffic, increasing access to jobs and transit, and reducing greenhouse gas emissions are all firmly in line with the Town's Comprehensive Plan and Sustainability Plan.
- There are numerous studies and examples of reducing available parking's effect on the amount of traffic and the number of personal automobiles. A reduction in available parking should lead to a reduction in vehicles, traffic, and greenhouse gas emissions, again both in line with the Town's Comprehensive Plan and Sustainability Plan.
- Besides parking needs being offset by proximity to transit and places of employment, this development can further offset the need for personal vehicles by the inclusion of car share.

- The parking lots 10-12 are currently permitted in the winter for employee use as well as for residents and gold/senior pass holders. The addition of employee housing bedrooms on these lots should, in theory, house many of the employees who are using the existing parking spaces, as well as eliminate their need to drive up and down Upper Carriage Way to get to and from work. This should result in a new workforce housing development helping to offset the number of vehicles currently parked in lots 10-12 by providing newly constructed parking facilities for those same vehicles.

It is the opinion of the Transportation Department that workforce housing development on lots 10-12 should not significantly impact the parking demand on the upper numbered lots. Future design and parking management plans would address how best to accommodate parking needs without changing the use of the existing 320 parking spaces. Furthermore, the planned development should create an overall reduction in personal vehicles, vehicle miles traveled, traffic, and greenhouse gas emissions within Snowmass Village by proximity to transit and jobs, limiting parking availability, and providing car share.

From: Thomas A Shumaker Jr <tasaia@mac.com>

Sent: Sunday, May 5, 2024 4:37 PM

To: Snowmass Town Council <council@tosv.com>; Dave Shinneman <dshinneman@tosv.com>; Mak Keeling, VP Mountain Planning <mkeeling@aspensnowmass.com>

Cc: Clint Kinney <ckinney@tosv.com>; Mel Blumenthal <justmel1@earthlink.net>

Subject: Employee Housing (5.4 MB download)

Dave, Please forward to planning commission. Thx, Jay S.

Dear Council,

The Hillside Lot behind the Center will need considerable site preparation beyond the purchase price. I'm sure it's not lost on at least some of you that \$12 million dollars would go a long way toward site preparation on the numbered lots.

The fundamental advantage of the Numbered Lots, beyond the generous size, approachable location, and town ownership, is the manageable construction on those broad, level, areas. What other site tucks living units into the town footprint as easily, or as well? (An artful, comfortable, plan will appeal to neighbors!)

The fundamental advantage of the Hillside Lot is its sunny location so near to what could become a happy new Town Center with many more rich and varied offerings. (Please see below) The Hillside Lot is the most elegant site for luxury condominium living in the entire village, or Roaring Fork valley, or the entire state!



**Magnificent, sun
drenched, hillside.**

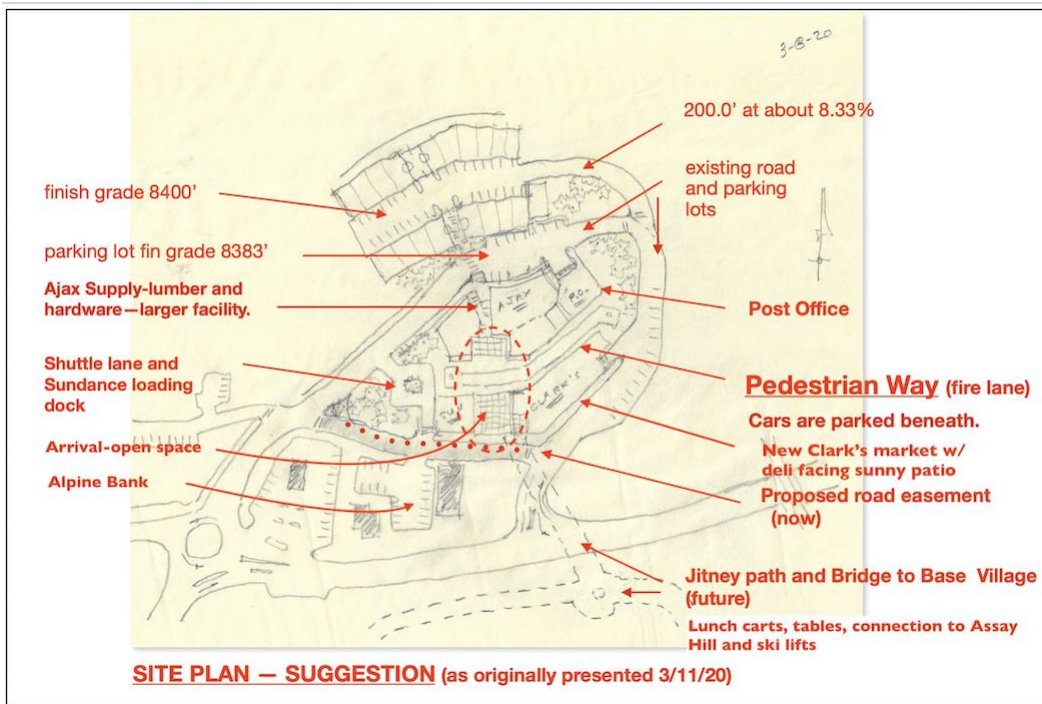
Luxury hillside units could become an instant \$\$\$ sensation.



Consider: A view of the entire ski resort from your balcony!



Connectivity: Base Village and ski lifts would be bridged to a happier, richer, Town Center. (Neither gondola, nor shuttles can travel directly door to door.)



New theme for the Center.

Consider: Smooth traffic flow, safe intersections, sunny plazas, open stalls for local vendors, weather proof and secure loading docks, a separate lane for shuttle drop off, easy Alpine Bank access, arrival space at a new bridge, no cars, ...happy children.



Happy Children

Respectfully Submitted,

Jay Shumaker, Architect (retired)
5/5/2024

MEMORANDUM

TO: Snowmass Village Planning Commission

THROUGH: Dave Shinneman, Director
Community Development Department

FROM: Brian McNellis, Senior Planner – AICP, MLA
Community Development Department

DATE: May 15, 2023

SUBJECT: Special Review of Lynn Britt Restaurant Improvements and Expansion

I. PURPOSE

Section 16A-5-230 – Special Review (a) Purpose, of the municipal Land Use Code states: *“There are certain uses which, because of their unusual character and potential impact upon the use and enjoyment of neighboring property, cannot be classified into a particular district or districts without site specific consideration of their impacts upon neighboring lands and upon the public need for the particular use at the particular location. These uses require special review of their location, design, intensity, density, configuration, operating characteristics and impacts on public facilities, and may require the imposition of appropriate conditions to ensure the use will be compatible at a particular location and mitigates its adverse impacts.”*

II. SUMMARY DESCRIPTION AND BACKGROUND

The Aspen Skiing Company wishes to make improvements to the existing Lynn Britt restaurant and area by expanding/enclosing exterior back-of-house and kitchen preparation areas, providing additional restrooms, and formalizing the outdoor dining experience with exterior deck space (to include a mobile bar and grill). The outdoor deck space will also include semi-permanent “tent” structures that can be enclosed during times of inclement weather and open-air on warmer sunny days (see Attachment D). These type of improvements are allowed by Special Review and pursuant to the recently updated 2024 Snowmass Mountain PUD Guide recently adopted by the Town Council in accordance with Ordinance No. 7 of 2024 (see Attachment E).

III. MUNICIPAL CODE REVIEW STANDARDS

An application for Special Review shall comply with the following review standards pursuant to Section 16A-5-230 of the Land Use Code:

- (1) **Consistent with Comprehensive Plan.** The proposed use shall be consistent with the intent of the Town of Snowmass Village Comprehensive Plan.

Staff Response: *As part of the Aspiration Statement in the 2018 Comprehensive Plan, “Snowmass Village is to be the leading multi-season, family-oriented inclusive resort community. We will do this by creating, marketing, and delivering distinctive choices for fun, excitement, challenge, learning, and togetherness. All this is done amidst our unique, natural splendor...as part of a memorable Aspen/Snowmass experience. Further, we wish to be seen by others as welcoming, dynamic, convenient, and successful.*

Regarding the Guiding Principles of the Comprehensive Plan, the following seems to apply; “Make the Snowmass Village economy sustainable and resilient, while providing opportunities for a variety of new and innovative businesses and endeavors, and continue to support existing and locally-owned businesses. Together, investments in economic development should provide a variety of shopping, dining, cultural, recreational, housing, lodging and working opportunities for residents and visitors alike.”

The Community Development Department supports the Special Review request as it is germane to goal of maintaining Snowmass as a world class tourist destination with varied and exceptional experiences to be offered.

- (2) **Comply with standards of Development Code.** The proposed use shall comply with all other applicable standards of this Development Code, including, but not limited to:
- a. Zone district standards. The purpose of the zone district in which it is located, the dimensional limitations of that zone district and any standards applicable to the particular use, all as specified in Article III, Zone Districts.
 - b. Development evaluation standards. The applicable standards specified in Article IV, Development Evaluation Standards.

Staff Response: *The proposed improvements are located within the Recreation (REC) zone district which is intended, “to regulate recreational facilities, activities and uses within appropriate areas of the Town, including those mixtures of uses related to a ski/snowboard area and operation...”*

Staff feels that the request is in support of the approved recreational activities within the ski area. The proposed improvements will comply with the standards of the zone district and the development evaluation standards which will also be reverified as part of any future building permit submittal.

Commercial development within the ski area is capped by the PUD Guide which allows for the expansion of Lynn Britt cabin as proposed (see Attachment E – Table 1).

- (3) **Compatible.** The proposed use shall be appropriate to its proposed location and be compatible with the character of surrounding land uses in the area and shall not adversely affect the future development of the surrounding area.

Staff Response: *The existing Spider Sabich and Lynn Britt activity area(s) already functions as a main recreation center within the Snowmass ski area as identified in the 2022 Master Development Plan and as accepted by the U.S. Forest Service. The proposed improvements may help to absorb the overflow currently from other on-mountain restaurants (which could be worsened during any future construction of a new Ullrhof restaurant at the Big Burn base area located nearby).*

- (4) **Adequacy of access.** Access to the site shall be adequate for the proposed use, considering the width of adjacent streets, their grades, intersection safety, visibility, and entrance into the area to be developed. When appropriate, public transportation, or other public or private transportation services, and appropriate pedestrian facilities, shall be made available to serve the use.

Staff Response: *Lynn Britt cabin is currently accessed via ski lift during regular winter lift operating times and by snowcat after hours. This will remain unchanged while summer road access will continue to be from upper Wood Road. Also, the new Coneygame ski lift will offer a midway station that will offer an additional means of access to the area.*

- (5) **Design minimizes adverse impact.** The design and operation of the proposed use shall minimize adverse impacts and shall not create a nuisance, considering such impacts as traffic congestion or traffic hazards, service delivery, parking and loading, trash removal, odors, noise, glare, and vibration.

Staff Response: *The proposal will not generate measurable negative traffic impacts and/or parking generation - as it will rarely be used as an exclusive destination by those not already skiing on the mountain. Although trash generation may increase, the method of solid waste removal will remain manageable and well within the capabilities of applicant's current operations. Staff does not anticipate the proposal will generate any greater disturbance than is currently experienced during the occasional on-mountain special event (i.e. weddings) that take place at the Lynn Britt from time to time and on a seasonal basis. The project will add additional space to the ski area restaurant and will require restricted housing mitigation. The staff and the applicant's interpretation of this requirement are different and should be discussed at the meeting.*

- (6) **Design minimizes environmental impact.** The proposed use shall minimize environmental impacts and shall not cause significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources.

Staff Response: *Staff does not anticipate any environmental impacts that cannot be properly mitigated as required by any future building permit submittal and associated construction management plan – which will require revegetation of disturbed areas and tree mitigation on 1:1 ratio basis.*

- (7) **Facilities.** There shall be adequate public facilities available to serve the proposed use, or the applicant shall propose necessary improvements to address service deficiencies that the use would cause. In particular, the applicant shall demonstrate that adequate water supply and sewage disposal service is available for the proposed use, including sufficient water pressure and proximity to fire hydrants to provide for fire protection needs.

Staff Response: *The facility is currently connected to services provided by Snowmass Water & Sanitation and Holy Cross Energy. Both entities have ensured their respective ability to adequately serve the proposed improvement.*

- (8) **Parking.** Sufficient off-street parking shall be provided for the proposed use.

Staff Response: *Parking in the winter will not be an issue as guests will arrive by ski lift or snowcat during special events. In the summer, parking shall be arranged as needed for deliveries within the existing parking areas to the east of the cabin. Summer special events shall require arranged transportation by Aspen Skiing Company to eliminate the need for additional parking.*

The Parking & Transportation Department did not have any concerns regarding this proposal.

IV. DISCUSSION ITEM - EMPLOYEE GENERATION

The development or redevelopment of the Lynn Britt Cabin will require additional restricted housing as described in the Municipal Code in 16A-4-400 (see Attachment H). The Applicant initially provided an estimated employee generation for the newly proposed and expanded restaurant space that includes the enclosed kitchen space and the outdoor bar and grill areas (see Attachment C – sheet A0.10). Although the staff agrees these areas should be mitigated as an expansion of the commercial operation, the calculation should also include the deck space enclosed by the proposed Meissl Umbrella System, described in the Background - Section II above. The Community Development Department has made the interpretation that the deck area with the structures (umbrella and side walls) constitute indoor restaurant space since the structures can be enclosed as needed (depending on weather). However, the applicant interprets this area as outdoor space which does not require mitigation. The Land Use Code allows the applicant to suggest an alternative “lesser” employee generation as suggested during informal discussions with staff, although no supporting information has been received to evaluate a formal request at this time. The current application identifies the deck area with the side walls and umbrella system as not an indoor

space which should not be counted as such in determining the amount of additional restricted housing to be provided.

After discussions with the applicant, they have agreed to mitigate at a rate of 3.59 employees per 1000 square feet of interior space which is applied to cafeteria style Ski Area Restaurants based on the applicant's representation that the new areas will not include sit down service. This representation and employee generation rate is acceptable to staff.

However, the overall mitigation will vary depending upon whether the deck area enclosed by side walls and the umbrella structures is included in the calculation or not. The applicant has requested the Planning Commission to provide an interpretation on this issue which will ultimately impact the overall restricted housing requirement.

V. STAFF RECOMMENDATION

Staff recommends the Planning Commission discuss the Special Review application in general, and specifically as it pertains to Employee Generation identified in Section IV above. Staff recommends the Planning Commission determine the deck area enclosed by side walls and umbrella structures be calculated as interior space and the housing mitigation be adjusted accordance with the matrix in Attachment G. Staff further recommends the Planning Commission direct staff to prepare a resolution recommending approval of the project to Town Council for consideration at the June 5th meeting.

VI. ATTACHMENTS

- A. Aspen Skiing Company Special Review Application Letter
- B. Aspen Skiing Company Application Amendment
- C. Architectural Drawings (amended May 8, 2024)
- D. Meissl Umbrella System examples
<https://www.meissl.com/en/products/umbrella-bars/>
- E. 2024 Snowmass Mountain PUD Guide
- F. Will Seve letters (Snowmass Water & Sanitation and Holy Cross Energy)
- G. Staff and Applicant Employee Generation Correspondence
- H. Chapter 16A Article 4 Division 4 of the Municipal Code

March 18, 2024

Dave Shinneman and Brian McNellis
Community Development Director and Senior Planner
TOSV Community Development
130 Kearns Road
Snowmass Village, CO 81615

Re: Special Review Application- Lynn Britt Cabin

Dear Dave and Brian,

Please find attached Aspen Skiing Company's (ASC) application materials for the Special Review application to modify the existing Lynn Britt Cabin site on Snowmass Ski Area. The project will improve the outdoor dining experience and provide expanded bathrooms and expanded back of house facilities. The application is consistent with the discussions we have had to date in person and via email, culminating in our formal pre-application conference held December 7, 2023. The proposed changes to the site are further described within this application and exhibits.

In preparing this application, we have followed the minimum content requirements as noted in Section 16A-5-230 of the Town of Snowmass Village Municipal code and as listed in the Special Review application. Please find the attached information or note the following:

1. Special review application- including name, address and contact information
2. Legal Description- this property is located on private land within the Town of Snowmass Village
3. Disclosure of Ownership
4. Vicinity map- attached
5. Site Plan, Survey and other supplemental drawings to further describe the project
6. Development Application fee agreement- a check will be remitted to the Town in the amount of \$2,000 for the initial processing of the application
7. Record of Pre-application meeting
8. Will Serve letter from Snowmass Water and Sanitation

Facility History:

The Lynn Britt Cabin is an existing on-mountain food and dining facility offering a fine dining experience for lunch and dinner during the ski season and providing a casual, outdoor après-ski activation that is particularly appealing during clear weather days. The facility is also used in the summer for weddings and special events. The Cabin operates as Ski-Related Commercial facility and within the following allowable uses as noted in the current Mountain PUD guide:

Activities and Uses Allowed All Year:

Use 23. Special events, including weddings, concerts, children's activities, private parties, worship services and other group activities and social events less than 500 people at one time

Use 26. Operation of the mountain restaurants

Use 31. Operation of on mountain restaurants until 12:00 am

Following our pre-application review of the project on December 7, 2023, TOSV Planning Staff and ASC agreed that the project as proposed would fall under an *Activity and Uses Allowed subject to Special Review*. Per the PUD guide, modifications requiring a Special Review process typically require a concurrent PUD Amendment. As ASC currently has a PUD Amendment in process with Snowmass Village which includes a description of this facility, it was deemed appropriate by Staff to proceed under the Special Review process only.

Project Purpose:

Overall, Aspen Skiing Company seeks to provide a unique experience at Lynn Britt Cabin which compliments the existing operation and serves guests by providing a vibrant, memorable outdoor space. There are no proposed changes to the existing sit-down service which guests have come to expect inside Lynn Britt Cabin. Instead, these changes are intended to be separate but complimentary to the sit-down experience and welcome a broader audience to Lynn Britt.

This project will address conditions both at the existing facility and assist with addressing a seating shortage that exists more broadly across the Snowmass Ski Area:

1. An addition of back of house space and restrooms will improve the guest and employee experience at the existing operation. These two additions make up the entirety of the added square footage at the existing cabin. No seating will be added to the existing seated dining operation, nor will staff be added in the back of the house. Current conditions are crowded and offer a sub-par experience at times and these additions will seek to lessen the impact on both guests and staff. For example, the staff at times preps food outside in peak periods due to a lack of space in the current operation. In addition to the staff lockers being outside and unprotected, staff often use a temporary restroom outside in order to prioritize guests' use of the interior restrooms. Neither situation provides an ideal employee experience in the winter. This project improves these conditions, while also providing additional restroom fixtures for guest use.
2. The exterior improvements will formalize an existing and popular late-lunch/après experience that is created 'on-snow' daily. This activation includes a mobile bar and, during busy times, food service on a mobile grill. New food and beverage outbuildings (360 SF total) will provide enhanced, permanent service to this outdoor area while continuing to offer an additional quick-serve food option on-mountain. The improvements will formalize the existing on-snow operation into two containers. The addition of the Coney Express lift, with a load station adjacent to the cabin, will likely generate demand for additional food options in the area.

3. Aspen Skiing Company has identified a shortage of on-mountain restaurant seats at Snowmass during peak periods. The shortage leads to a deteriorated guest experience when existing facilities are overcrowded, and seating is difficult to find. The new deck area will provide seating and food options for approximately 130 people and is designed for all weather conditions with large-scale umbrellas and electric heaters that provide a semi-tempered dining area during inclement weather. Considering this space could turn over roughly two times during a typical day, the added seating particularly with the design around use in adverse weather, will serve to alleviate pressure on other on-mountain dining facilities.

4. Aspen Skiing Company has plans in the near term to replace the Ullrhof Restaurant, as that facility is undersized and at the end of its useful life. Construction of a replacement facility is expected to stretch over two summers and one winter season. The added food service and seating proposed at Lynn Britt will serve as overflow to service guests while the Ullrhof facility is offline for construction.

Project Specific Description:

The project scope specifically includes the following modifications:

- A building addition to provide support and back of house space for the current operation. Construction will enclose an existing exterior deck area between the cabin and a small kitchen outbuilding. The addition will house storage and a new walk-in cooler and provide indoor space for employee lockers located outside. The new floor area will improve the working conditions and support the current operation by providing suitable storage and employee space.
- A second building addition to the south will add restroom facilities to the cabin. The current facility is underserved with only two single occupancy restrooms that serve employees, dining room guests and outdoor guests. The addition will allow expansion of the restroom facilities for two new multi-stall restrooms plus the remodel of a single occupancy restroom.
- A new deck area south of the existing cabin will formalize activations currently taking place on snow, including seating, a bar, a grill and gathering areas around a firepit. This new deck will include the addition of two outbuildings which will provide food and beverages to the guests sitting outside- akin to food carts. The deck will also include a large scale with wind screens which can be deployed in inclement weather. These umbrella systems are used extensively in Europe to provide additional semi-tempered seating when needed, but easily transform back into traditional outdoor seating in favorable weather.

The project proposes to add 1,024 SF of floor area. These calculations exclude square footage as allowable for FAR calculations such as common circulation, public restrooms or loading/delivery areas per TOSV Municipal Code Sec 16A-3-210. d.1. The new square footage calculation includes the two new food and bar buildings.

The building additions will be clad in a combination of materials, proposed as Cement board siding or similar, and prefinished metal- in natural tones to complement the existing rustic cabin aesthetic. The improvements will be served by a new electrical service, which will be sized to allow the facility to transition to all-electric as existing equipment is replaced, furthering Aspen Skiing Company and the Town of Snowmass Village's sustainability goals. The new patio will be concrete with a heavy texture to minimize the risk of slipping and wood in the area of the umbrella. There is no snowmelt planned.

The interior improvements will be designed in compliance with ADA requirements. The exterior spaces will be accessed directly from snow elevation in the winter or via stairs. Summer access will be provided with a combination of stairs and temporary ramps to account for the elevation drop provided for snow management.

Review Standards:

1. Consistent with the Comprehensive Plan:

The Snowmass Mountain Development Plan is a document that outlines a long-term vision for the Snowmass Ski Area, and updates to the Plan are reviewed for consistency and alignment with the most recent, currently 2018 TOSV Comprehensive Plan.

Relative to consistency with the 2018 TOSV Comprehensive Plan, the proposed enhancements align with the Snowmass Village aspiration to "be the leading multi-season, family-oriented inclusive resort community. We will do this by creating, marketing, and delivering distinctive choices for fun, excitement, challenge, learning, and togetherness. All this is done amidst our unique, natural splendor...as part of a memorable Aspen/Snowmass experience."

Lynn Britt Cabin is an existing facility operating within the vision of the current 2017 Snowmass Mountain Master Development Plan (2017 SM MDP) and per the requirements of the approved PUD Guide.

The proposed enhancements are also consistent with the proposed 2023 Mountain Master Development Plan (2023 SM MDP) Amendment currently under review with the Town. Section VI-20 of the proposed 2023 SM MDP references proposed upgrades to food service, seating and facilities. Within this text, the improvements are described as follows:

The Lynn Britt Cabin and the Spider Sabich Picnic/Race Arena areas will be modified. These existing facilities are situated on private land. Currently the Lynn Britt Cabin functions as a table service lunch and snow cat accessed dinner restaurant location. The improvements focus on outdoor spaces with an expanded deck and potentially a more permanent barn structure. Restrooms and some back of house spaces are also planned for remodel.

The proposed improvements at the Lynn Britt Cabin seek to enhance and expand on an existing operation to maximize the utility of an existing developed area within the ski area.

2. Comply with standards of the development code

a. Zone District Standards:

- (i.) Use: The site is located on land zoned “REC” by the Town and is within the Snowmass Mountain PUD. The existing uses and proposed modifications are consistent with the “REC” zone district and Ski Related Commercial Facilities as described in the Mountain PUD Guide.
- (ii.) Maximum Amount of Building: The currently adopted 2017 Snowmass Mountain PUD Guide establishes a maximum limitation for “new development/ re-development since the Ordinance 9-94 approval” for Commercial Space of 120,000 SF. The proposed 2023 Snowmass Mountain PUD Guide currently under review by TOSV does not propose to change that maximum limitation. Table 1 of the adopted 2017 Snowmass Mountain PUD Guide lists 77,252 SF of total built square footage (in the 2023 Amendment this number is proposed to be revised slightly downward due to a math calculation error), thus leaving a total remaining amount of 42,748 SF. The proposed Lynn Britt addition of 1,024 SF is thus well within the permissible maximum square footage.

Given that a separate PUD Amendment application is currently under review, if this Lynn Britt Special Review application is approved, Table 1 of the proposed 2023 Snowmass Mountain PUD Guide will be revised to reflect this addition prior to adoption by TOSV Town Council. Also note that Table 1 of the proposed PUD Guide incorrectly lists the existing square footage of the cabin as 1,650 SF whereas the accurate existing size is 2,217 SF including the existing outbuilding. This figure will also be revised prior to adoption.

- (iii.) Height: The 2017 Snowmass Mountain PUD Guide states that maximum building height is to be 65 feet for mountain restaurant areas, including Spider Sabich. The existing maximum building height is 22’3 as measured at the tallest point from existing grade on the north side of the building and is not proposed to change.

b. Development Evaluation Standards

16A-4-20 Sensitive Wildlife habitat Areas: The site is not shown on the sensitive wildlife habitat areas as illustrated in Comprehensive Plan maps. In reviewing the CPW Species activity map, the site is not shown as a sensitive area for elk, mule deer or bighorn sheep, nor is any mapping of nest activity shown.

16A-4-30 Brush Creek Impact Area: The site is not in the Brush Creek impact area as illustrated in the Comprehensive plan maps.

16A-4-40 Floodplain and wetland areas: The site is not in a flood plain or wetland area.

16A-4-50 Geological Hazard areas: The disturbance area does not impact areas of steep slope or another geological hazard. If desired, the Applicant can provide soils information from CTL Thompson.

The project is not in a ridgeline protection area defined in Section 16A-4-50. f of TOSV Code. In general, the improvements are of the same height or in most cases lower than the existing structure. There will be no additional visual impact from remote locations. Exterior lighting will be selected to meet the code requirements for exterior lighting as noted in TOSV Code section 18.271

Sec 16A-4-210 Streets and related improvements: This provision is not applicable to this project.

Sec 16A-4-220 Public Trails: While mass transit access (other than via chairlift) is not applicable to this project, the site is accessible by pedestrian via hiking, snowshoeing or designated uphill routes via skis. This access is open to the public with existing routes in place. The scope of the project does not propose any changes to access by pedestrians, nor any changes to the existing trail system

Sec 16A-4-230 Water supply, sewage disposal, solid waste disposal and utilities: Plans to continue and expand water, sewage and electrical service are described further in Section 7. Facilities below and as shown on Civil sheet C.007.

Solid waste will continue to be removed daily via snow cat. Trash, compost and recycling will continue to be transported to the existing receiving facility at the Divide.

All utilities outside of the elements noted in exception 2 (e.g. meters, transformers) will be placed underground as required

Section 16A-4-240 Fire Protection: The facility is accessible by emergency services in summer conditions via the Sam's Knob work road. This access will remain, as will the existing hydrant to the north of the current site.

The building is not accessible by firefighting services in the winter conditions as is typical for on-mountain facilities. The current facility is not fire sprinkled. Per discussions in September 2023 with Deputy Chief John Mele and Jim Pidcock of SWFPD, a fire sprinkler system will not be added, but a fully addressable alarm system will be required. The Applicant plans to install this system as part of this project's scope.

The exterior finish of the new building areas will use fire resistant materials where possible such as prefinished metal, cement board and concrete.

The roof of the existing structure is metal. The new roof areas will utilize PVC membrane roofing which according to the manufacturer data is fire resistant.

The Applicant will walk the site with the Fire Marshal to review landscaping and vegetation modifications prior to installation to determine if additional steps can be taken to reduce wildfire risks on the project site, which may further lower the wildfire hazard of the property.

Sec 16A-4-250 Storm Drainage: Based on the site's nature on-mountain, there is no impact on municipal drainage systems. This said, the project does include work to mitigate drainage around the existing building and the new improvements. There is seasonal surface and subsurface drainage running through the site during the spring melt. This can be significant at times due to the amount of manmade snow used above the site to create the halfpipe and other terrain park features. The Civil drawings denote a new underground drainpipe system which will move water around and downhill of the site as drainage best practice. Sheet C.005 denotes the site drainage strategy. All water diverted around the site will be piped to daylight where it will surface drain as it does currently.

Section 16A-4-260 Easement Characteristics: If required, easements will be coordinated with the utility providers and per the requirements noted in this Code section

Section 16A-4-270 Survey Monuments: The Cabin is within a 255-acre parcel and there are no existing monuments available for reference within the survey's extents.

3. Compatible

The proposed improvements will not disturb the area outside the areas already developed for recreational skiing and are contained generally within the existing operational footprint for the Lynn Britt Cabin site. The existing operation and improvements are currently and will remain compatible with the adjacent uses.

4. Adequacy of access

There will be no impacts to the summer or winter access to the site. In winter operations, the site is accessed via skiing or snowcat for winter dinner service. The facility is on the existing route of service for delivery of food and pick up of trash etc. Summer road access, via the gate at the top of Wood Road, will not change as part of this project.

5. Design minimizes adverse impact

The improvements will be modest in scale, and in part, constitute infill development in the case of the back of house addition. The design seeks to maintain the rustic and warm atmosphere of the current operation. All the proposed improvements are in keeping with the existing single-story cabin.

The site is directly surrounded by skiing terrain on all sides. The closest adjacent facilities are ski area related and include the Spider Sabich Picnic cabin and Lizard Lodge, a children's ski school facility. There are no direct neighbors impacted by the facility, improvements or operations as a result. While residential properties do surround the ski terrain on the outskirts of the property, there should be no visual impact to those homeowners, particularly considering that this site is already developed and in operation.

6. Design minimizes environmental impact

The facility expansion is in a currently developed area and the scope of construction is largely infill. As such, there should not be any additional impact on the surrounding environment.

The new facilities will be served by electric utilities as part of Aspen Skiing Company's goal to build new all-electric facilities and to remodel existing ones where possible to maximize use of clean power provided by Holy Cross while limiting use of fossil fuels via natural gas.

Night use of the facility will remain consistent with the requirements within the current and proposed versions of the SM MDP PUD Guide.

Composting of food waste will continue per existing operations. The food and beverage offerings for the outdoor patio area will be served in compostable or recyclable containers.

At the completion of work, all areas disturbed as part of the proposed improvements will be revegetated as per standard practice to ensure the project does not create erosion or drainage issues downstream. As noted, SWFPD will be engaged to discuss best practices for wildfire protection.

7. Facilities

The facility is served by the Snowmass Water and Sanitation District (SWSD) for water and sewer via connections at Spider Sabich. The proposed improvements will include upsizing both of those services. The water line will be tied to a SWSD main which now runs to the north of the existing building. The option to provide a tap directly to Lynn Britt cabin was approved by the District in 2018 by way of an agreement with Aspen Skiing Company to provide an easement to install the new water line. This agreement also provides water for irrigation purposes which will be used for the cabin's south and west.

The facility will remain connected to SWSD for sewer and will be upsized to account for the added demand. The appropriate tap fees for both water and sewer will be remitted to the District upon submittal of the final design documents.

Holy Cross Energy has committed to serving this project to provide the upgraded service of 1200A. A new transformer will be set, in coordination with the new Coney Express mid-station and power will run from that location to the Lynn Britt cabin site.

The gas service will remain to serve existing equipment. The line will be relocated to account for the building additions but otherwise the size and service will remain as existing.

8. Parking

In winter conditions, parking is not directly applicable to this ski in/ski out facility as guests and employees access the cabin over snow or via chairlift. The proposed improvements are intended to serve existing winter ski area guests by addressing existing on-mountain F&B seating shortages and are not anticipated to generate new incremental skier visits to Snowmass, thus not impacting the Town's transit or base area parking capacities. The operation will continue to be served by snow cat for deliveries and trash removal as well as for the winter dinner service. In summer conditions, the existing gravel parking area to the east of the cabin will remain for deliveries and guest transport to the cabin.

Employee Generation:

Individual projects outlined in the Snowmass Ski Area MDP are evaluated for employee generation impacts per Land Use Code Section 16A-4-400 at time of project-specific proposal to the Town. As described in this application, the proposed modifications to Lynn Britt Cabin are primarily intended to formalize and improve the existing operation. When calculated per the Code, the proposed changes will result in 1,033 square feet of new FAR, translating to 3.7 employees, with mitigation required for 60% of those generated, or 2.2 employees. With 448 SF of housing required per employee, 988 SF of housing mitigation is required.

Aspen Skiing Company is studying numerous employee housing opportunities within the Town of Snowmass Village and is currently preparing designs and land use application materials for a new project at the Divide. The required housing mitigation for the Lynn Britt project is proposed to be delivered by Aspen Skiing Company as part of this forthcoming Divide employee housing project. If the Divide project does not come to fruition, the mitigation will be provided via another employee housing project to be constructed within the Town boundaries. Given the timely opportunity to construct the Lynn Britt improvements in conjunction with the Coney Express lift project currently underway, Aspen Skiing Company requests a three-year timeframe within which to deliver the 988 SF of employee housing mitigation in order to allow for land use approval and construction of the Divide project. To ensure satisfaction of the employee mitigation requirement, Aspen Skiing Company is willing to discuss a fee in lieu payment as a condition of approval if timelines for the delivery of the proposed employee housing are not met.

Project Execution

Ideally, this Project would be brought online in the 24/25 ski season, concurrent to the new Coney Express chairlift. As noted, the location of Lynn Britt relative to the new lift provides a convenient alternate lunch opportunity for guests. We are working closely with our project team to plan delivery early in the 24/25 ski season to serve the skier traffic in the area. This said, we understand the submission and review timeline for this land use application could prove challenging to meet this target completion. Pending approval of this application and subsequent building permit approval, Aspen Skiing Company plans to execute on any scope which can be meaningfully completed before the 24/25 season. Timing of approvals may necessitate a phased approach to the work, with certain scope being pushed into spring 2025 for completion.

We look forward to further discussions regarding this application.

Thank you for your consideration,

Dana Dalla Betta
Senior Project Manager- Aspen Skiing Company

cc: Chris Kiley, Susan Cross - Aspen Skiing Company

May 8, 2024

Dave Shinneman and Brian McNellis
Community Development Director and Senior Planner
TOSV Community Development
130 Kearns Road
Snowmass Village, CO 81615

Re: Special Review Application- Lynn Britt Cabin

Dear Dave and Brian,

On March 18, 2024 Aspen Skiing Company submitted a Special review application for proposed modifications at Lynn Britt Cabin on Snowmass Ski area.

Since this time, the proposed scope has been modified primarily due to updated construction costs. Please find attached to this letter a revised site plan, **Sheet L-1.00** detailing the proposed changes, described as follows:

1. The size of the proposed patio to the south of the cabin has been reduced, primarily due to a reduction in depth. The patio as submitted was 5,516 SF (including the Umbrella deck), the revised patio area is 4,955 SF, again including the umbrella.
2. The patio material has been changed from primarily wood to primarily concrete, with wood decking being used at the umbrella area only.
3. The proposed Meissl umbrella system has been changed from two umbrellas to one to respond to the revised depth. The total size of the umbrella has been reduced from 1,585 to 1,228 SF.
4. Also responding to the shallower depth of the patio, the containers, providing food and beverage to the patio, have been rotated to allow sufficient space for queuing and access

The project purpose and alignment with the review standards remain as described in the original application. For all intents, the operation as described in the original application remains unchanged. The changes are limited to layout and configuration to respond more efficiently to site conditions. There are no changes proposed to the cabin addition, however there was a typographical error to correct in the application. Page 9- Employee Generation of the application letter dated 3/18/24 noted the added square footage as **1,033 SF**. The correct figure is **1,024 SF** as referenced on **Sheet A-0.10 Zoning-FAR Calcs** of the submitted drawings.

We greatly appreciate your assistance in facilitating review of this application. Please reach out with any questions or concerns.

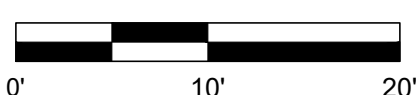
Thank you for your consideration,

Dana Dalla Betta
Senior Project Manager- Aspen Skiing Company

TOWN OF SNOWMASS VILLAGE, CO

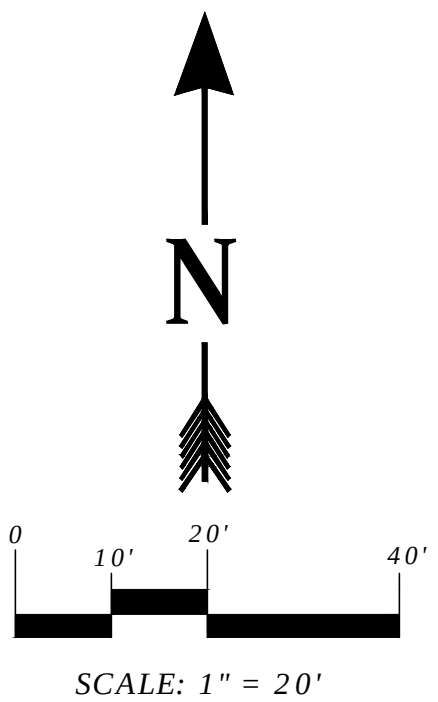
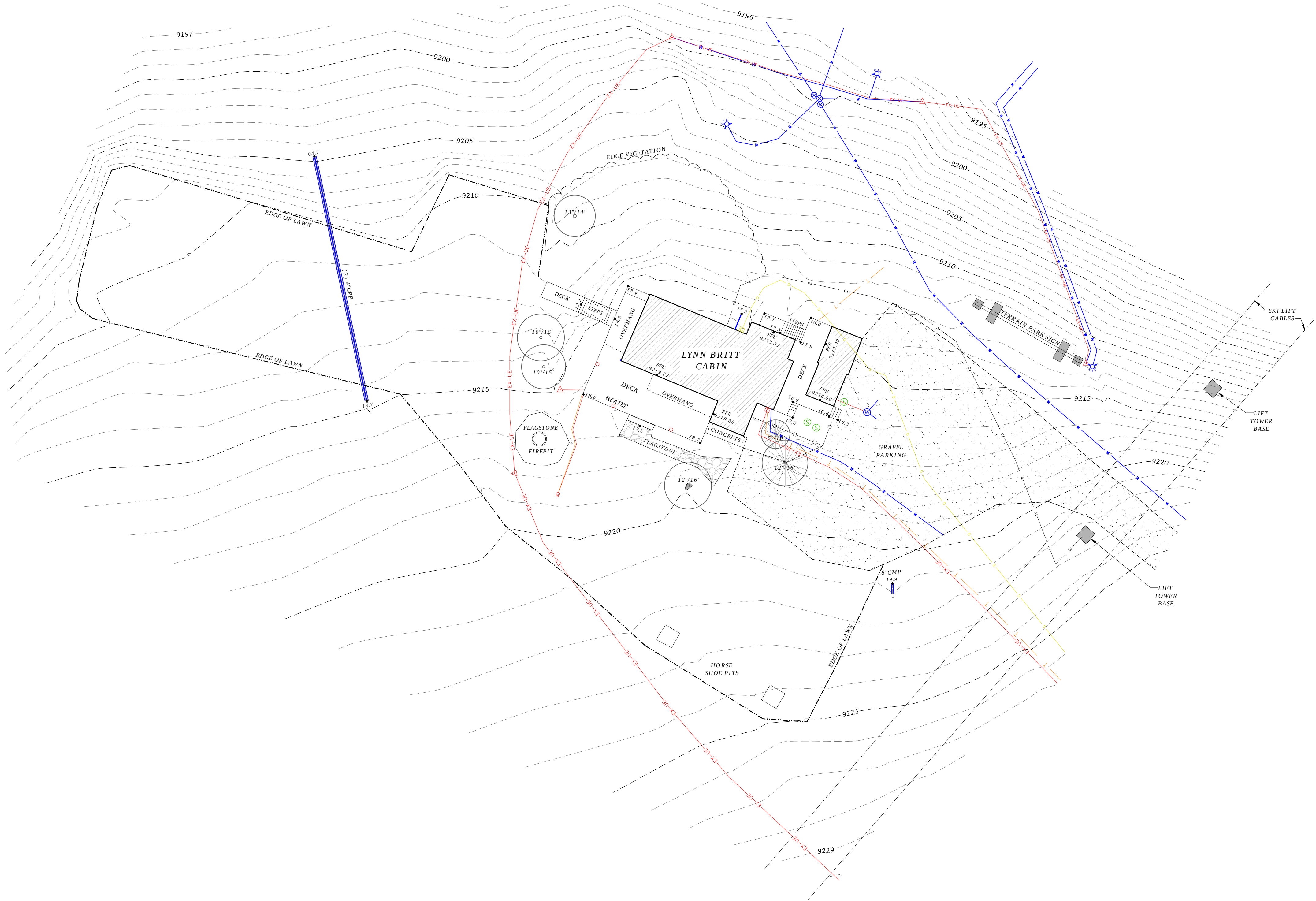
Plot Date: 05/07/24 Project #: 519

1.00



EXISTING CONDITIONS

LYNN BRITT CABIN - SNOWMASS MOUNTAIN
COUNTY OF PITKIN, STATE OF COLORADO



LEGEND

- ELECTRICAL TRANSFORMER
- ELECTRICAL METER
- ELECTRIC PEDESTAL
- GAS METER
- YARD HYDRANT
- WATER SHUT-OFF
- SEPTIC LID
- WATER LINE
- TELEPHONE LINE
- FIBER OPTIC LINE
- GAS LINE
- UNDERGROUND ELECTRIC LINE
- WOOD FENCE

NOTES:

- DATE OF FIELD SURVEY: JUNE 13-14, 2023.
- LINEAR UNITS SHOWN ARE U.S. SURVEY FEET.
- ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS UTILIZING THE CONTINUOUS OPERATING REFERENCE STATIONS (CORS) THROUGH THE MESA COUNTY RTVRN NETWORK BROAD CASTING NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- CONTOUR INTERVAL EQUALS 1 FOOT.

SURVEYOR'S STATEMENT

I, RODNEY P. KISER, DO HEREBY STATE THAT THIS EXISTING CONDITIONS MAP WAS PREPARED BY TRUE NORTH COLORADO, LLC. FOR ASPEN SKIING COMPANY THAT SAID MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND RESPONSIBLE CHARGE AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.

RODNEY P. KISER
LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 38215
TRUE NORTH COLORADO, LLC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

ASPEN SKIING COMPANY
EXISTING CONDITIONS MAP
LYNN BRITT CABIN - SNOWMASS MOUNTAIN
COUNTY OF PITKIN - STATE OF COLORADO



TRUE NORTH COLORADO LLC.
A LAND SURVEYING AND MAPPING COMPANY
P.O. BOX 614 - 386 MAIN STREET UNIT 3
NEW CASTLE, COLORADO 81647
(970) 984-0474
www.truenorthcolorado.com

PROJECT NO: 2023-246	DRAWN RPK	SHEET 1 OF 1
DATE: June 27, 2023	SURVEYED DJB	



9LOODJH 5RDG 8Q
& DUERQGD0H &2

11QQ %ULWW &DELQ
6QRZPDVV 0RXQWDLQ
3LWNLQ &RXQW\ &2

%\

15HYLHZHG
-.-

UDZQ %
9-7

DWH

HVFULSWLRQ
/DQG 8VH 5HYLHZ

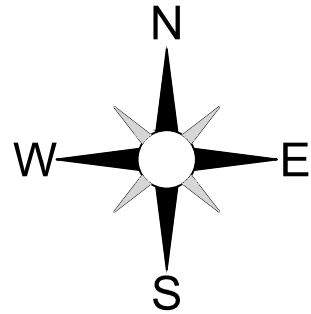
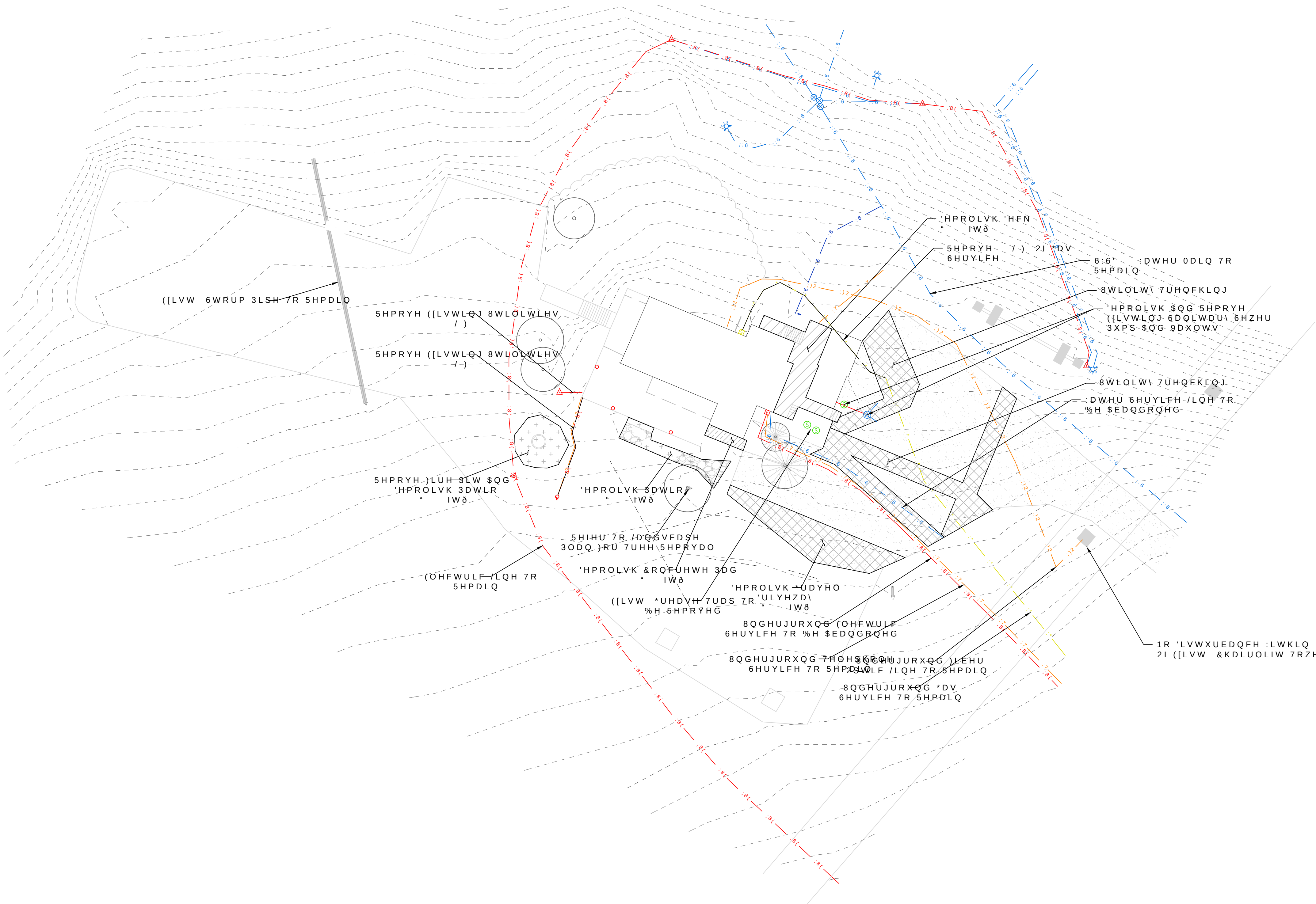
-RE

1RW YRRQVWUXFWL

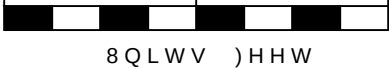
HPROLWLRQ 300

&

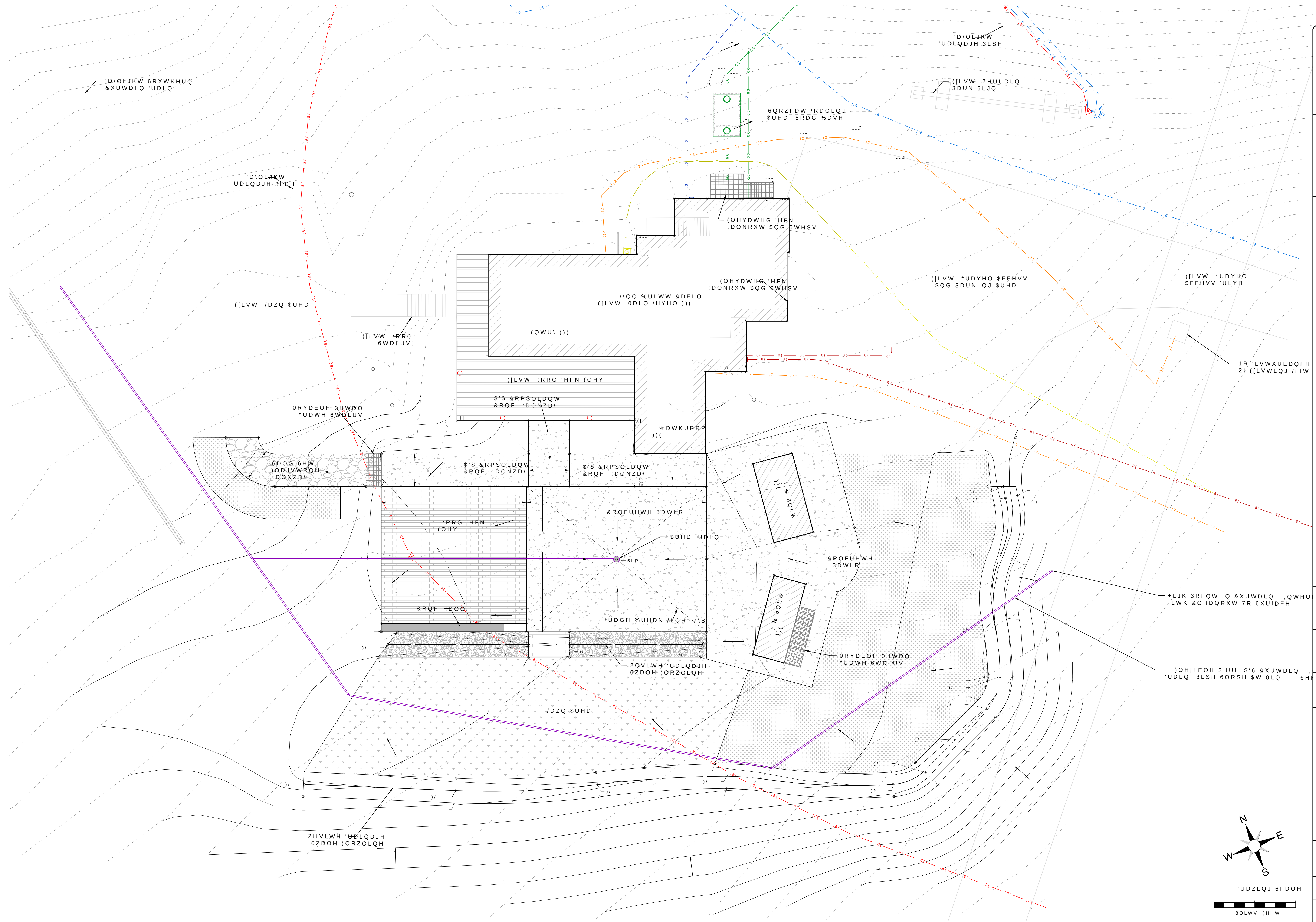
21 3DJHV

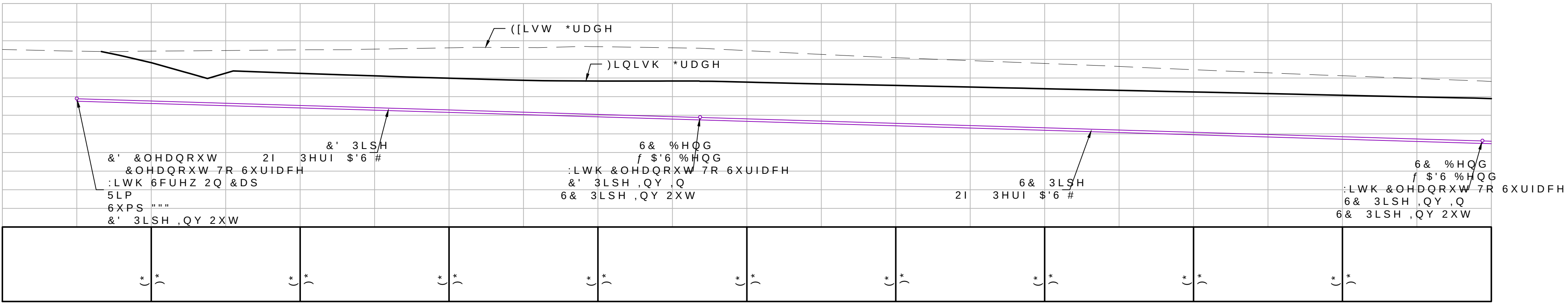


'UDZLQJ 6FDOH

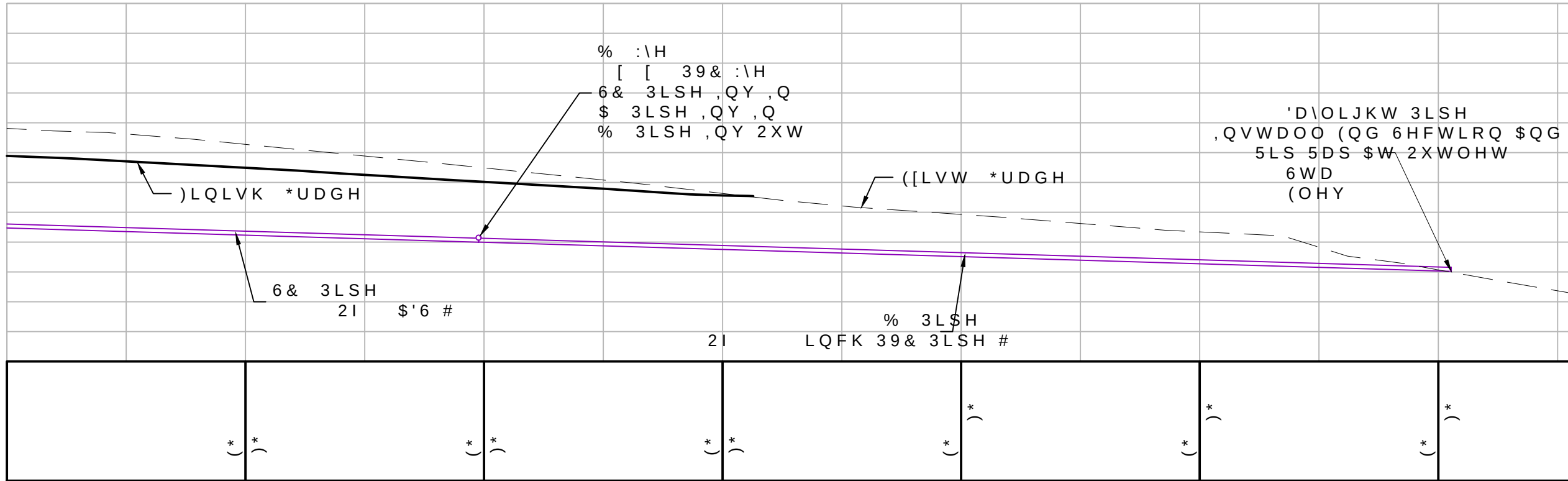


8QLWV JHHW

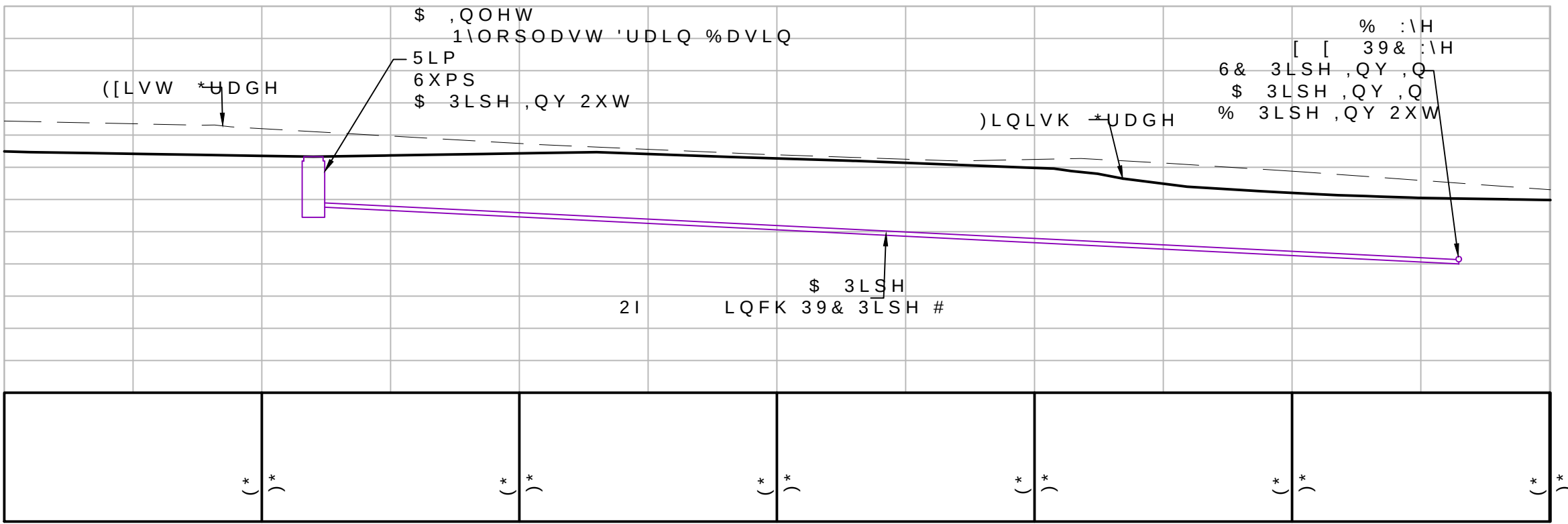




&XUWDLQ 'UDLQ 3URILOH
+RUL]RQWDO 6FDOH
9HUWLFDO 6FDOH



&XUWDLQ 'UDLQ 3URILOH
+RUL]RQWDO 6FDOH
9HUWLFDO 6FDOH



2QVLWH 6WRUP 6\VWHP 3URILOH
+RUL]RQWDO 6FDOH
9HUWLFDO 6FDOH



CRYSTAL RIVER CIVIL

9LOODJH 5RDG 8Q
&DUERQGDH &2

\\QQ %ULWW &DELQ
6QRZPDVV 0RXQWDLQ
3LWNLQ &RXQW\ &2

\\UDZQ % 9-7
15HYLHZH %\

\\DWH

\\HFULSWLRQ
/DQG 8VH 5HYLHZ

\\RE
1RW]RRQVWUXFWL

\\UDLQDJH 3URILOI

&
2I 3DJHV



9LOODJH 5RDG 8Q
&DUERQGDH &2

11QQ %ULWW &DELQ
6QRZPDVV 0RXQWDLQ
3LWNLQ &RXQW1 &2

%1

15HYLHZHG
-.(

UDZQ %
9-7

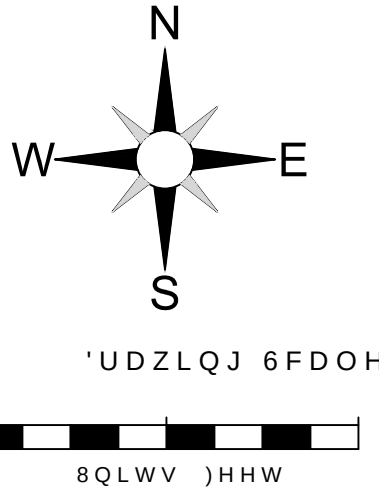
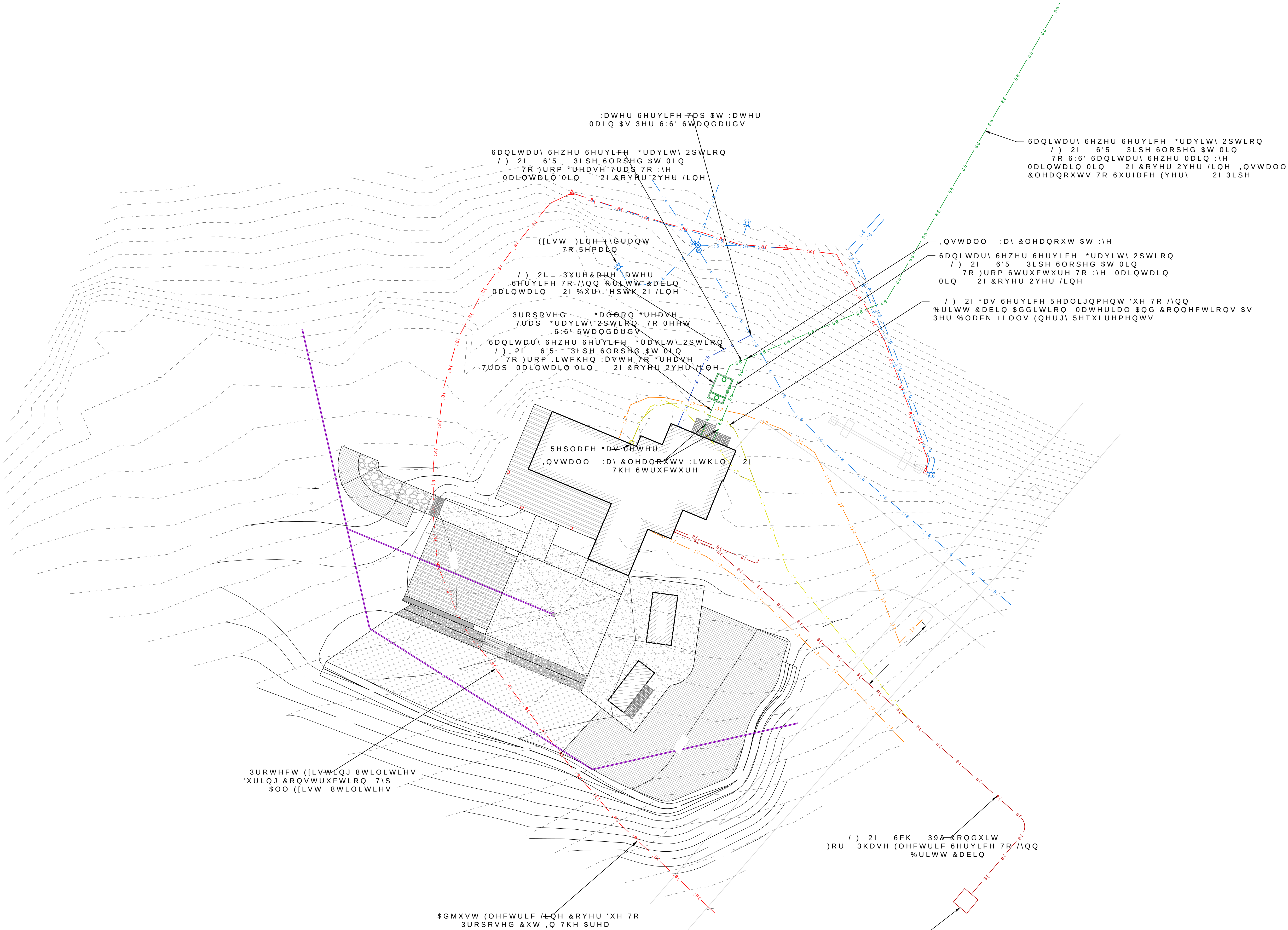
DWH

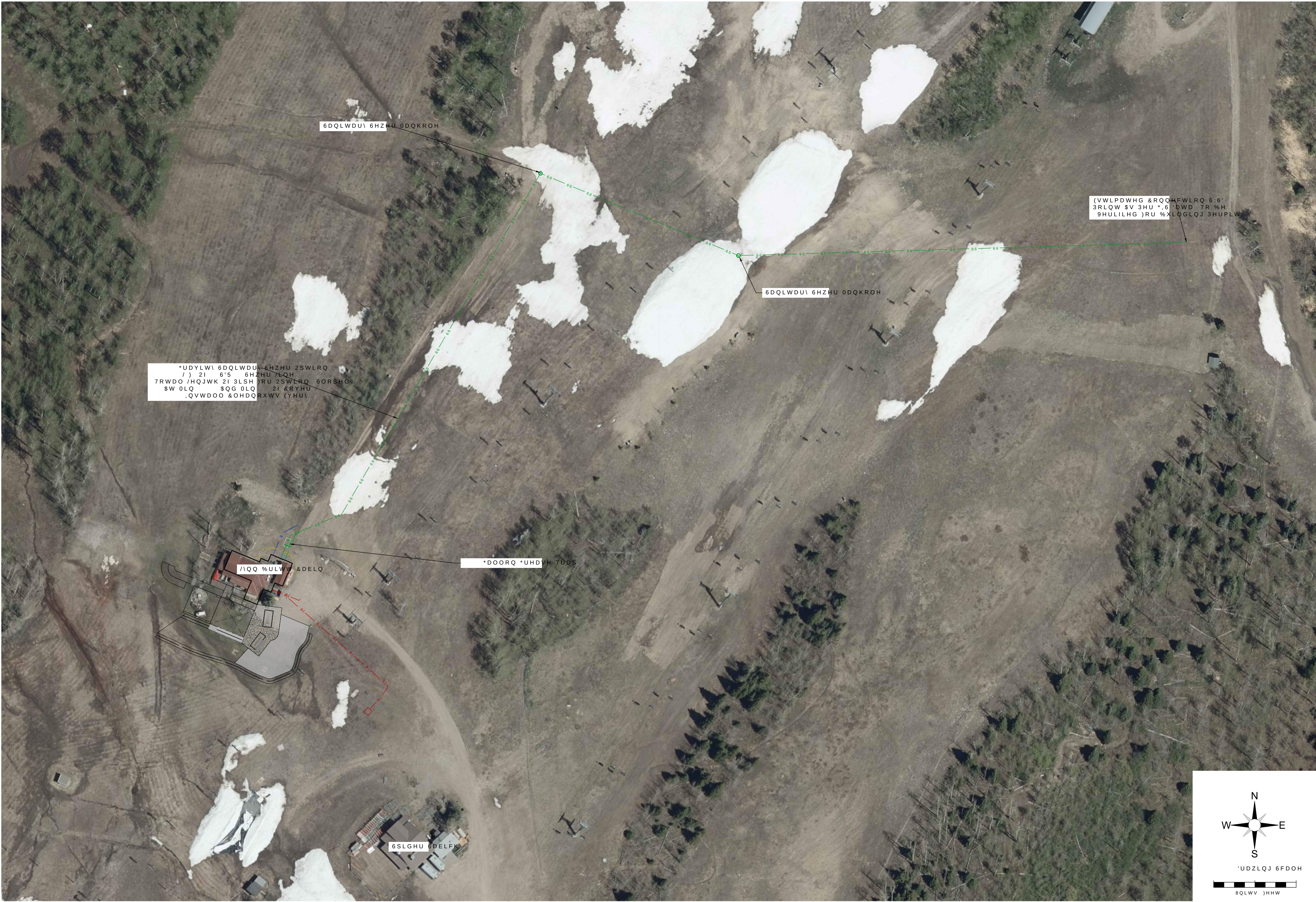
HVFULSWLRQ
/DQG 8VH 5HYLHZ

-RE
1RW 1RRQVWUXFWL

8WLWL 300Q

&
21 3DJHV

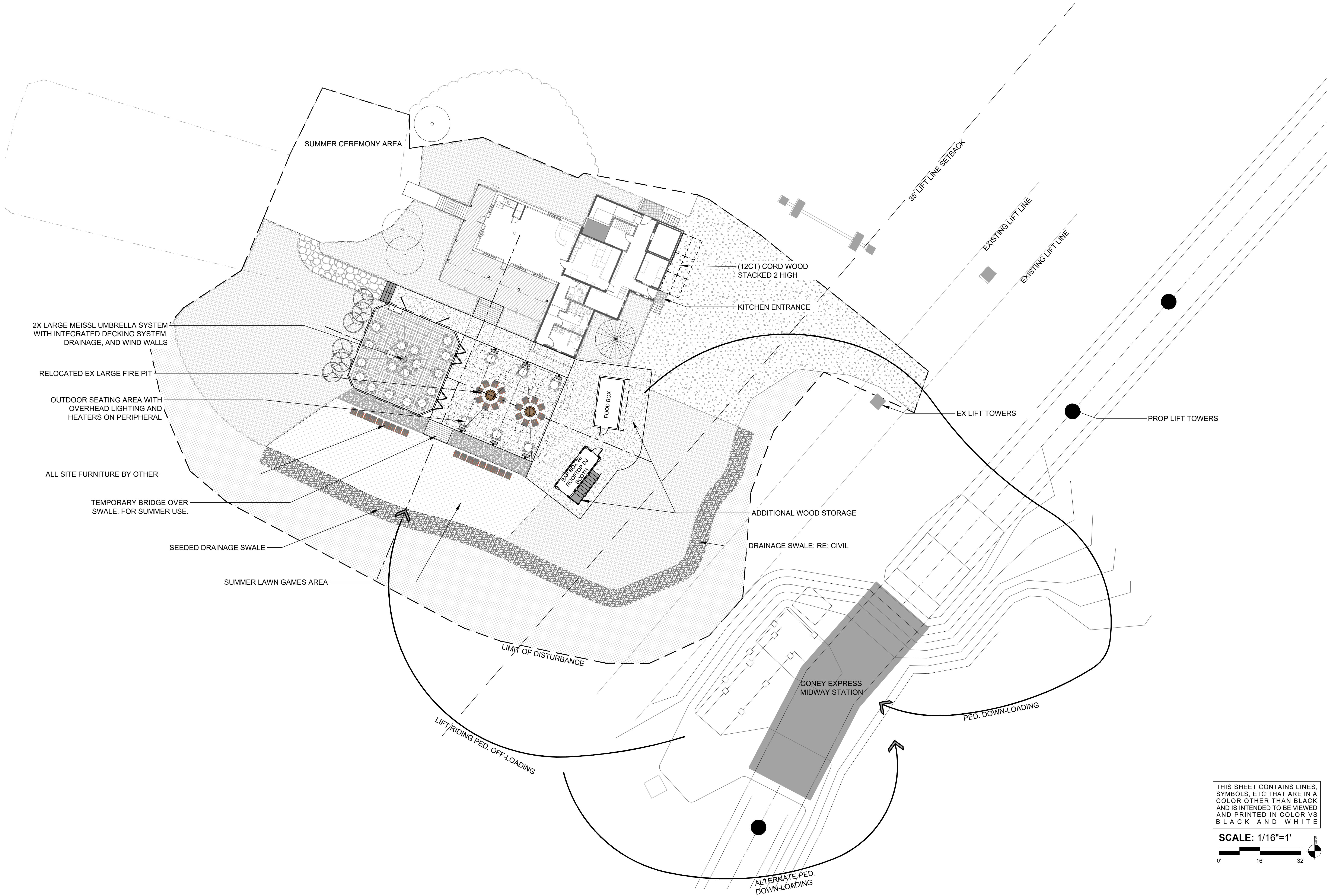




9LOODJH 5RDG 8Q
& DUERQGDGH & 2

/IQQ %ULWW & DELQ
6QRZPDVV 0RXQWDLQ
3LWNLQ & RXQW\ & 2

'UDZQ % 15HYLHZHG %\	'UDZQ % 9-7	'DWH	'HVFULSWLRQ /DQG 8VH 5HYLHZ	-RE 1RW XRRQVWUXFWL	6DQLWDUI\ 6HZHU\ 501	& 2I 3DJHV
----------------------	-------------	------	-----------------------------	---------------------	----------------------	------------



Drawn By: MS

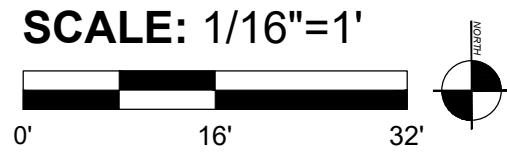
Checked By: GT

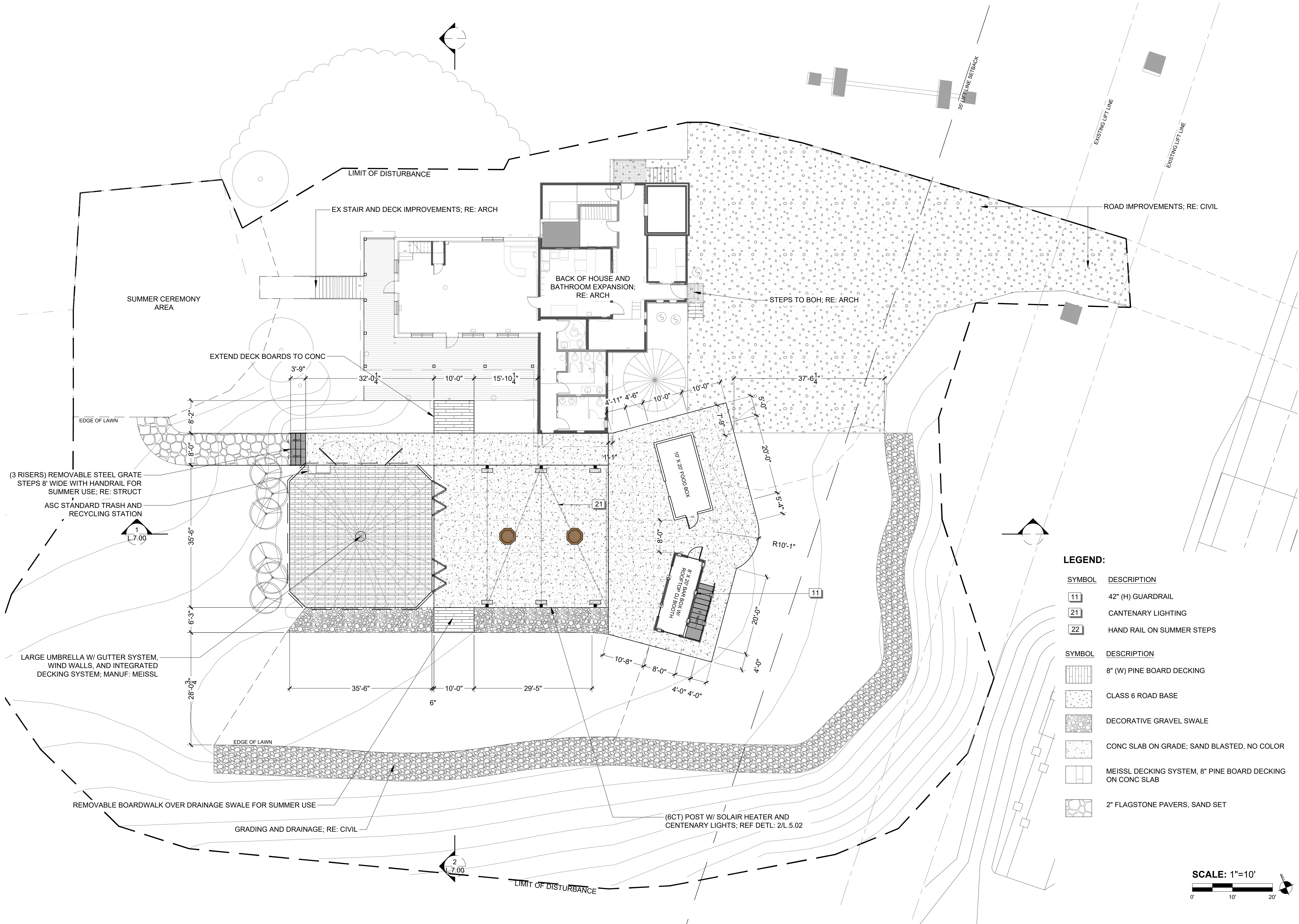
ISSUE & REVISION DATES	
SD COORDINATION SET	09/22/2023
SD SET	10/02/2023
DD COORDINATION	12/28/2023
100% DD SET	01/17/2024
DD UPDATES	04/02/2024
DD UPDATES	05/08/2024

Plot Date: 05/08/24

Project #: 519

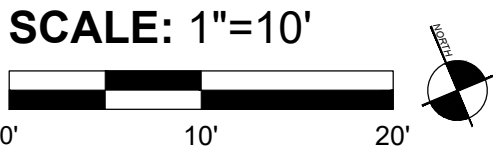
THIS SHEET CONTAINS LINES, SYMBOLS, ETC THAT ARE IN A COLOR OTHER THAN BLACK AND IS INTENDED TO BE VIEWED AND PRINTED IN COLOR VS BLACK AND WHITE





LEGEND:

SYMBOL	DESCRIPTION
11	42" (H) GUARDRAIL
21	CANTENARY LIGHTING
22	HAND RAIL ON SUMMER STEPS
SYMBOL	DESCRIPTION
[Pattern]	8" (W) PINE BOARD DECKING
[Pattern]	CLASS 6 ROAD BASE
[Pattern]	DECORATIVE GRAVEL SWALE
[Pattern]	CONC SLAB ON GRADE; SAND BLASTED, NO COLOR
[Pattern]	MEISSL DECKING SYSTEM, 8" PINE BOARD DECKING ON CONC SLAB
[Pattern]	2" FLAGSTONE PAVERS, SAND SET



LYNN BRITT CABIN CAMPUS

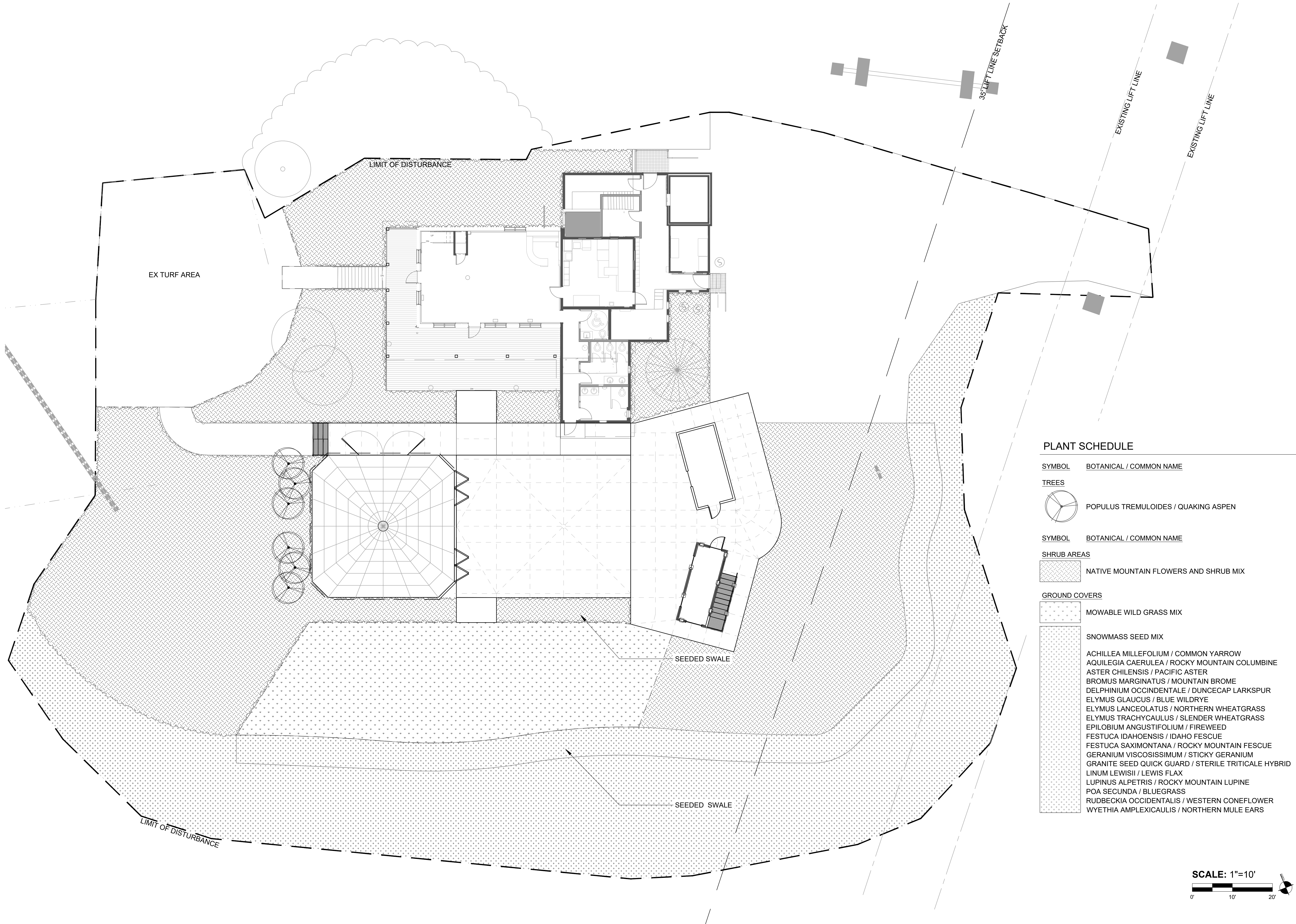
SNOWMASS MOUNTAIN

TOWN OF SNOWMASS VILLAGE, CO

Drawn By: MS	Checked By: GT
ISSUE & REVISION DATES	
SD COORDINATION SET	09/22/2023
SD SET	10/02/2023
DD COORDINATION	12/28/2023
100% DD SET	01/17/2024
DD UPDATES	04/02/2024
DD UPDATES	05/08/2024
Plot Date: 05/08/24	Project #: 519

LAYOUT &
MATERIALS
PLAN

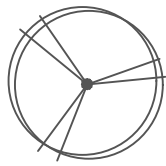
L.1.00



PLANT SCHEDULE

SYMBOL BOTANICAL / COMMON NAME

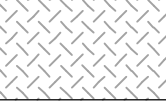
TREES



POPULUS TREMULOIDES / QUAKING ASPEN

SYMBOL BOTANICAL / COMMON NAME

SHRUB AREAS



NATIVE MOUNTAIN FLOWERS AND SHRUB MIX

GROUND COVERS



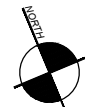
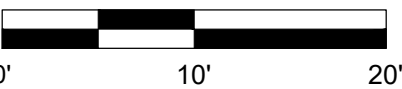
MOWABLE WILD GRASS MIX



SNOWMASS SEED MIX

- ACHILLEA MILLEFOLIUM / COMMON YARROW
- AQUILEGIA CAERULEA / ROCKY MOUNTAIN COLUMBINE
- ASTER CHILENSIS / PACIFIC ASTER
- BROMUS MARGINATUS / MOUNTAIN BROME
- DELPHINIUM OCCIDENTALE / DUNCECAP LARKSPUR
- ELYMUS GLAUCUS / BLUE WILD RYE
- ELYMUS LANCEOLATUS / NORTHERN WHEATGRASS
- ELYMUS TRACHYCAULUS / SLENDER WHEATGRASS
- EPILOBIUM ANGUSTIFOLIUM / FIREWEED
- FESTUCA IDAHOENSIS / IDAHO FESCUE
- FESTUCA SAXIMONTANA / ROCKY MOUNTAIN FESCUE
- GERANIUM VISCOSISSIMUM / STICKY GERANIUM
- GRANITE SEED QUICK GUARD / STERILE TRITICALE HYBRID
- LINUM LEWISII / LEWIS FLAX
- LUPINUS ALPETRIS / ROCKY MOUNTAIN LUPINE
- POA SECUNDA / BLUEGRASS
- RUDBECKIA OCCIDENTALIS / WESTERN CONEFLOWER
- WYETHIA AMPLEXICAULIS / NORTHERN MULE EARS

SCALE: 1"=10'



ISSUE & REVISION DATES	
SD COORDINATION SET	09/22/2023
SD SET	10/02/2023
DD COORDINATION	12/28/2023
100% DD SET	01/17/2024
DD UPDATES	04/02/2024
DD UPDATES	05/08/2024



2 WEST SECTION
NOT TO SCALE



1 NORTH SECTION
NOT TO SCALE

3D REPRESENTATION NOTES

- THE IMAGES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND ARE INCLUDED TO CONVEY SCALE, PROPORTION, AND MASS ONLY

THIS SHEET CONTAINS LINES, SYMBOLS, ETC THAT ARE IN A COLOR OTHER THAN BLACK AND IS INTENDED TO BE VIEWED AND PRINTED IN COLOR VS BLACK AND WHITE

Drawn By: MS	Checked By: GT
ISSUE & REVISION DATES	
SD COORDINATION SET	09/22/2023
SD SET	10/02/2023
DD COORDINATION	12/28/2023
100% DD SET	01/17/2024
DD UPDATES	04/02/2024
DD UPDATES	05/08/2024
Plot Date: 05/08/24	Project #: 519



3 BIRDSEYE NORTH
NOT TO SCALE



2 APPROACH BY SKIS
NOT TO SCALE



3 SECOND VIEW FROM LIFT
NOT TO SCALE



1 FIRST VIEW FROM LIFT
NOT TO SCALE

3D REPRESENTATION NOTES

- THE IMAGES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND ARE INCLUDED TO CONVEY SCALE, PROPORTION, AND MASS ONLY

THIS SHEET CONTAINS LINES, SYMBOLS, ETC THAT ARE IN A COLOR OTHER THAN BLACK AND IS INTENDED TO BE VIEWED AND PRINTED IN COLOR VS BLACK AND WHITE

Drawn By: MS Checked By: GT

ISSUE & REVISION DATES	
SD COORDINATION SET	09/22/2023
SD SET	10/02/2023
DD COORDINATION	12/28/2023
100% DD SET	01/17/2024
DD UPDATES	04/02/2024
DD UPDATES	05/08/2024

Plot Date: 05/08/24 Project #: 519



1 VIEW FROM TRAIL
NOT TO SCALE

3D REPRESENTATION NOTES

- THE IMAGES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND ARE INCLUDED TO CONVEY SCALE, PROPORTION, AND MASS ONLY

THIS SHEET CONTAINS LINES, SYMBOLS, ETC THAT ARE IN A COLOR OTHER THAN BLACK AND IS INTENDED TO BE VIEWED AND PRINTED IN COLOR VS BLACK AND WHITE

LYNN BRITT CABIN CAMPUS
SNOWMASS MOUNTAIN
TOWN OF SNOWMASS VILLAGE, CO

Drawn By: MS Checked By: GT

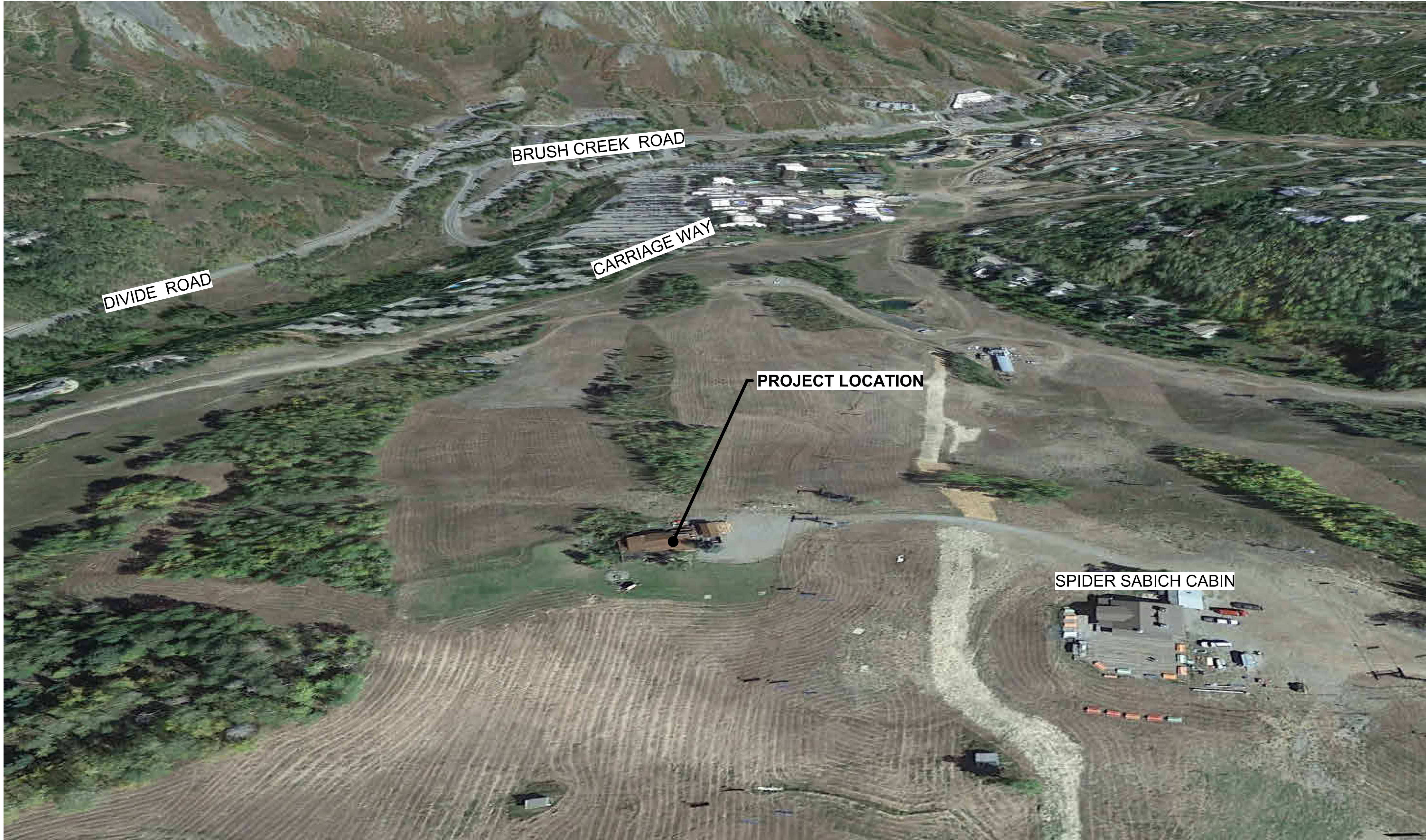
ISSUE & REVISION DATES	
SD COORDINATION SET	09/22/2023
SD SET	10/02/2023
DD COORDINATION	12/28/2023
100% DD SET	01/17/2024
DD UPDATES	04/02/2024
DD UPDATES	05/08/2024

Plot Date: 05/08/24 Project #: 519

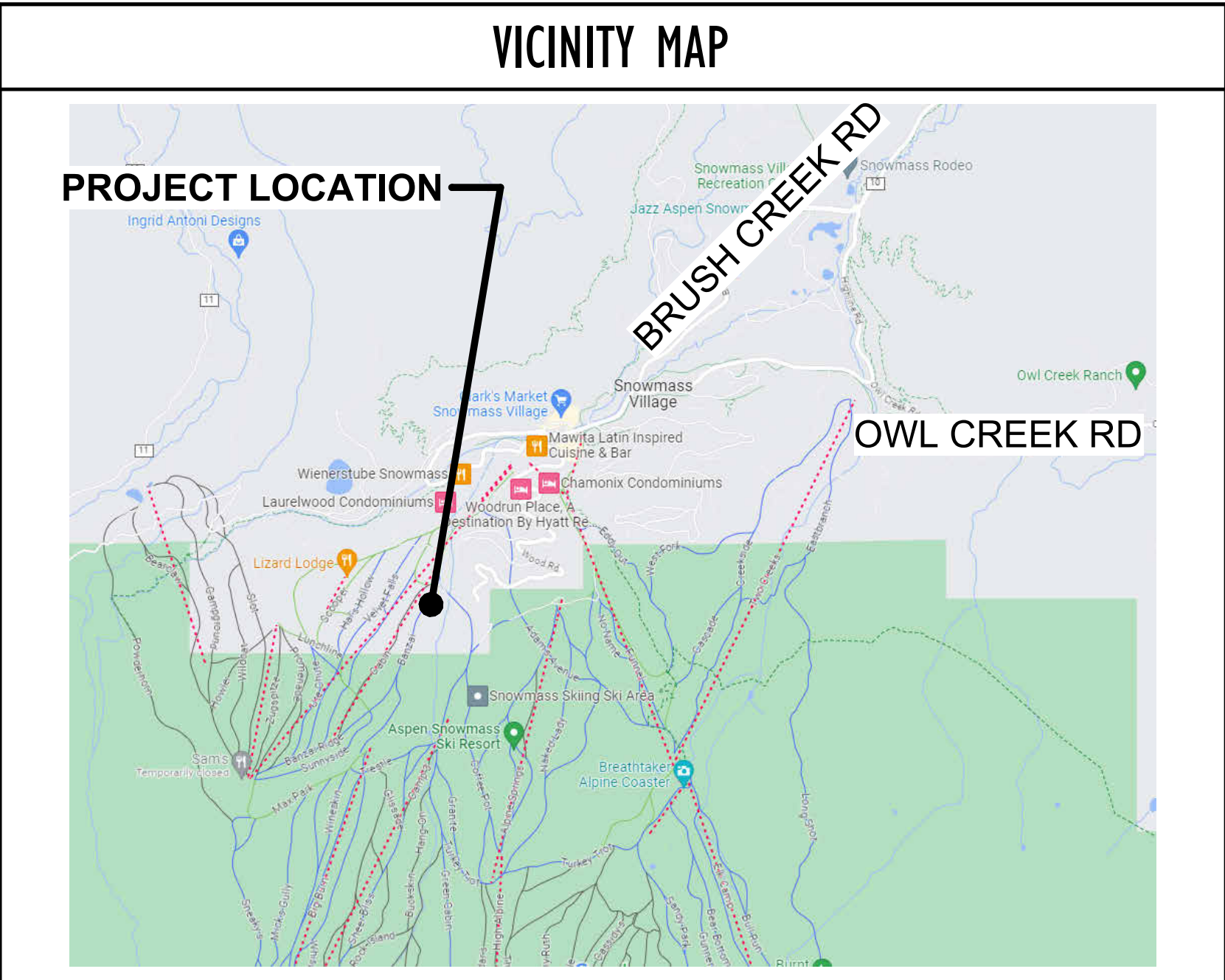
3D REPRESENTATION

L.7.02

PROJECT SCOPE
This Document Set pertains to the Remodel at the Lynn Britt Cabin property. Scope: Remodel of the existing structure with the expansion of the outdoor covered patio seating/dining areas, along with tying the existing walk in cooler/prep room structures with new walls and roof to provide climate controlled area for additional storage and food prep. The site will also get an expanded detached deck/patio lounging area along with two modular food and beverage "pods" to serve the deck/patio lounge area.



PROJECT INFORMATION		
PROJECT: LYNN BRITT CABIN REMODEL	ADOPTED CODES:	BUILDING CODE: 2015 IRC, IBC, IFC, IFGC IMC, IPC, IEBC, IECC
PARCEL ID: 273302400012		ELECTRICAL CODE: 2014 NEC OTHER: 2012 IGCC
PERMIT#: PER LAND USE APPROVAL	DESIGN CRITERIA:	SNOW LOAD: PER STRUCT. WIND SPEED: 89MPH, EXP. B SEISMIC: C WEATHERING: SEVERE FROST DEPTH: 42" TERMITE/DECAY: NON to SLIGHT WINTER DESIGN TEMP: -15 DEG. F SUMMER DESIGN TEMP: 82 DEG. F ICE SHIELD: YES AIR FREEZING INDEX: 2000 DEG. F MEAN ANNUAL TEMP: 40 DEG. F
LEGAL DESCRIPTION: SEE SURVEY AND PLATS		
ZONE DISTRICT: SKI REC ZONING - ZONING		
OCCUPANCY TYPE: A-2		
CONSTRUCTION TYPE: V-B		
SPRINKLER: NOT REQUIRED		
PROPERTY SIZE: PER LAND USE APPROVAL	SPECIAL INSPECTIONS: YES, REF. STRUCTURAL	
BLDG. AREAS: XXX XXX	SOILS: REPORT #GS06792.000-125, DATED SEPTEMBER, 12 2023, AS PREPARED BY CTL THOMPSON	
MAX HEIGHT: 28' PRINCIPAL STRUCTURES		
SETBACKS: SEE SURVEY AND PLATS		
INSULATION / ENERGY REQUIREMENTS		
COMMERCIAL: CEILING/ROOF: R-35CI / R-49 WINDOWS: FIXED U.29, OPERABLE U.37 MASS WALL: R-15.2 W. FRAME WALL: R-13 + R-7.5CI or R-20 + R-3.8CI FLOOR: MASS R-15CI, WOOD R-30, STEEL R-38 BASEMENT & CRAWL. WALL: R-10CI SLAB EDGE: R-15 FOR 24" (+R-5 FOR HEATED) SKYLIGHT: U.50 OPAQUE NON-SWINGING DOORS: R-4.75 OPAQUE SWINGING DOORS: U.37 ENTRANCE DOORS: U.77 SHGC: SEW PF<0.2 = .45, NR ALL OTHERS		



CONTACT DIRECTORY		
OWNER: ASPEN SKIING COMPANY, PO BOX 1248 ASPEN, CO 81612 CONTACT: DANA DALLA BETTA 970-466-6601 ddallabetta@aspensnowmass.comt	STRUCTURAL: EVOLVE STRUCTURAL DESIGN 1040 MAIN STREET CARBONDALE, CO 81623 970-510-0773 OFFICE CONTACT: STEVE EDMISTON 206-910-7766 steve@evolvestruct.com	
ARCHITECT: Z-GROUP ARCHITECTS, P.C. 411 EAST MAIN ST. #205 ASPEN, CO 81611 970-925-1832 OFFICE CONTACT: SCOTT McHALE 970-925-1832 scott@zgrouparchitects.com	CIVIL: CRYSTAL RIVER CIVIL 1101 VILLAGE RD UL-3C CARBONDALE, CO 81623 970-340-4130 OFFICE CONTACT: VINCE TOMZAK, P.E. 610-252-2075 vince@crystalrivercivil.com	
SURVEYOR: TRUE NORTH COLORADO, LLC PO BOX 814, 386 W. MAIN ST, UNIT 3 NEW CASTLE, CO 81647 CONTACT: RODNEY P. KISER, PLS/Partner 970-984-0474 rodney@truenorthcolorado.com	CONTRACTOR: T.B.D.	
MEP: BIGHORN ENGINEERING 386 INDIAN ROAD GRAND JUNCTION, CO 81501 BLAINE BUCK, P.E. 970-241-8709 blain@bighorneng.com	INTERIORS: Z-GROUP ARCHITECTS, P.C. 411 EAST MAIN ST. #205 ASPEN, CO 81611 970-925-1832 OFFICE CONTACT: AMY COY 970-925-1832 amy@zgrouparchitects.com	
	LANDSCAPE: CONNECT ONE DESIGN 350 MARKET ST #307 BASALT, CO 81621 970-355-5457 OFFICE CONTACT: GYLES THORNELY 970-379-7869 gt@connectonedesign.com	

SURVEY : ARCHITECTURAL HEIGHT REFERENCE
921'9" 2-5/8" = 0' - 0" (EXISTING FINISH FLOOR)

DISCIPLINE SEQUENCE:	SHEET INDEX: ARCHITECTURAL									
(SEE INDIVIDUAL DISCIPLINE COVER SHEETS FOR SHEET INDEXES)										
GENERAL INFORMATION, ZONING, AND CODE ANALYSIS (INCLUDED IN ARCHITECTURAL INDEX) - SURVEY - CIVIL - LANDSCAPE - ARCHITECTURAL - INTERIORS - MECHANICAL - ELECTRICAL - PLUMBING - STRUCTURAL - FOOD SERVICE - ROXBOX - ACCESSORY FOOD/BEVERAGE STRUCTURES	ARCHITECTURAL									
A-0.01	COVER SHEET	A-102	FLOOR PLAN GRADE LEVEL	A-503	TYPICAL SEALING DETAILS	I-200	ID ELEVATIONS - DINING			
A-0.02	GENERAL NOTES	A-103	RCP - FIRST FLOOR	A-504	TYPICAL SEALING DETAILS	I-201	ID ELEVATIONS - DINING & BAR			
A-0.03	ADA GENERAL INFORMATION	A-104	ROOF PLAN	A-505	STAIR AND RAIL DETAILS	I-202	ID ELEVATIONS - DINING LOFT			
A-0.04	ADA PLUMBING ELEMENTS	A-201	ELEVATIONS	A-506	WINDOW AND DOOR DETAILS	I-203	ID ELEVATIONS - HALLWAY			
A-0.10	ZONING - FAR CALCS	A-202	ELEVATIONS	A-507	GENERAL DETAILS	I-204	ID ELEVATIONS - FAM/ADA RR & RR #1			
A-0.20	CODE - ANALYSIS	A-301	BUILDING SECTIONS	A-508	GENERAL DETAILS		ID ELEVATIONS - RR #2			
A-0.21	ASSEMBLIES/DETAILS	A-302	BUILDING SECTIONS	A-601	DOOR & WINDOW SCHEDULES	I-205				
A-0.30	EXISTING PHOTOS - EXTERIOR	A-303	BUILDING SECTIONS	A-901	3D/ISOMETRIC					
A-0.31	EXISTING PHOTOS - INTERIOR	A-401	ENLARGED PLANS - BOH	A-902	3D/PERSPECTIVE					
A-1.01D	DEMO - FLOOR PLANS	A-402	ENLARGED PLANS - RR	I-000	ID SCHEDULES					
A-1.02D	DEMO - ELEVATIONS	A-403	ENLARGED PLANS - CLOSET	I-001	ID FINISH SCHEDULE					
A-1.03D	DEMO - SECTIONS	A-501	TYPICAL SEALING DETAILS	I-100	ID FINISH FLOOR PLAN					
A-101	ARCHITECTURAL SITE PLAN	A-502	TYPICAL SEALING DETAILS	I-101	ID FINISH FLOOR PLAN					



Z GROUP
ARCHITECTURE &
INTERIOR DESIGN

SKICO
LYNN BRITT CABIN REMODEL
2 Sams Knob Work Rd
Snowmass Village, CO 81615

Seal:

Project number: 2314
Construction Date: XX.XX.XX
Prepared By: XXX
Checked By: XXX
No. Description Date
SD Submittal 09.27.23
DD Submittal 01.16.24

Jurisdiction Use:

Sheet Name:
COVER SHEET

Sheet #:
A-0.01



CABIN/RR'S



PREP DECK/PREP ROOM



PREP DECK



WALK-IN COOLER/CABIN



MECHANICAL/CABIN/KITCHEN



CABIN/RR'S



CABIN



KITCHEN ENTRANCE



PREP ROOM/WALK-IN COOLER



MECHANICAL/CABIN/KITCHEN



CABIN



CABIN



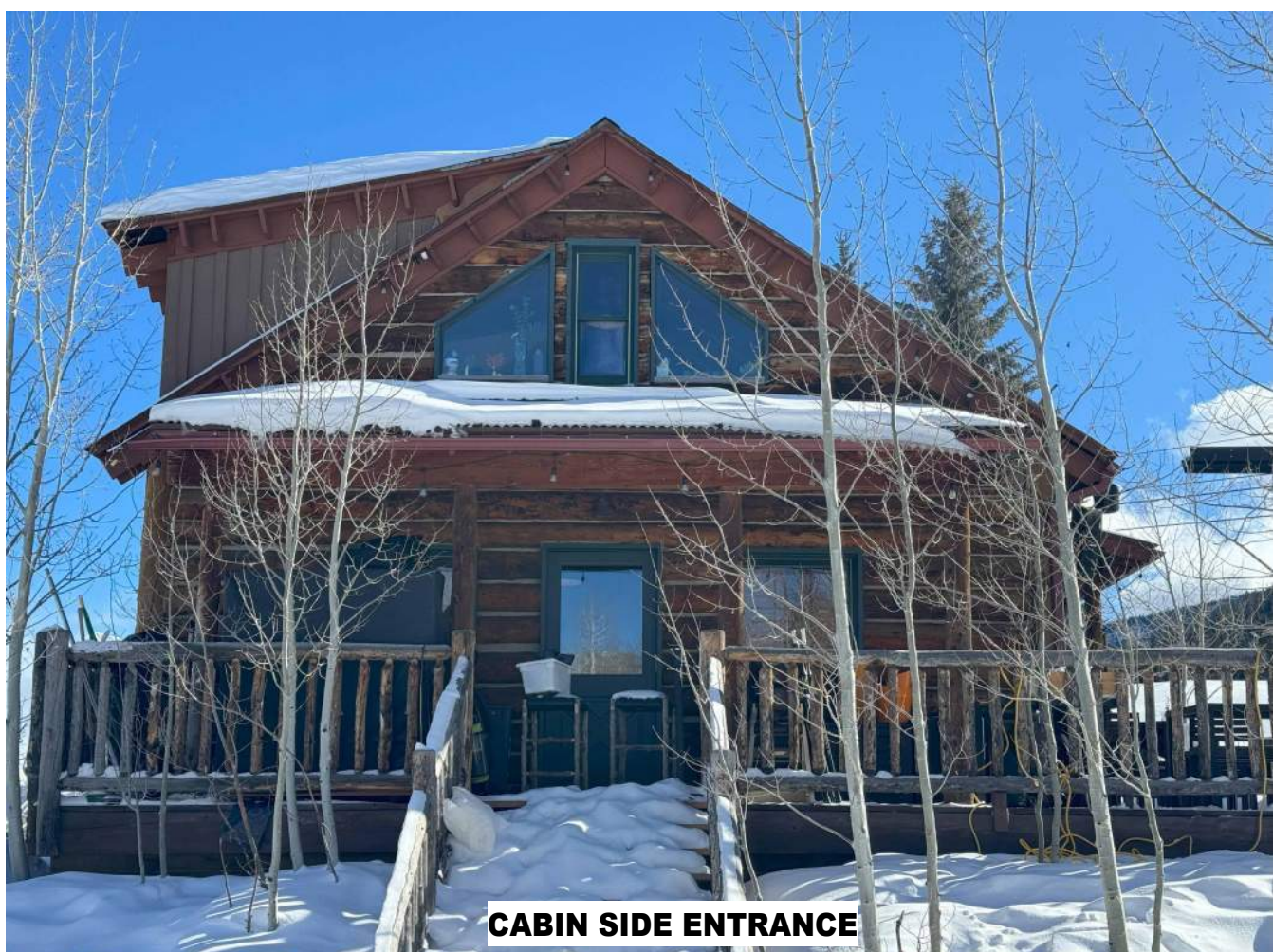
KITCHEN ENTRANCE



PREP ROOM/CABIN



MECHANICAL/CABIN



CABIN SIDE ENTRANCE



KITCHEN ENTRANCE



WALK-IN COOLER



Z GROUP
ARCHITECTURE &
INTERIOR DESIGN

SKICO

LYNN BRITT CABIN REMODEL

2 Sams Knob Work Rd
Snowmass Village, CO 81615

Seal:

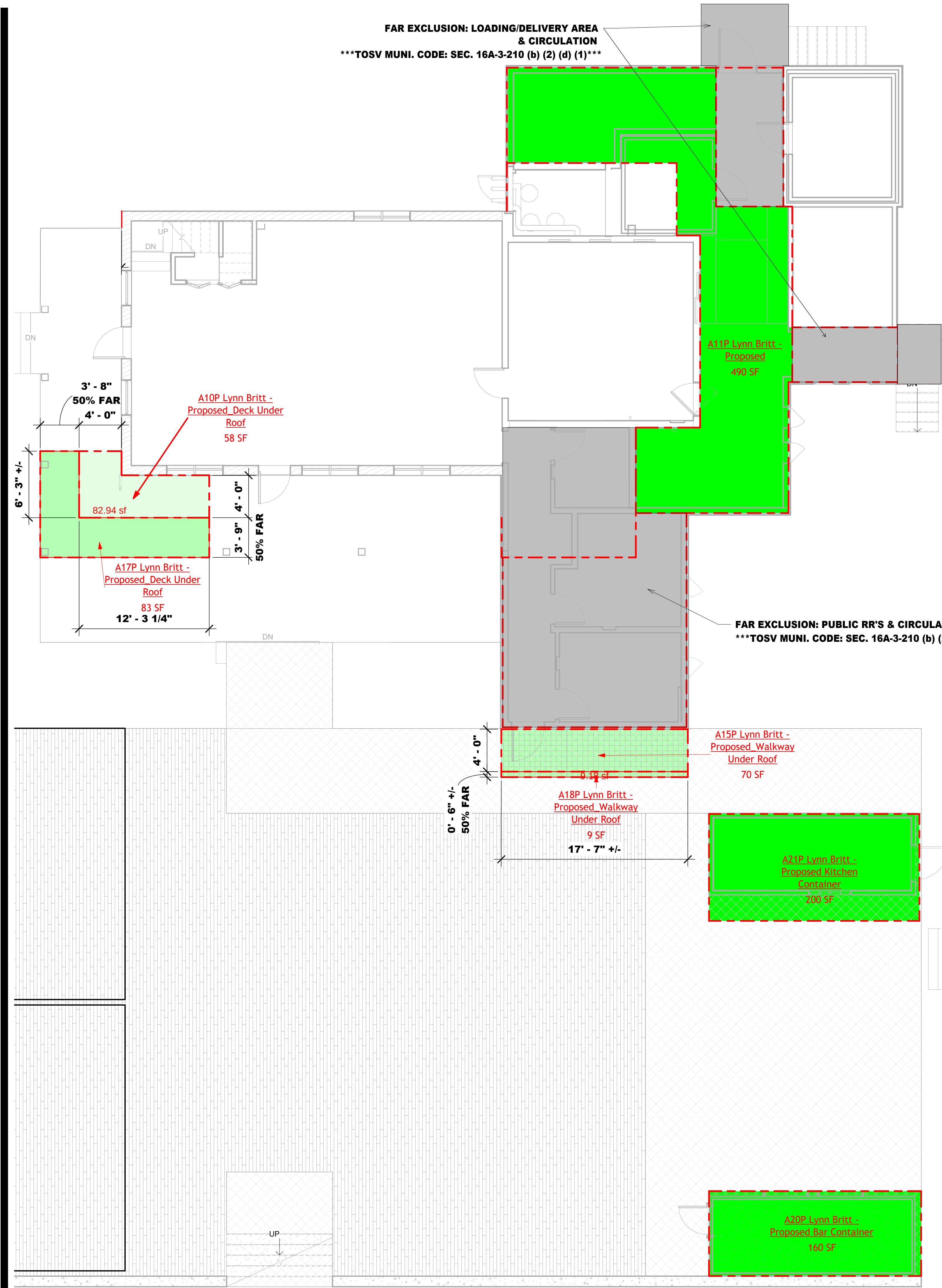
Project number: 2314
Construction Date: XX.XX.XX
Prepared By: Author
Checked By: Checker
No. Description Date

Jurisdiction Use:

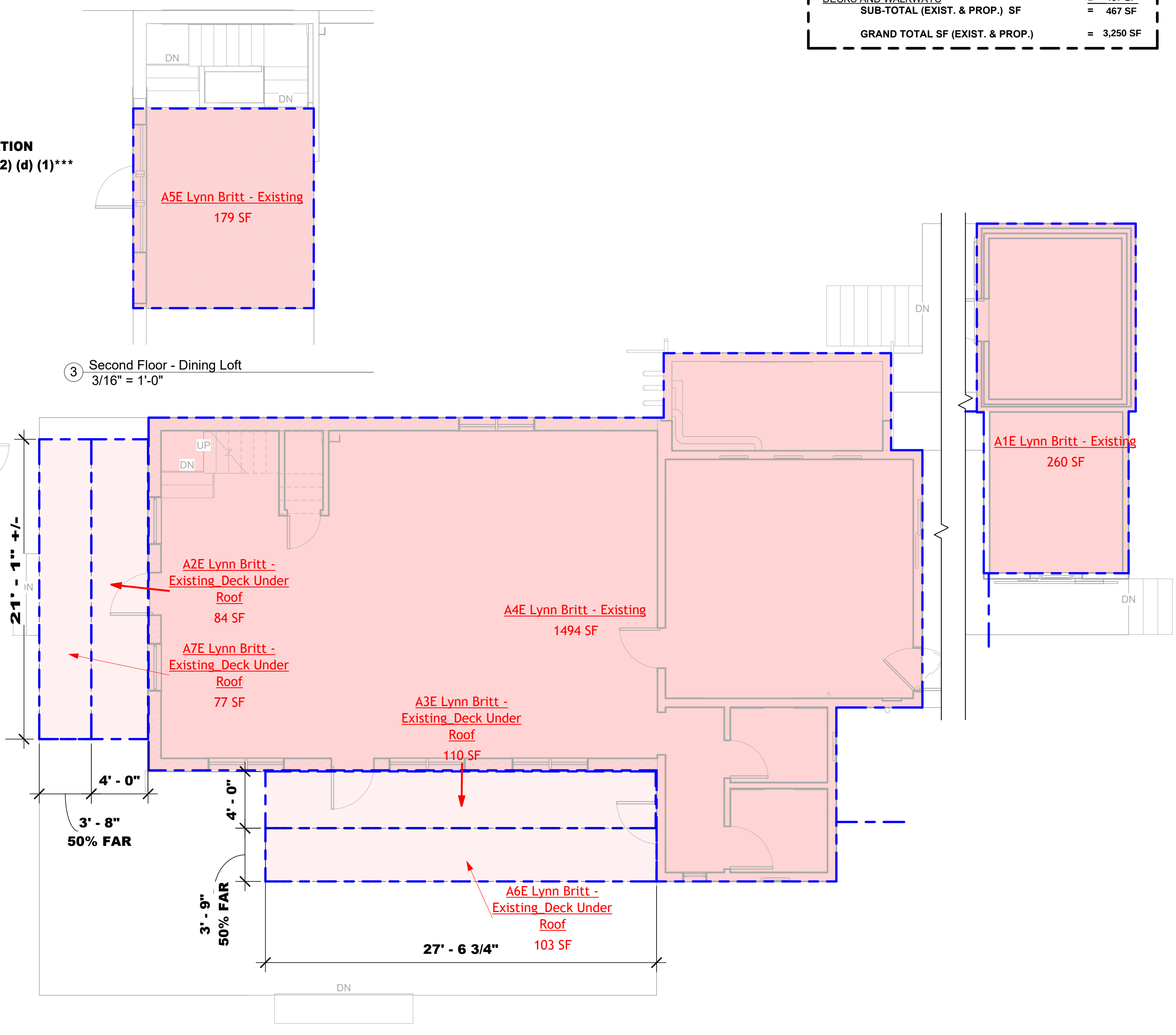
Sheet Name:
EXISTING PHOTOS -
EXTERIOR

Sheet #:

A-0.30



Area Schedule (FAR)			
##	Name	SF Area	Comments
A1E	Lynn Britt- Existing Cabin	260	
A4E	Lynn Britt- Existing Cabin	1494	
A5E	Lynn Britt- Existing Cabin	179	
A2E	Lynn Britt- Existing Deck under Roof	84	
A3E	Lynn Britt- Existing Deck under Roof	110	
A6E	Lynn Britt- Existing Deck under Roof	51.5	Area over 4' in depth counted at 50%
A7E	Lynn Britt- Existing Deck under Roof	38.5	Area over 4' in depth counted at 50%
TOTAL EXISTING SF		2217	
A11P	Lynn Britt- Proposed Back of House	490	
A20P	Lynn Britt- Proposed Bar Container	160	
A21P	Lynn Britt- Proposed Kitchen Container	200	
A10P	Lynn Britt- Proposed Deck under roof	58	
A17P	Lynn Britt- Proposed Deck under roof	41.5	Area over 4' in depth counted at 50%
A15P	Lynn Britt- Proposed Entry roof	70	
A18P	Lynn Britt- Proposed Entry roof	4.5	
TOTAL PROPOSED SF		1024	
TOTAL- EXISTING + PROPOSED		3241	



AREA CALCULATIONS (FAR)	
MEASURED AS: THE GROSS AREA TO EXTERIOR FRAME OF WALL AND CENTER OF DEMISING WALL. EXCLUDES VENEER.	
AREA INCLUSIONS: COVERED & UNENCLOSED DECKS PATIOS: 50% OF AREAS BEYOND 4' and 50% OF ENTRY AREA OVER 160' STAIRS INCLUDED ON ORIGINATING FLOOR ONLY. ELEVATOR INCLUDED ON ORIGINATING FLOOR ONLY. CARPORTS, 50% OF AREA	
AREA EXCLUSIONS: ATTIC SPACE IS N/A. CRAWL SPACE IS N/A. BASEMENT IS N/A. COVERED & UNENCLOSED ENTRY AREA (UP TO 160 SF) SUB-GRADE PARKING AREAS EXTERIOR STORAGE (UP TO 5% OF UNIT AREA)	
EXISTING - INTERIOR AREAS: GRADE LEVEL = 1,754 SF UPPER LEVEL = 179 SF SUB-TOTAL SF = 1,933 SF	
EXISTING - EXTERIOR AREAS UNDER ROOF: DECKS AND WALKWAYS = 284 SF SUB-TOTAL SF = 284 SF GRAND TOTAL (EXIST.) SF = 2,217 SF	
PROPOSED - INTERIOR AREAS: GRADE LEVEL = 850 SF UPPER LEVEL = N/A SF SUB-TOTAL SF = 850 SF	
PROPOSED - EXTERIOR AREAS UNDER ROOF: DECKS AND WALKWAYS = 174 SF SUB-TOTAL SF = 174 SF GRAND TOTAL (PROP.) SF = 1,024 SF	
TOTAL - INTERIOR AREAS: GRADE LEVEL = 2,604 SF UPPER LEVEL = 179 SF SUB-TOTAL SF = 2,783 SF	
TOTAL - AREAS UNDER ROOF: DECKS AND WALKWAYS = 467 SF SUB-TOTAL (EXIST. & PROP.) SF = 467 SF GRAND TOTAL SF (EXIST. & PROP.) = 3,250 SF	



Z GROUP
ARCHITECTURE &
INTERIOR DESIGN

SKICO

LYNN BRITT CABIN REMODEL

2 Sams Knob Work Rd
Snowmass Village, CO 81615

Seal:

Project number: 2314
Construction Date: XX.XX.XX
Prepared By: Author
Checked By: Checker

No.	Description	Date
SD	Submittal	09.27.23
DD	Submittal	01.16.24
FAR	UPDATE	01.26.24

Jurisdiction Use:

Sheet Name:
ZONING - FAR CALCS

Sheet #:
A-0.10

1/26/2024 3:21:21 PM
Copyright 2022 Z-Group Architects, P.C.



KEYNOTE LEGEND

- New Finish on Existing Deck Structure, Proposed Wood Decking, 2x Treated, Cedar Tone
- New Loading Deck w/Removable Railing for Unloading From a Snowcat, Walking Surface to be Metal Safety Tread Type Galvanized Steel, Steel Bar Grating Close-Mesh 11-W4 Ref Structural
- Existing Deck to Receive New Sheathing & Finish and Insulation, See Code Insulation Requirements This Sheet, Finish T.B.D., Ref Structural
- Proposed Floor/Ramp, See Code Insulation Requirements This Sheet, Finish T.B.D., Ref Structural
- New Stair Assembly w/Metal Galvanized Steel Safety Treads & Open Risers, Refer. Struct.
- New Exterior Door, Thermatru w/Wood Jamb. Style/Model T.B.D., See Code Insulation Requirements This Sheet
- 1 3/8" Solid Core Door
- New 2x6 Exterior Wall Assembly, See Code Insulation Requirements This Sheet, Fire Retardant Rustic Wood Plank Siding (Montana Timber Products Or Eq) - Horizontal and/or Vertical, Color and Texture T.B.D., Ref Structural
- 8x8 Heavy Timber
- New FRP Panel (or Code Eq) Wall Finish to be Applied to All Walls of Newly Enclosed Exterior Spaces or New Spaces Used For Food Prep/Cooking. Verify that All Finishes Meet Health Dept Code. Exact Material/Texture/Finish T.B.D., Flooring to be Slip-Resistant Vinyl, Protect-All or Eq. Coordinate with Interiors for All Material Submittals/Approvals
- New ADA Compliant Metal Grate Landing, Refer Struct. & Landscape
- New RR, Provide Toilet Partition System & Urinal Screen, Hiny Hiders Floor and Clg Mount, Stainless Steel Hammered Finish.
- New ADA/Family RR, - Provide a Full ADA Accessible Package (Counter, Sink, Grab Bars, Toilet, etc...), Finish T.B.D.
- Existing Barn Style Door, Replace Door With Plywood Covered w/F.R.P. panels, Color/Finish T.B.D.
- New Wood Framed Curb at Ramp to Allow Shelving to Sit Level w/Existing Prep Deck, Material to be Protect-All, Wrap Flooring Up Curb, Coordinate with Curb Sizing w/GLCD, Ref. Struct.
- New Electrical Equip, Ref MEP.
- New Walk-in Cooler By Others
- New Operable Window, Design & Finish T.B.D., See Code Insulation Requirements This Sheet
- New Fixed Window, Design & Finish T.B.D., See Code Insulation Requirements This Sheet
- Replace Existing Door, Match Existing Size/Design, See Code Insulation Requirements This Sheet
- New Walk-Off Grate, Specs T.B.D.
- New Mat, Ref Int.
- New Base, Door & Window Trim to Match Existing, Ref Interiors For Finish

INSULATION / ENERGY REQUIREMENTS

COMMERCIAL:
CEILING/ROOF: R-35CI / R-49
WINDOWS: FIXED U-29, OPERABLE U-37
MASS WALL: R-15.2
W. FRAME WALL: R-13 + R-7.5CI or R-20 + R-3.8CI
FLOOR: MASS R-15CI, WOOD R-30, STEEL R-38
BASEMENT & CRAWL. WALL: R-10CI
SLAB EDGE: R-15 FOR 24" (+R-5 FOR HEATED)
SKYLIGHT: U-50
OPAQUE NON-SWINGING DOORS: R-4.75
OPAQUE SWINGING DOORS: U-37
ENTRANCE DOORS: U-77
SHGC: SEW PF-0.2 = .45, NR ALL OTHERS

GENERAL NOTES: PLANS, ELEVATIONS, SECTIONS AND SIM.

REFERENCE SHEET A-0.02

NOTE: INSTALL AND HANDLE IN ALL RESPECTS ALL PRODUCTS, MATERIALS, & FINISHES PER MFR. REQ. AND INDUSTRY STANDARDS, TO INCLUDE BUT NOT LIMITED TO: FASTENING METHOD, FLASHING, WATERPROOFING, PREPARATION, SUBSTRATE, SEALING, PROTECTION, ETC. ENSURE SOLID, FLUSH, DRY SUBSTRATES AS REC. BY PRODUCT MFR. AND INDUSTRY STANDARD.

WALL/FLOOR/CLG ASSEMBLIES

REFER TO SHEETS A0.XX SHEETS FOR ASSEMBLY DESCRIPTIONS AND DETAILS



Z GROUP
ARCHITECTURE &
INTERIOR DESIGN

SKICO
LYNN BRITT CABIN REMODEL

2 Sams Knob Work Rd
Snowmass Village, CO 81615

Seal:

Project number: 2314
Construction Date: XX.XX.XX
Prepared By: Author
Checked By: Checker
No. Description Date
SD Submittal 09.27.23
DD Submittal 01.16.24

Jurisdiction Use:

Sheet Name:

FLOOR PLAN GRADE
LEVEL

Sheet #:

A-102

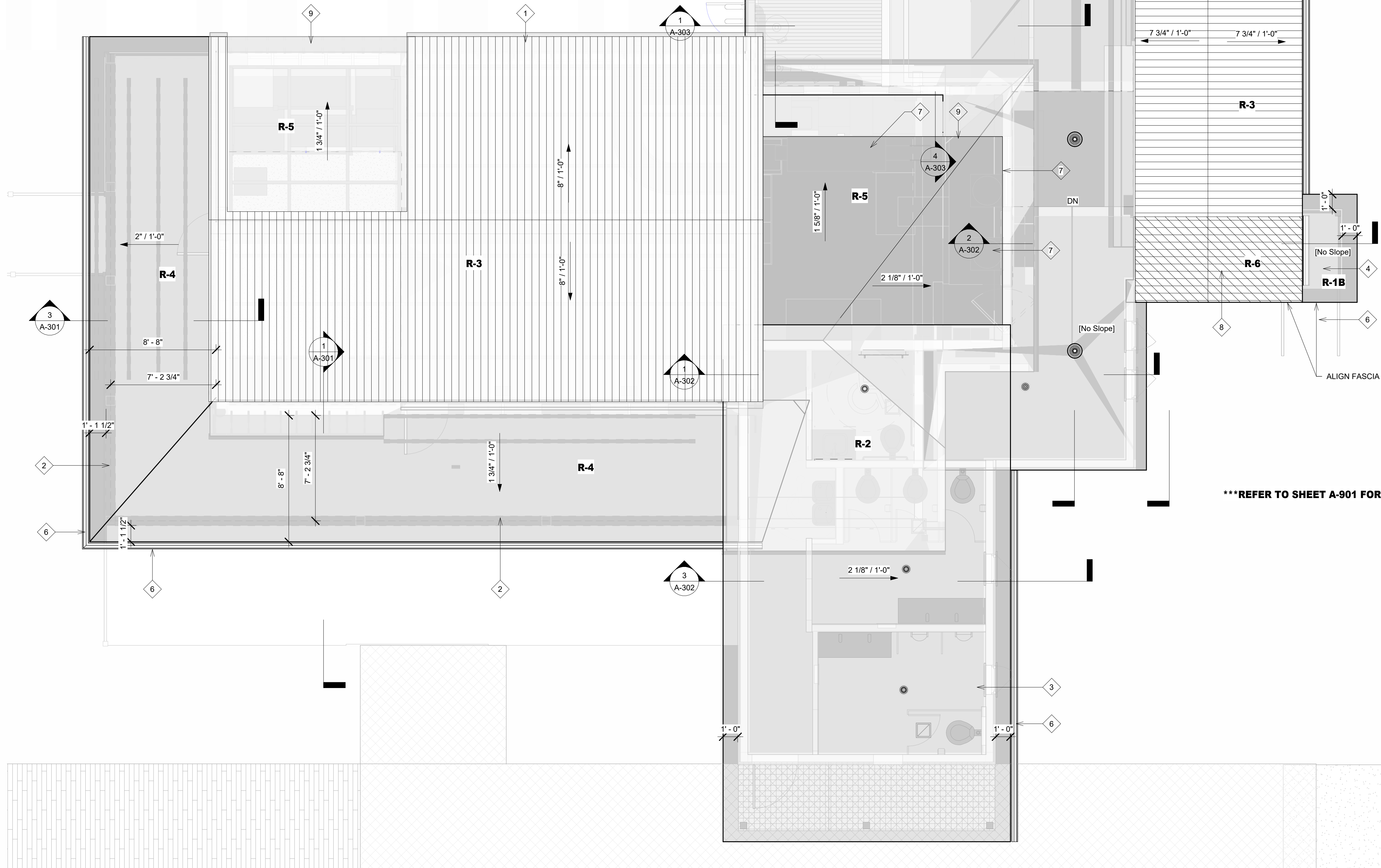
Copyright 2022

Z-Group Architects, P.C.

1/17/2024 11:08:36 AM



2 3D View 5 - ROOF PLAN 3D



1 Roof Plan
1/4" = 1'-0"

**GENERAL NOTES: PLANS,
ELEVATIONS, SECTIONS AND SIM.**

REFERENCE SHEET A-0.02

NOTE: INSTALL AND HANDLE IN ALL RESPECTS ALL PRODUCTS, MATERIALS, & FINISHES PER MFR. REQ. AND INDUSTRY STANDARDS, TO INCLUDE BUT NOT LIMITED TO: FASTENING METHOD, FLASHING, WATERPROOFING, PREPARATION, SUBSTRATE, SEALING, PROTECTION, ETC. ENSURE SOLID, FLUSH, DRY SUBSTRATES AS REC. BY PRODUCT MFR. AND INDUSTRY STANDARD.

WALL/FLOOR/CLG ASSEMBLIES

REFER TO SHEETS A0.XX SHEETS FOR ASSEMBLY DESCRIPTIONS AND DETAILS

INSULATION / ENERGY REQUIREMENTS

COMMERCIAL:
CEILING/ROOF: R-35CI / R-49
WINDOWS: FIXED U.29, OPERABLE U.37
MASS WALL: R-15.2
W. FRAME WALL: R-13 + R-7.5CI or R-20 + R-3.8CI
FLOOR: MASS R-15CI, WOOD R-30, STEEL R-38
BASEMENT & CRAWL. WALL: R-10CI
SLAB EDGE: R-15 FOR 24" (+R-5 FOR HEATED)
SKYLIGHT: U.50
OPAQUE NON-SWINGING DOORS: R-4.75
OPAQUE SWINGING DOORS: U.37
ENTRANCE DOORS: U.77
SHGC: SEW PF<0.2 = .45, NR ALL OTHERS

KEYNOTE LEGEND

- Existing Roof To Recieve New Finish. Replacement Options - 1) Prefinished Metal, CMG Metals Dark Bronze 2) Standing Seam Metal 3) Single Ply PVC Membrane, 80 Mil IB With Faux Ribs/Seams, or Eq., Mechanically Fastened, Fully Adhered Option, Color - Bronze
- New Deck/Patio Roof, Exposed Structure Soffit, Single Ply PVC Membrane, 80 Mil IB, or Eq., Mechanically Fastened, Fully Adhered Option, Color - Bronze, Ref Structural
- New Roof Assembly, See Code Insulation Requirments This Sheet. PVC Membrane Roofing that Mimics Standing Seam, Sarnafil Simulate-Metal Roofing System or Eq., Color T.B.D., Ref Structural
- Proposed Flat Roof, Wood Joist Framing W/Gyp. Clg. Provide 1/4"-12" Tapered Insulation System and Single Ply PVC Membrane, 80 Mil IB, or Eq., Mechanically Fastened, Fully Adhered Option, Color - Bronze, Slope to Internal Drains w/Overflow, Typ., Coordinate with Framing Below, Provide 220 V Heat Tape. Roof Drain as Recommended by Roofing Mfr, Provide Protective Dome New Gutter W/Downspouts Where Necessary, Provide 220v Heat Tape, Finish T.B.D.
- Existing Equipment to Remain, Refer MEP
- New Roof Extension, See Code Insulation Requirments This Sheet, PVC Membrane Roofing that Mimics Standing Seam, Sarnafil Simulate-Metal Roofing System or Eq., Color T.B.D., Ref Structural
- Existing Roof To Recieve New Finish. Single Ply PVC Membrane, 80 Mil IB, or Eq., Mechanically Fastened, Fully Adhered Option, Color - Bronze.



Z GROUP
ARCHITECTURE &
INTERIOR DESIGN

SKICO

LYNN BRITT CABIN REMODEL

2 Sams Knob Work Rd
Snowmass Village, CO 81615

Seal:

Project number: 2314
Construction Date: XX.XX.XX
Prepared By: Author
Checked By: Checker
No. Description Date
SD Submittal 09.27.23
DD Submittal 01.16.24

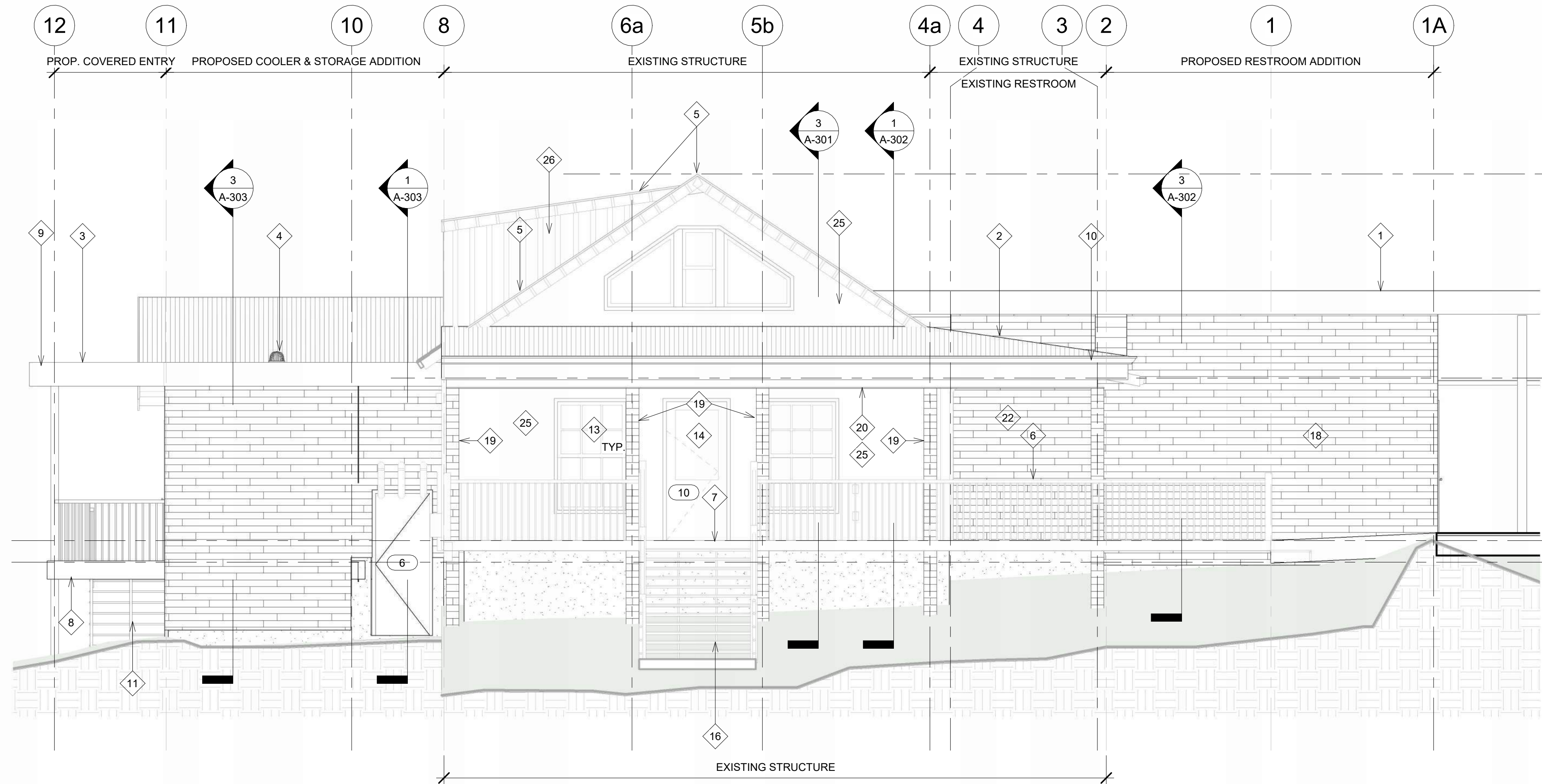
Jurisdiction Use:

Sheet Name:

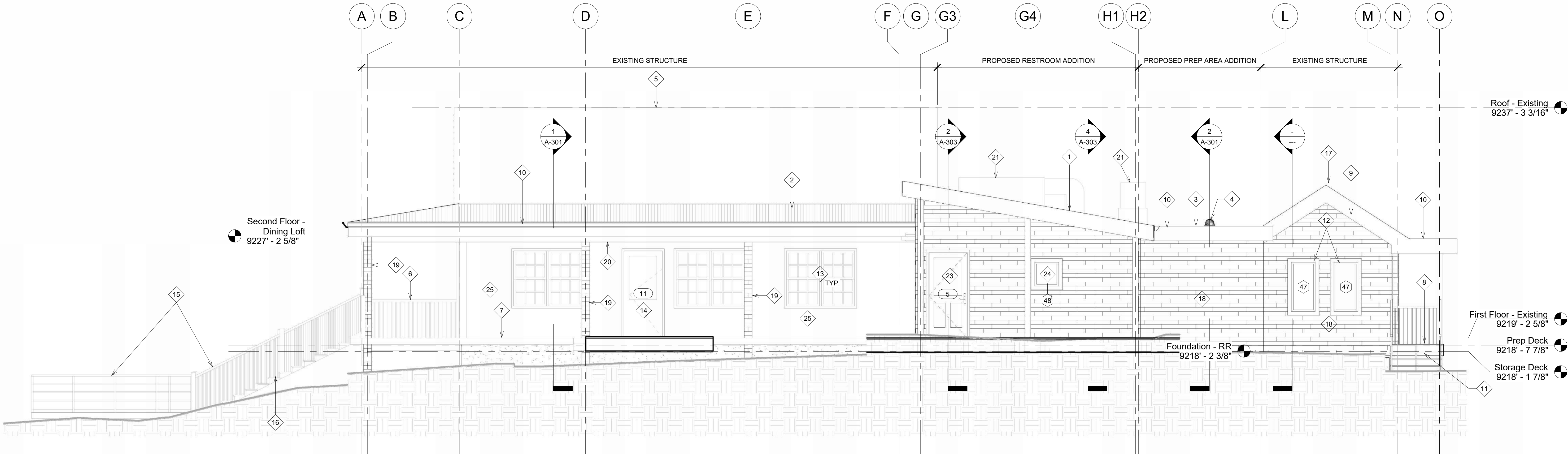
ROOF PLAN

Sheet #:

A-104



② Elevation 1 - c
1/4" = 1'-0"



① Elevation 1 - a
1/4" = 1'-0"

INSULATION / ENERGY REQUIREMENTS

COMMERCIAL:
CEILING/ROOF: R-35CI / R-49
WINDOWS: FIXED U.29, OPERABLE U.37
MASS WALL: R-15.2
W. FRAME WALL: R-13 + R-7.5CI or R-20 + R-3.8CI
FLOOR: MASS R-15CI, WOOD R-30, STEEL R-38
BASEMENT & CRAWL. WALL: R-10CI
SLAB EDGE: R-15 FOR 24" (+R-5 FOR HEATED)
SKYLIGHT: U.50
OPAQUE NON-SWINGING DOORS: R-4.75
OPAQUE SWINGING DOORS: U.37
ENTRANCE DOORS: U.77
SHGC: SEW PF<0.2 = .45, NR ALL OTHERS

GENERAL NOTES: PLANS, ELEVATIONS, SECTIONS AND SIM.

REFERENCE SHEET A-0.02

NOTE: INSTALL AND HANDLE IN ALL RESPECTS ALL PRODUCTS, MATERIALS, & FINISHES PER MFR. REQ. AND INDUSTRY STANDARDS, TO INCLUDE BUT NOT LIMITED TO: FASTENING METHOD, FLASHING, WATERPROOFING, PREPARATION, SUBSTRATE, SEALING, PROTECTION, ETC. ENSURE SOLID, FLUSH, DRY SUBSTRATES AS REC. BY PRODUCT MFR. AND INDUSTRY STANDARD.

WALL/FLOOR/CLG ASSEMBLIES

REFER TO SHEETS A0.XX SHEETS FOR ASSEMBLY DESCRIPTIONS AND DETAILS

KEYNOTE LEGEND

- 1 New Roof Assembly. See Code Insulation Requirments This Sheet. PVC Membrane Roofing that Mimics Standing Seam, Samafil Simulate-Metal Roofing System or Eq., Color T.B.D., Ref Structural
- 2 New Deck/Patio Roof, Exposed Structure Soffit, Single Ply PVC Membrane, 80 Mil IB, or Eq., Mechanically Fastened, Fully Adhered Option, Color - Bronze, Ref Structural
- 3 Proposed Flat Roof, Wood Joist Framing W/Gyp. Clg. Provide 1/4":12" Tapered Insulation System and Single Ply PVC Membrane, 80 Mil IB, or Eq., Mechanically Fastened, Fully Adhered Option, Color - Bronze, Slope to Internal Drains w/Overflow, Typ., Coordinate with Framing Below, Provide 220 V Heat Tape.
- 4 Roof Drain as Recommended by Roofing Mfr. Provide Protective Dome
- 5 Existing Roof To Recieve New Finish. Replacement Options - 1) Prefinished Metal, CMG Metals Dark Bronze 2) Standing Seam Metal 3) Single Ply PVC Membrane, 80 Mil IB With Faux Ribs/Seams, or Eq., Mechanically Fastened, Fully Adhered Option, Color - Bronze
- 6 Existing Railing, Remove for Reuse if Possible, Protect/Repair/Refinish as Necessary, Refer. Struct. for Attachment
- 7 New Finish on Existing Deck Structure, Proposed Wood Decking, 2x Treated, Cedar Tone
- 8 New Loading Deck W/Removable Railing for Unloading From a Snowcat, Walking Surface to be Metal Safety Tread Type Galvanized Steel, Steel Bar Grating Close-Mesh 11-W-4 Ref Structural
- 9 New Fascia Trim, Size to be Determined by Framing size. Fasia to have a 1/2" Reveal Past Soffit. CMG Metals, Dark Bronze, Low Gloss (or approved eq.)
- 10 New Gutter W/Downspouts Where Necessary, Provide 220v Heat Tape, Finish T.B.D.
- 11 New Stair Assembly W/Metal Galvanized Steel Safety Treads & Open Risers, Refer. Struct.
- 12 New Fixed Window, Design & Finish T.B.D., See Code Insulation Requirments This Sheet
- 13 Existing Window, Protect During Construction - Refer. Struct.
- 14 Existing Door, Protect During Construction - Refer. Struct.
- 15 Existing Handrail To Remain, Refurbish/Repair as Necessary
- 16 Existing Stair To Remain, Refurbish/Repair as Necessary.
- 17 New Roof Extension, Match Existing/Adjacent - Refer. Struct.
- 18 New 2x6 Exterior Wall Assembly. See Code Insulation Requirments This Sheet. Fire Retardant Rustic Wood Plank Siding (Montana Timber Products Or Eq) - Horizontal and/or Vertical. Color and Texture T.B.D., Ref Structural
- 19 8x8 Heavy Timber
- 20 W8x31 - Pack Out Beams at Porch With Timber/Roughsawn Lumber to Simulate Timber Columns. Color/Finish T.B.D., Ref. Struct.
- 21 Existing Equipment to Remain, Refer MEP
- 22 Existing Wall to Get New Siding, Size Mat'l and Finish T.B.D.
- 23 New Exterior Door, Thermatru w/Wood Jamb. Style/Model T.B.D., See Code Insulation Requirments This Sheet
- 24 New Operable Window, Design & Finish T.B.D., See Code Insulation Requirments This Sheet
- 25 Existing Log Siding to be Cleaned and Sealed, Price as and Option, Sealer/Finish T.B.D.
- 26 Existing board and Batten Siding to be Cleaned and Painted, Price as and Option, Finish Type and Color T.B.D.



Z GROUP
ARCHITECTURE &
INTERIOR DESIGN

SKICO

LYNN BRITT CABIN REMODEL

2 Sams Knob Work Rd
Snowmass Village, CO 81615

Seal:

Project number: 2314
Construction Date: XX.XX.XX
Prepared By: MMO
Checked By: Checker
No. Description Date
SD Submittal 09.27.23
DD Submittal 01.16.24

Jurisdiction Use:

Sheet Name:

ELEVATIONS

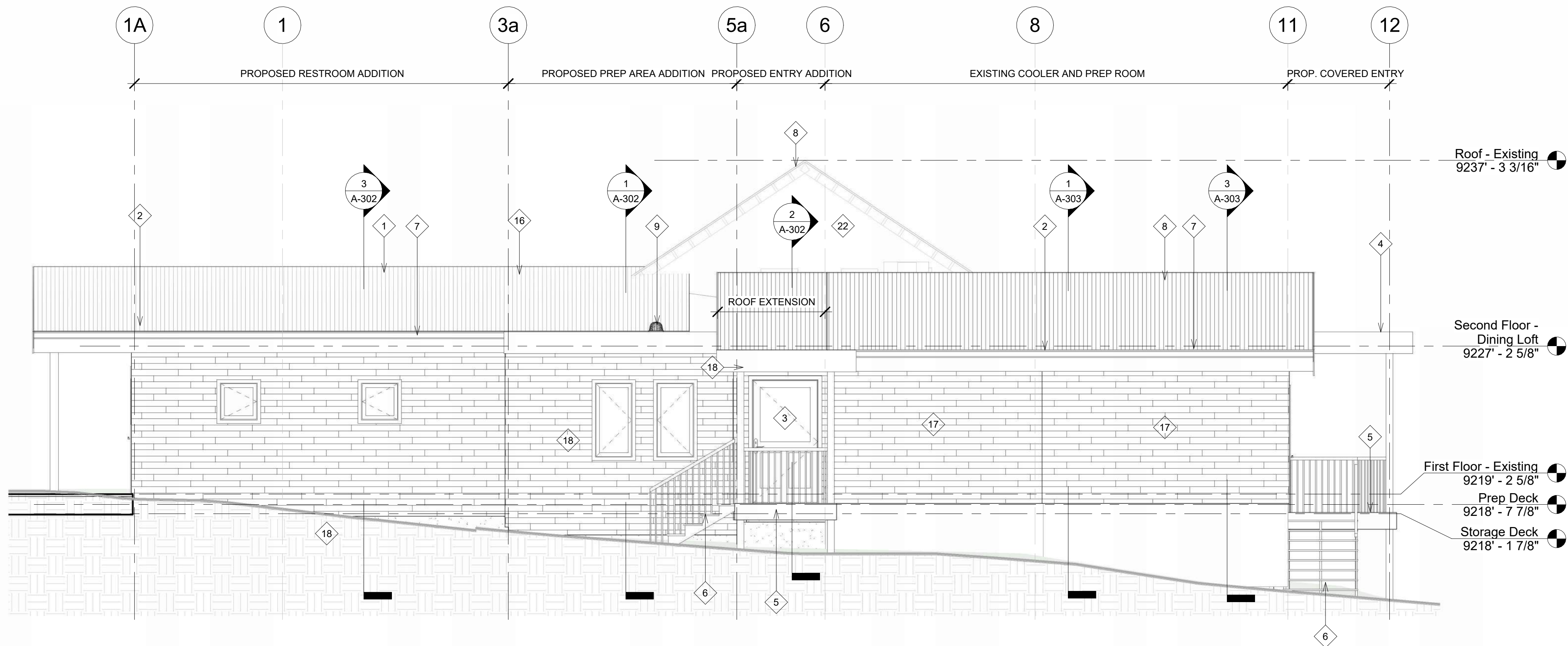
Sheet #:

A-201

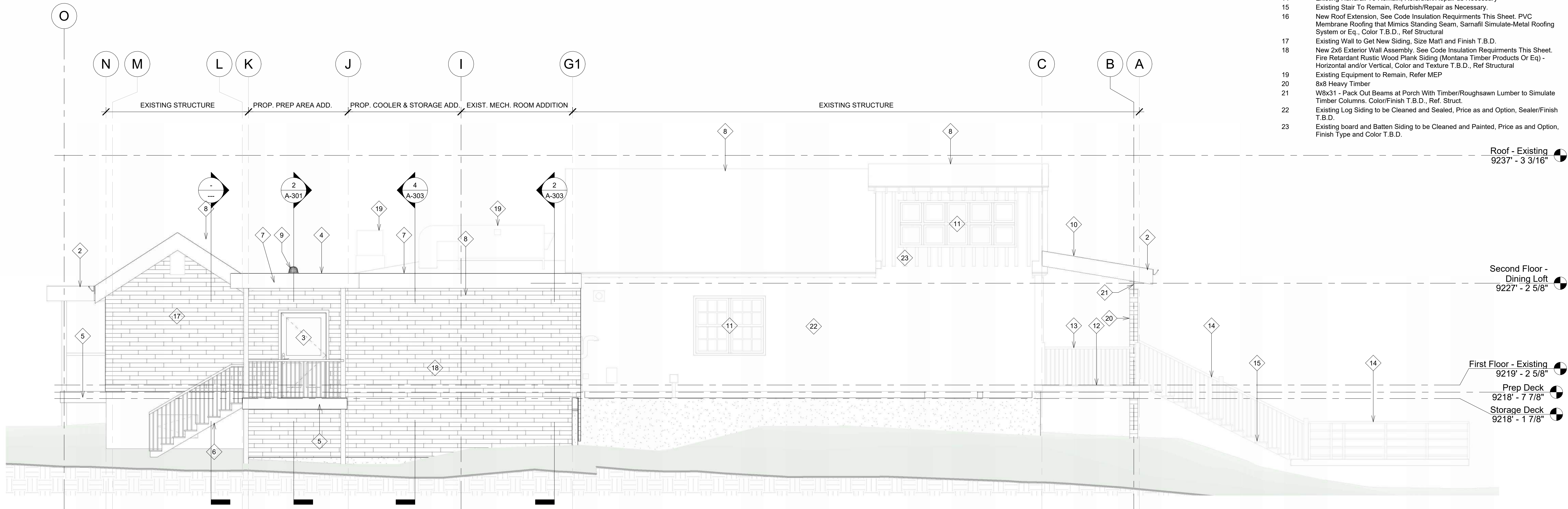
Copyright 2022

Z-Group Architects, P.C.

1/17/2024 11:09:02 AM



① Elevation 2 - a
1/4" = 1'-0"



② Elevation 3 - d
1/4" = 1'-0"

**GENERAL NOTES: PLANS,
ELEVATIONS, SECTIONS AND SIM.**

REFERENCE SHEET A-0.02

NOTE: INSTALL AND HANDLE IN ALL RESPECTS ALL PRODUCTS, MATERIALS, & FINISHES PER MFR. REQ. AND INDUSTRY STANDARDS, TO INCLUDE BUT NOT LIMITED TO: FASTENING METHOD, FLASHING, WATERPROOFING, PREPARATION, SUBSTRATE, SEALING, PROTECTION, ETC. ENSURE SOLID, FLUSH, DRY SUBSTRATES AS REC. BY PRODUCT MFR. AND INDUSTRY STANDARD.

WALL/FLOOR/CLG ASSEMBLIES

REFER TO SHEETS A0.XX SHEETS FOR ASSEMBLY DESCRIPTIONS AND DETAILS

INSULATION / ENERGY REQUIREMENTS

COMMERCIAL:
CEILING/ROOF: R-35CI / R-49
WINDOWS: FIXED U.29, OPERABLE U.37
MASS WALL: R-15.2
W. FRAME WALL: R.13 + R.7.5CI or R.20 + R.3.8CI
FLOOR: MASS R-15CI, WOOD R-30, STEEL R-38
BASEMENT & CRAWL. WALL: R-10CI
SLAB EDGE: R-15 FOR 24" (+R-5 FOR HEATED)
SKYLIGHT: U.50
OPAQUE NON-SWINGING DOORS: R-4.75
OPAQUE SWINGING DOORS: U.37
ENTRANCE DOORS: U.77
SHGC: SEW PF<0.2 = .45, NR ALL OTHERS

KEYNOTE LEGEND

- 1 New Roof Assembly, See Code Insulation Requirments This Sheet. PVC Membrane Roofing that Mimics Standing Seam, Samafli Simulate-Metal Roofing System or Eq., Color T.B.D., Ref Structural
- 2 New Gutter W/Downspouts Where Necessary, Provide 220v Heat Tape, Finish T.B.D.
- 3 New Exterior Door, Thermoatru w/Wood Jamb. Style/Model T.B.D., See Code Insulation Requirments This Sheet
- 4 Proposed Flat Roof, Wood Joist Framing W/Gyp. Clg. Provide 1/4"-12" Tapered Insulation System and Single Ply PVC Membrane, 80 Mil IB, or Eq., Mechanically Fastened, Fully Adhered Option, Color - Bronze, Slope to Internal Drains w/Overflow, Typ., Coordinate with Framing Below, Provide 220 V Heat Tape.
- 5 New Loading Deck W/Removable Railing for Unloading From a Snowcat, Walking Surface to be Metal Safety Tread Type Galvanized Steel, Steel Bar Grating Close-Mesh 11-W4 Ref Structural
- 6 New Stair Assembly W/Metal Galvanized Steel Safety Treads & Open Risers, Refer. Struct.
- 7 New Fascia Trim, Size to be Determined by Framing size, Faslia to have a 1/2" Reveal Past Soffit. CMG Metals, Dark Bronze, Low Gloss (or approved eq.)
- 8 Existing Roof To Recieve New Finish. Replacement Options - 1) Prefinished Metal, CMG Metals Dark Bronze 2) Standing Seam Metal 3) Single Ply PVC Membrane, 80 Mil IB With Faux Ribs/Seams, or Eq., Mechanically Fastened, Fully Adhered Option, Color - Bronze
- 9 Roof Drain as Recommended by Roofing Mfr, Provide Protective Dome
- 10 New Deck/Patio Roof, Exposed Structure Soffit, Single Ply PVC Membrane, 80 Mil IB, or Eq., Mechanically Fastened, Fully Adhered Option, Color - Bronze, Ref Structural
- 11 Existing Window, Protect During Construction - Refer. Struct.
- 12 New Finish on Existing Deck Structure, Proposed Wood Decking, 2x Treated, Cedar Tone
- 13 Existing Railing, Remove for Reuse if Possible, Protect/Repair/Refinish as Necessary, Refer. Struct. for Attachment
- 14 Existing Handrail To Remain, Refurbish/Repair as Necessary
- 15 Existing Stair To Remain, Refurbish/Repair as Necessary.
- 16 New Roof Extension, See Code Insulation Requirments This Sheet. PVC Membrane Roofing that Mimics Standing Seam, Samafli Simulate-Metal Roofing System or Eq., Color T.B.D., Ref Structural
- 17 Existing Wall to Get New Siding, Size Mat'l and Finish T.B.D.
- 18 New 2x6 Exterior Wall Assembly. See Code Insulation Requirments This Sheet. Fire Retardant Rustic Wood Plank Siding (Montana Timber Products Or Eq) - Horizontal and/or Vertical, Color and Texture T.B.D., Ref Structural
- 19 Existing Equipment to Remain, Refer MEP
- 20 8x8 Heavy Timber
- 21 W8x31 - Pack Out Beams at Porch With Timber/Roughsawn Lumber to Simulate Timber Columns, Color/Finish T.B.D., Ref. Struct.
- 22 Existing Log Siding to be Cleaned and Sealed, Price as and Option, Sealer/Finish T.B.D.
- 23 Existing board and Batten Siding to be Cleaned and Painted, Price as and Option, Finish Type and Color T.B.D.



Z GROUP
ARCHITECTURE &
INTERIOR DESIGN

SKICO

LYNN BRITT CABIN REMODEL

2 Sams Knob Work Rd
Snowmass Village, CO 81615

Seal:

Project number: 2314
Construction Date: XX.XX.XX
Prepared By: Author
Checked By: Checker
No. Description Date
SD Submittal 09.27.23
DD Submittal 01.16.24

Jurisdiction Use:

Sheet Name:

ELEVATIONS

Sheet #:

A-202

Appendix A:
Snowmass Mountain
2024 Planned Unit
Development Guide
May 3st, 2024

This Planned Unit Development (PUD) Guide summarizes the final development plan, land uses, densities, zone district limitations and development regulations for the master plan amendment concerning Snowmass Mountain. Where this PUD Guide does not address a specific development standard or requirement of the Code, the provisions of the Municipal Code will apply. To the extent the provisions of this PUD Guide conflict with or are in any way inconsistent with the Municipal Code, the provisions of this PUD Guide will apply. References in this PUD Guide to the Municipal Code mean provisions as amended or renumbered from time to time except that if the applicable provision has been amended to be more restrictive or burdensome on the development or use of the Project or a portion thereof than the provision in effect as of the date hereof, the version of the Municipal Code in effect on the March 30, 2023 will apply.

PURPOSE

The purpose of this Recreation Zone District PUD Guide is to establish a zone district that regulates the recreational facilities, activities, uses including those mixtures of uses related to mountain operations on Snowmass Mountain, and the intensity thereof within appropriate areas of the Town, in efforts to:

1. provide areas for uses required by, and for the benefit of the public, or to be reserved for future recreational type facilities, activities and uses;
2. ensure that areas not appropriate for development are preserved in a recreational type state for future generations to use and enjoy;
3. create new opportunities for residents and guests to access and enjoy the mountains and accessible natural state areas,
4. enhance and excel outdoor recreational opportunities, including the awareness of the mountain environments and athletic achievement;
5. create new, restore and refresh the health of the general public; and
6. renew the human spirit by creating and maintaining places where the mind, body and spirit are all invigorated, for the purpose of benefiting all residents and visitors within the Town.

DEFINITIONS

Beyond the definitions supplied in the Municipal Code, below are additional definitions for this PUD Guide:

Ski Related Commercial Facilities means on-mountain hut, lodging, restaurant, and picnic facilities in support of the mountain's commercial uses and operations together with the following uses in conjunction therewith:

- a) access, circulation, stairs, elevators, lobby and vestibule spaces associated with building circulation;
- b) rest rooms (public and private);
- c) food service/kitchen/cafeteria operations, points of sale and associated equipment;
- d) retail which is incidental and accessory to the principal use of the building;
- e) employee facilities to include locker rooms, meeting rooms, break rooms, dining areas, showers, offices which are accessory to the commercial use of the building;
- f) overnight accommodations and areas associated therewith, subject to limitations.

See Exhibit 1. Ski-Related Commercial Facilities Table 1. The Ski-Related Commercial Facilities Table shall be updated prior to the Town of Snowmass Village issuing a Building/Demo Permit for the respective Ski-Related Commercial Facility. Commercial Service Areas shall not be counted as floor area in accordance with the Land Use and Development Code. Table 1 may be updated administratively as an attachment to this PUD Guide.

Ski Related (Operational) Facilities means on-mountain facilities and structures in supporting mountain operations but not of a commercial nature, including but not limited to lift shacks and operator houses, outhouses, storage buildings, lift maintenance facilities, NASTAR start/finish houses, water treatment facilities, patrol facilities, bomb caches, snowmaking pump houses and other related facilities.

See Exhibit 2. Ski-Related (Operational) Facilities Inventory Table 2. The Ski- Related (Operational) Facilities Inventory Table shall be updated prior to the Town of Snowmass Village issuing a Building/Demo Permit for all Ski-Related (Operational) Facility. Table 2 may be updated administratively as an attachment to this PUD Guide.

Commercial Service Areas means areas within the commercial building that support and serve the building's commercial use and including but not limited to: service corridors and circulation, service stairs and elevators that are not used by the public, loading dock, shipping and receiving areas, trash and recycling spaces. These spaces are exempt from floor area calculations consistent with the TOSV Land Use Code.

Indoor Recreation Facility means climbing walls, video games, table games, paintball games, and similar facilities.

Open Use Recreation Site means land designated for public outdoor recreational use, either publicly owned or privately owned and available on a fee, non-fee or membership basis, including but not limited to such facilities as playgrounds and play fields, ski areas, trail networks, golf courses, tennis courts and similar court installations for outdoor entertainment.

Recreational-related Activities and Facilities Conditional means: special on-mountain events to host more than 500 people at one time (e.g., weddings, concerts, children's activities, private parties, worship services, and other group activities and social events); and/or special summer

attractions, including:

hang-gliding, paragliding, zip lines and canopy tours, commercial jeep tours, lift-served downhill mountain biking, overnight camping facilities, outdoor climbing walls, outdoor concert venues, challenge courses, disc golf, archery, paintball, mountain boarding, expansion of snowmaking; fuel farms; storage areas for avalanche control devices; storage of ski equipment; construction staging related to mountain operations; overnight truck parking for purposes of large deliveries; construction or events related to recreational mountain operations; indoor recreational facilities that change the primary use of the building; dining and food services associated with night operations for the mountain coaster, tubing and skating; private dining for ski clubs on the private lands located on mountain; commercial snowmobile tours; alpine slides and coasters; shelters, mountain huts including those for overnight use; operating buildings or structures related or ancillary to summer recreation activities; any nighttime operations requiring lighting; surface water storage facilities and features.

LAND USE PARAMETERS

General Notes

1. If the 13,600 skiers-at-one-time¹ rated capacity is exceeded on a regular basis, and adverse impacts to the West Village area are experienced, Aspen Skiing Company will present to the Town of Snowmass Village and the US Forest Service, a plan to mitigate these adverse impacts.
2. The Provisions of Ordinance 5, Series of 2017, Ordinance No. 2, Series of 2005, Ordinance No. 9, Series of 1994 and Ordinance No. 13, Series of 1991, after the effective dates thereof, will impose use restrictions and regulations upon lands owned by the United States of America in addition to privately owned lands. The responsibility for the consequences of compliance with such restrictions and regulations upon lands owned by the United States of America lies with private permittees, licensees, or contractors of the United States Forest Service and not with any agency or instrumentality of the United States. Snowmass Village recognizes and acknowledges that its jurisdiction is concurrent with the United States, and further that its authority to regulate uses and activities on Federal lands will be enforceable only to the extent that such enforcement does not pose a significant threat to any identifiable Federal policy or interest and does not stand as an obstacle to the accomplishment and execution of a Congressionally approved use of such Federal lands.

Accordingly, the regulatory scheme contemplated in Ordinance 5, Series of 2017, Ordinance No. 2, Series of 2005, Ordinance No. 9, Series of 1994 and Ordinance No. 13, Series of 1991, and as described in this amended and restated Land Use Plan map, are supplementary to and not in derogation of Federal Law. Further, the Town recognizes and acknowledges that the United States shall not be liable for or assessed any ad valorem tax, excise tax or special assessment which may be levied or imposed by and within Snowmass Village.

3. Snowmaking is considered to be a use by right within those areas designated in Ordinance

¹ In 1994, skiers-at-one-time was the industry standard planning metric for design capacity evaluations. As of 2023, Comfortable Carrying Capacity (CCC) is the preferred metric and is used in the attached 2022 MDP (see Exhibit 4). The 2022 MDP describes an upgrade plan CCC of 14,820 guests per day. This is equivalent to approximately 11,050 skiers-at-one-time. No adjustment of 13,600 skiers-at-one-time is being proposed.

No. 2, Series of 2005, Ordinance No. 5, Series of 2017, and the 2022 Snowmass Mountain Master Development Plan (2022 MDP) in Exhibit 4. Construction details, timing, and actual location of snowmaking facilities (e.g., buildings/structures) or the expansion thereof are subject to special review approval.

4. The boundary descriptions as referenced in the 1999 land use map at Reception No. 428679 in Plat Bk. 48, Pg. 97 & 98 are illustrative only. The actual boundary of the 'Recreation' zone district for Snowmass Mountain is established by separate rezoning action with an exhibit of the boundary area to be zoned 'Recreation.' Reference Exhibit 'A' of Ordinance No. 2, Series of 2005.

Limitations of Facilities and Uses (for new development/re-development since the Ordinance 94-09 approval):

1. Maximum Building Square Footage - 120,000 SF (Note: This does not include the existing buildings and structures as of 1994. See Exhibit 1 for detailed information)
2. Maximum Amount SF Commercial Space - 120,000 SF
3. Maximum Building Ground Coverage - 80,000 SF
4. Minimum Square Footage (See Impact Footage of Employee Housing Units Mitigation Agreement)
5. East Village Day Lodge and Skier Services - 9,010 SF
6. Parking - 400 cars
7. Mid-Station (currently known as Elk Camp campus) — 43,815 SF includes Gondola terminal, Restaurant, Information and Interpretive Facility, Patrol and Support (pursuant to Ordinance No. 9, Series of 1994 approval)
8. Summit Station - 5,500 SF includes Gondola terminal, Restaurant, Information /Interpretive Facility, Patrol and Support (pursuant to Ordinance No. 9, Series of 1994 approval)

Special Review Uses (in addition to use table below) Area & Bulk Requirements:

9. Maximum Building Height - 65 feet at Locations labeled "R" on the 1999 plan that meant the restaurant areas in Elk Camp Meadows, Alpine Springs, Up for Pizza, Ullrhof, Spider Sabich, and Sam's Knob (Maximum Building Height shall not be applied to lift towers or other lift mechanisms; these items shall carry no Maximum Height Restrictions)
10. Maximum height of the canopy tour shall not exceed 90 Feet.

Employee housing:

Employee housing requirements are pursuant to Municipal Code 16A-4-420(2)(c), 'Other Means,' or by constructing a suitable housing project, pursuant to the Restricted Housing Agreement (Exhibit "C" of Ordinance No. 2, Series of 2005). Aspen Skiing Company shall submit an annual report of restricted housing year-round and seasonal capacity/occupancy to the Town Housing Department. This report shall be submitted on an annual basis to the Planning Director by the 31st of January for the previous year and will be an attachment to this PUD Guide.

Specific and Definitive Listing of Permitted or Conditional Uses

The following listing of uses shall serve as the standard for the administration of the zoning process for the lands within the Snowmass Mountain PUD boundaries within the Town of Snowmass Village.

The uses are divided into the following three categories:

11. Activities and uses allowed all year;
12. Activities and uses allowed during the traditional winter season;
13. Activities and uses which are allowed by further review

Activities and Uses Allowed All Year

Activities which are allowed all year are those uses which are typically associated with the year-round recreational use of the mountain and have little or no environmental and service related impacts. Refer to the 2022 MDP (see Exhibit 4) Figures VI-1, VI-2, VI-3, VI-4, and VI-5, incorporated herein, which shows locations of buildings, lifts, trails, access roads and utility corridors.

Permanent uses allowed by right year-round include the following, but are subject to Special Review if substantial changes in the use are proposed:

1. All permitted existing uses and activities,
2. General maintenance activities normally associated with the operation of the recreation area including but not limited to:
 1. Construction of new lift facilities and conveyances as shown on the plan as well as lift renovation, relocation, upgrading and, maintenance to the extent there is no significant increase in the bulk of the top or bottom terminals or that there is no increase in the ski area terrain capacity as a result of such work beyond the mountain capacity identified in the accompanying MDP (see Exhibit 4).
 2. Removal of lifts and conveyances.
 3. All ski trail work including grading, clearing, glading, fine grooming, revegetation and other such activities normally associated with the construction, maintenance and improvement of trails and walkways.
 4. Construction of terrain parks and ancillary snowmaking.
 5. All hiking, biking and equestrian trail work including grading, clearing, glading, fine grooming, revegetation and other such activities normally associated with the construction, maintenance and improvement of trails,
3. General maintenance and construction and reconstruction and renovation of mountain buildings, subject to local building permit regulations.
4. Construction of the utility trenches as needed for the repair and maintenance of all utility and snowmaking systems.
5. Maintenance of all mountain facilities.
6. Expansion of snowmaking terrain depicted in the accompanying MDP (see Exhibit 4),
7. Grazing and timber cutting on Forest Service lands when allowed by Special Use Permits through the Forest Service.
8. Hunting on Forest Service lands where and when allowed by governing state, federal and local authorities.
9. Hiking, biking, horseback riding on mountain roads and trails and other recreational endeavors on federal, state and locally controlled areas, except when prohibited due to on- mountain construction or wildlife closures.
10. Special summer attractions including hang-gliding, paragliding, zip lines/canopy tours, challenge courses, hiking, fishing, disc golf, archery, paintball, mountain boarding, climbing walls, gathering areas, alpine slides/mountain coasters, or similar activities, commercial jeep tours, and commercial mountain biking.

11. Water lines, water treatment facilities, sewer lines, compressed air lines and other such utilities required for the operation of existing snowmaking machinery, restaurants and other such facilities in the area.
12. Existing access roads for maintenance and construction of facilities on the mountain,
13. Existing Fuel Farms.
14. Existing storage of Avalanche Control Devices including construction of the Powder Mixing and Storage Magazine Facility.
15. Aspen Skiing Company offices.
16. Picnics.
17. Tube and lattice lift towers and other supporting structures needed to achieve normal lift criteria as well as platforms and towers associated with summer activities.
18. New or replacement top and bottom drive and return stations and lift operators' cabins/huts, including stations and shelters for summer activities such as canopy tours and alpine coasters.
19. Annual maintenance and or replacement of lift machinery and systems as long as such work does not significantly result in change to the lift's capacity, alignment or length.
20. Snowboarding, snowshoeing, snowbiking, and skiing, both Nordic and Alpine,
21. Operation of the Elk Camp gondola.
22. Storage, both existing and in structures depicted in the accompanying MDP of mountain operations equipment (see Exhibit 4).
23. Special events including weddings, concerts, children's activities, private parties, worship services and other group activities and social events less than 500 people at one time,
24. Guided and self-guided environmental tours,
25. Accessory recreational facilities, signage, structures, or shelters designed to support specific recreational endeavors, such as climbing walls, paintball games, or other summer activities.
26. Operation of the mountain restaurants,
27. Operation of the on-mountain children's activities in summer and winter.
28. Information shelters and cookie stands on the mountain.
29. Rental and sales of recreational equipment and goods.
30. Night operations of the Elk Camp gondola, Sky Cab and Village Express lift until 12:00 a.m., with option to extend hours subject to Special Review.
31. Night operations of on mountain restaurants until 12:00 a.m.
32. Night operations of mountain coaster, snow tubing, snow biking, and associated infrastructure for summer and winter activities. All additional lighting shall be subject to TOSV Lighting Ordinance requirements.
33. Surface water storage facilities and features.
34. Antenna reception or transmission devices mounted upon, incidental or accessory to permitted buildings and structures.
35. Construction, use, and removal of temporary structures (e.g., Sprung Structures) subject to the review and approval of an Administrative Modification.

Activities and Uses Allowed by Right During the Traditional Winter Season or During the Preparation for the Opening of the Ski Area

Uses and activities allowed during the traditional winter season, or during preparation for the mountain opening, are set by the adoption of this plan. Activities which are allowed during the traditional winter season are those uses which provide basic support services for guests and

mountain operations, and have little or no environmental and service related impacts.

1. Ski and Snowboard School and toddler skiing and snowboarding activities including meeting areas and structures.
2. Existing restaurants, including indoor and outdoor eating and drinking establishments, as described in this PUD Guide.
3. Places for retailing of goods in support of skiing and snowboarding operations.
4. Personal service outlets including minor ski and snowboard repair activities in support of mountain operations.
5. Public restrooms.
6. Lift operations of all lifts shown and described in the accompanying MDP (see Exhibit 4).
7. Operations on all trails/terrain as shown and described in accompanying plan.
8. Accessory buildings both existing and those depicted in the accompanying MDP including, but not limited to patrol stations, warming huts, equipment storage buildings and lift operator huts (see Exhibit 4). For the replacement of such buildings, existing accessory buildings shall be limited by the uses mentioned, including size maximums, and should not be unlimited as stated in the application. Otherwise, any replacement building shall be subject to the Administrative Modification or PUD Amendment procedures, whichever applies.
9. Indoor recreational facilities including, but not limited to video games and table games, which do not change the primary use of the building.
10. Ticket sales areas.
11. Snowboarding, skiing, snowshoeing and similar snow sports.
12. Snowmaking in areas depicted in the accompanying MDP (see Exhibit 4).
13. Avalanche control work accomplished by the use of high explosives.
14. Snow grooming including, but not limited to rolling, tilting, compaction, cutting, dozing and relocating.
15. Outdoor recreational uses and facilities set in a natural environment including but not limited to racing, free-style contests and other such organized special events utilizing amplified public address systems during normal daytime mountain operations.
16. Establishment of lift opening times, trail closures, grooming schedules, existing snowmaking efforts and other on-going mountain management issues.
17. Professionally guided tours.
18. Guided tours within and outside the USFS Special Use Permit (SUP) boundary.
19. Ice-skating and all grooming and maintenance associated with ice maintenance.
20. Professional and amateur snow sport, biking, and other recreational racing and free-riding events.
21. Sledding and Tubing operations.

Activities and Uses which are Allowed by Further Review

Activities and Uses allowed, subject to Special Review

With the submittal for land use consideration of Special Review Items, the Applicant shall produce necessary traffic, parking, employee generation, infrastructure demand analysis as deemed necessary by the Community Development Director for review.

1. Special on-mountain events designed to host more than 500 people at one time, which shall address the impacts associated with security, trash removal, noise, lighting, and hours of operation, including proposed mitigation techniques (Applies to individual Applicants, but Town-sponsored events shall be exempt).
2. Expansion of fuel farms.
3. Expansion of storage areas for Avalanche Control Devices.
4. Free standing Antenna Reception or Transmission Devices, such as cellular or radio tower greater than 10 feet in height.
5. Expansion of storage of winter and summer activities equipment and construction staging.
6. Overnight truck parking.
7. Indoor recreational facilities, including but not limited to video games and table games, which changes the primary use of the building.
8. Personal Services.
9. Restaurants, including:
 1. Dining and food service associated with night operations for skating, tubing and coaster operations.
 2. Private dining for ski clubs on the private lands located on the mountain.
 3. New shelters or restaurant facilities or expansion thereof not identified on the current plan submission, which shall also be subject to review and approval of a Minor PUD Amendment within the Elk Camp Meadows, Alpine Springs, Up for Pizza, Ullrhof, Spider Sabich, and Sam's Knob areas.
10. Operation of the Elk Camp gondola, Sky Cab, and Village Express lifts beyond 12:00 a.m.
11. Commercial snowmobile tours.
12. Expansion of snowmaking, including related facilities (e.g., buildings and structures).
13. Any nighttime operations that require lighting, subject to conformance with the lighting ordinance.
14. Restricted Employee Housing processed in conformance with the application requirements of Sec. 16-A-5-300, which shall also be subject to review and approval of a PUD Amendment.
15. Public Utility Uses, Services and Facilities, including above and below grade water storage tanks.
16. Year-round overnight accommodations that allow for a unique on-mountain experience such as huts or similar structures available for public / private use. Such accommodations preclude the use of private vehicular access.
17. Commercial E-bike use utilizing existing on-mountain roads, downhill mountain biking trails, and cross-country mountain biking trails.
18. Commercial electric snowkart use utilizing existing over the snow terrain.

Activities and Uses offered, subject to Amendment of Final PUD:

The Planning Director shall determine whether the amendment proposal should be classified as an administrative, major or minor amendment, taking into consideration the totality of the circumstances of the proposed amendment together with the procedures set forth in code Section 16A-5-390 of the Town of Snowmass Village Municipal Code.

Activities and Uses allowed, subject to review and approval of a Minor PUD Amendment:

1. Expansions of any individual building on the mountain other than restaurants and lift top and bottom drive terminals by more than 10% or 2,000 square feet, whichever is less.

2. New shelters or restaurant facilities or expansion thereof not identified on the current MDP submission within the Elk Camp Meadows, Alpine Springs, Up for Pizza, Ullrhof, Spider Sabich, and Sam's Knob areas, which shall also be subject to Special Review.
3. Expansion of existing transit center/depot at Two Creeks (informational only - subject to the East Village PUD development standards).
4. Parking lot reconfiguration and expansion other than those approved with the Base Village application.

Activities and Uses allowed, subject to review and approval of an Administrative Modification:

1. The Planning Director has the authority to issue changes to the use of temporary structures (e.g., Sprung Structures). This includes but is not limited to the implementation, extension of temporary use duration, and removal of temporary structures. The Planning Director may have temporary structures reviewed by the Planning Commission at his/her discretion if deemed appropriate.

Exhibits

1. Ski-Related Commercial facilities Table
2. Ski-Related (Operational) Facilities Inventory List
3. Annual Restricted Housing Report
4. 2022 Snowmass Mountain Master Development Plan

TABLE 1. SKI-RELATED COMMERCIAL FACILITIES

Facility	Date Constructed	Building Size (Sq. Ft.)	Footprint Size (Sq. Ft.)	Indoor Seats	Outdoor Seats
Elk Camp Restaurant	2012	14,936	10,659	395	150
Sam's Restaurant	2006, 2019 (remodel)	7,080	7,080	180	50
Ullrhof Restaurant	1969, 1989 (addition), 2013 (remodel)	10,000	5,000	259	250
High Alpine Restaurant	1973, 1985 (addition), 2016 (remodel)	19,718	7,718	678	150
Spider Sabich Picnic Area	1985	6,348	6,348	0	250
Lynn Britt Cabin	1997	1,650	1,650	65	50
Lizard Lodge	2000	1,000	1,000	80	50
Up 4 Pizza	1998	1,390	1,390	60	40
Overnight Accommodations	N/A	0	0	0	0
TOTAL BUILT		62,122	40,845	1,717	990
TOTAL ALLOWABLE		120,000	80,000		
TOTAL REMAINING		57,878	39,155		

Snowmass Mountain PUD Guide-Exhibit 2

TABLE 2. SKI-RELATED (OPERATIONAL) FACILITIES (greater than 400 sq. ft.)

Ski-Related (Operational) Facilities (greater than 400 sq. ft.)	Building Size (sq.ft.)
Lift Maintenance	
Lift Maintenance Shop – Knob	2,184
Metal Building beside Knob Shop	1,280
Elk Camp Gondola- cabin storage	2,611
Elk Camp Gondola – cabin storage basement	2,390
Subtotal	8,465
Skier Services	
Performance Center	1,200
Elk Camp Beginner Lounge	1,855
Subtotal	3,055
Vehicle Maintenance	
Elk Camp Vehicle Maintenance Shop	11,850
Knob Fuel Farm	810
Alpine Fuel Farm	918
Subtotal	13,578
Water & Snowmaking	
Compressor Building (T-2)	6,278
Primary Pump Building	1,440
Alpine Springs Pumphouse	912
Elk Camp Water Treatment Building	520
Subtotal	9,150
Patrol Buildings	
Alpine Patrol Room (T-12)	2,208
Elk Camp Patrol Room / Wildlife Center	1,521
Sam’s Knob HQ	2,080
Burn Patrol Room (lower level of up for pizza)	1,390
Subtotal	7,199
Ticket Offices	
Assay Hill T.O.	1,000
Subtotal	1,000
Miscellaneous	
Mountain Ops Locker Room	4,000
Canopy Tour Shelter	426
Coaster Station	2,090
Elk Camp Tube Storage Building	835
Utility building at the bottom of Campground	440
Subtotal	7,791
TOTAL	50,238

TABLE 3. CLUB COMMONS (I & II) AND THE DIVIDE WINTER RESTRICTED HOUSING REPORT

Club Commons (I & II)						
	2017	2018	2019	2020	2021	2022
# of ASC Employees Occupying Units	250	250	250	250	250	250
# of Non-ASC Workers Occupying Units	0	0	0	0	0	0
# of Outside Contractors Working on Summer Activities Construction Occupying Units	0	0	0	0	0	0
# of ASC Workers Working on Summer Activities Construction Occupying Units	0	0	0	0	0	0
Building 4 TOSV occupants	24	24	24	24	24	24
Total Club Commons (I & II)	274	274	274	274	274	274
The Divide						
	2017	2018	2019	2020	2021	2022
# of ASC Employees Occupying Units	8	8	8	8	8	8
# of Non-ASC Workers Occupying Units	0	0	0	0	0	0
# of Outside Contractors Working on Winter Activities Construction Occupying Units	0	0	0	0	0	0
# of ASC Workers Working on Winter Activities Construction Occupying Units	0	0	0	0	0	0
Total the Divide	8	8	8	8	8	8

Note: There are a total of 274 beds in Club Commons (I & II) and 8 beds at Divide. Winter occupancy occurs from approximately December 20th to April 1st each year. Table 3 reflects the occupancy of Club Commons and the Divide between those dates.

TABLE 4. CLUB COMMONS (I & II) AND THE DIVIDE SUMMER RESTRICTED HOUSING REPORT

Club Commons (I & II)						
	2017	2018	2019	2020	2021	2022
# of ASC Employees Occupying Units	131	154	171	118	163	180
# of Non-ASC Workers Occupying Units	94	92	79	132	87	65
# of Outside Contractors Working on Summer Activities Construction Occupying Units	16	0	N/A	N/A	0	5
# of ASC Workers Working on Summer Activities Construction Occupying Units	9	4	N/A	N/A	N/A	0
Building 4 TOSV occupants	24	24	24	24	24	24
Total Club Commons (I & II)	274	274	274	274	274	274
The Divide						
	2017	2018	2019	2020	2021	2022
# of ASC Employees Occupying Units	8	8	8	8	8	8
# of Non-ASC Workers Occupying Units	0	0	0	0	0	0
# of Outside Contractors Working on Summer Activities Construction Occupying Units	0	0	0	0	0	0
# of ASC Workers Working on Summer Activities Construction Occupying Units	0	0	0	0	0	0
Total the Divide	8	8	8	8	8	8

Note: There are a total of 274 beds in Club Commons (I & II) and 8 beds at the Divide. Summer activities are open from approximately June 20th to October 1st each year. Table 4 reflects the occupancy of Club Commons and the Divide between those dates.

January 28, 2024

Town of Snowmass Village

Attn: Dave Shinneman

Community Development Department

P.O. Box 5010

Snowmass Village, Colorado 81615



Re: Provision of Water and Sanitary Sewer Service to the Aspen Skiing Company Lynn Britt Cabin

Dear Dave:

This letter is to confirm that the Snowmass Water and Sanitation District ("SWSD") has the capacity to serve the Aspen Skiing Company Lynn Britt Cabin Expansion. SWSD has previously agreed to provide water and sanitary sewer service to the project. The property contained within the submission is within the District boundaries.

The Snowmass Water and Sanitation District does not currently have the infrastructure to serve all aspects of the submission. The Aspen Skiing Company will be required to install all the requisite infrastructure prior to the provision of water and sanitary service as determined by the district.

SWSD's commitment to provide water and sewer service to the proposed Aspen Skiing Company Lynn Britt Cabin Expansion remains conditional, in accordance with the Districts Rules and Regulations, and will include:

1. Detailed review of the submission by the District engineer and SWSD approval of final design specifications for requisite water and sewer infrastructure;
2. Provision of a detailed Water and Sanitary Sewer Basis of Design Report, developed by a registered professional engineer;
3. Installation of requisite infrastructure according to SWSD's Rules and Regulations;
4. The provision of as-built surveys and acceptance of public infrastructure by SWSD together with requisite warranties and security for the same, as determined by the District;
5. Dedication of public utility easements to SWSD for all public infrastructure to be owned by SWSD, in a form and with title assurances as required by SWSD;
6. Payment of system development fees, as applicable, for which service is sought.
7. Reimbursement of SWSD's costs for plan review, project administration, engineer inspections, and legal fees, etc. incurred, in addition to required security as required by the District.

We look forward to working with the Aspen Skiing Company and the Town toward completion of this project. Please contact me with any questions.

SNOWMASS WATER & SANITATION DISTRICT
a Colorado special district

Kit Hamby, District Manager

Dalla Betta, Dana M.

From: Dalla Betta, Dana M.
Sent: Tuesday, May 7, 2024 4:10 PM
To: Dalla Betta, Dana M.
Subject: FW: [EXTERNAL] Lynn Britt Cabin WO#25110

From: Luke Pagni <lpagni@holycross.com>
Sent: Tuesday, May 7, 2024 3:51 PM
To: Dalla Betta, Dana M. <ddallabetta@aspensnowmass.com>; Keeling, Mak <mkeeling@aspensnowmass.com>
Cc: Passerini, Raul <rpasserini@aspensnowmass.com>
Subject: RE: [EXTERNAL] Lynn Britt Cabin WO#25110

Hi Dana,

You have impeccable timing as Raul and I spoke about this project this morning. Thank you for the update on the Lynn Britt and for confirming the service size.

I gathered and sent all of the needed information to our contracting department this afternoon. They usually take a day or two to get that processed, so I should have the documents to you by the end of the week or very early next week. Raul mentioned a proposed start date for the excavation around June 10th. I shouldn't have any issues accommodating that.

Thank you,

Luke Pagni

Engineer II



HOLY CROSS ENERGY

3799 HWY 82 • P.O. Box 3350, Glenwood Springs, CO 81602

Phone: 970-947-5524 • Email: LPAGNI@holycross.com

Monday – Thursday 7:00 a.m. to 5:00 p.m. MT

Holy Cross Energy provides safe, reliable, affordable and sustainable energy and services that improve the quality of life for our members and their communities.

Holy Cross Energy is an equal opportunity provider and employer.

From: Dalla Betta, Dana M. <ddallabetta@aspensnowmass.com>
Sent: Tuesday, May 7, 2024 8:45 AM
To: Keeling, Mak <mkeeling@aspensnowmass.com>; Luke Pagni <lpagni@holycross.com>
Cc: Passerini, Raul <rpasserini@aspensnowmass.com>
Subject: RE: [EXTERNAL] Lynn Britt Cabin WO#25110

You don't often get email from ddallabetta@aspensnowmass.com. [Learn why this is important](#)

Good morning Luke-

Last week we received approval to proceed with the project at Lynn Britt- including the service upgrade. I wanted to update you since when we last spoke- there was uncertainty around what Lynn Britt would pull of the new transformer. At this time- we planning for the **1200A/3ph** service we discussed previously.

I know I'm likely not responding to the most recent email- but can you give us an update on the agreements for the new transformer?

Thanks for your help with this project!

Dana

DANA DALLA BETTA

M: +1 970-456-6601

From: Luke Pagni <lpagni@holycross.com>

Sent: Monday, February 19, 2024 3:04 PM

To: Dalla Betta, Dana M. <ddallabetta@aspensnowmass.com>

Cc: Passerini, Raul <rpasserini@aspensnowmass.com>; Keeling, Mak <mkeeling@aspensnowmass.com>

Subject: RE: [EXTERNAL] Lynn Britt Cabin WO#25110

Good afternoon Aspen Ski Co'ers,

Sorry for the delayed response on this project. I ran the comparative estimates today for if the line extension were to only serve the new Coney Mid-Station lift versus serving the Mid-Station lift and the Lynn-Britt Cabin upgrade. The price estimates are:

Mid-Station Lift Transformer only (75 kVA): \$48,700

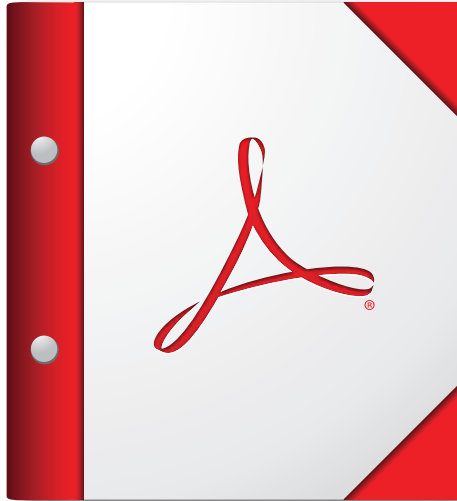
Mid-Station Lift and Lynn-Britt Upgrade Transformer (300 kVA): \$50,300

Please let me know if you have any questions, and let me know which option you would like me to draft the contract paperwork for.

Thank you,

[Luke Pagni](#)

Engineer I



**For the best experience, open this PDF portfolio in
Acrobat X or Adobe Reader X, or later.**

Get Adobe Reader Now!

Sec. 16A-4-410. Restricted housing requirements.

- (a) Employee Generation Rates. Employee generation rates vary by the type of employment. The employee generation rates found in Table 4-5, Employee Generation Rates Per Type of Use, shall be applied to each type of use in the development at its maximum annual (peak) employment impact on the community. For any use not listed, or special circumstances as determined by the Town Council, the Planning Director shall determine the applicable employee generation rate by consulting recognized professional publications or studies completed for resort communities similar to the Town. At the Town Council's discretion, the developer may be required to prepare, or the developer may provide, a peak season (maximum annual) employee staffing plan to determine whether certain multi-family or other short-term occupancy dwellings should be considered as Multi-Family-1 or Hotel/Lodge for purposes of applying the appropriate employee generation rates.

Table 4-5
Employee Generation Rates Per Type of Use

<i>Type of Use</i>	<i>Number of Employees Generated</i>
Commercial, including general retail, grocery, liquor, convenience	4.93 employees per 1,000 interior square feet
Office: finance, legal, medical and professional services	1.97 employees per 1,000 interior square feet
Office: real estate and property management	4.93 employees per 1,000 interior square feet
Construction	5.16 employees per 1,000 interior square feet
Multi-family-1	0.32 employees per first FSA* within the unit 0.10 employees per each additional FSA* within the unit
Multi-family-2	0.50 employees per unit or 0.60 employees per unit if in-house property management or rental management
Single-family /duplex	$0.0331 \times e^{(.0005) \times (\text{Residence or duplex unit sq. ft.})}$ where $e = 2.71828$
Hotel/lodge	0.38 employees per FSA*
Ski area restaurants - cafeteria style	3.59 employees per 1,000 interior square feet
Restaurants /bars	5.9 employees per 1,000 interior square feet
Ski areas	61.95 employees per 1,000 skiers at 1 time
Conference center	0.97 employees per 1,000 interior square feet
Health club (general)	0.96 employees per 1,000 interior square feet
Health club (spa)	1.97 employees per 1,000 interior square feet

* FSA: Furnished Sleeping Area

- (b) Square Footage Per Employee. For that number of employees required to be housed in restricted housing, as determined in Subsection (a) above, the developer shall be responsible for the creation of a total square footage equal to four hundred forty-eight (448) square feet (as measured in Section 16A-3-210(b), Measuring Floor Area) for each employee to be housed. The total square footage for which the developer shall be

Created: 2024-04-09 13:05:18 [EST]

(Supp. No. 22)

responsible shall be provided in dwelling units whose size shall be within the range of sizes described in Subsection (c), Size Ranges of Restricted Dwelling Units. The unit mix and methods of providing housing shall be determined as described in Section 16A-4-420, Methods of Complying With Requirements.

- (c) Size Ranges of Restricted Dwelling Units for Full-time Employees. Table 4-6, Size Ranges of Restricted Dwelling Units, establishes the minimum and maximum size range of restricted dwelling units, to ensure that the size of dwelling units contributed by a developer is appropriate. All units contributed by a developer shall meet these size limits.

Table 4-6
Size Ranges of Restricted Dwelling Units

<i>Type of Unit</i>	<i>Minimum Size (sq. ft.)</i>	<i>Maximum Size (sq. ft.)</i>
Studio	448	550
One-bedroom	550	750
Two-bedroom	750	1,080
Three-bedroom	1,150	1,350

- (d) Size Ranges of Restricted Housing Units for Seasonal Employees. Seasonal employee housing shall be designed to provide efficient, comfortable and affordable accommodations for seasonal employees and may include dormitory style or shared living accommodations configured to provide single-room occupancy for each employee with shared living, restroom and kitchen facilities. To ensure that the size of the housing contributed by a developer for shared living accommodations is appropriate, each building shall provide two hundred twenty-four (224) square feet of private or jointly shared living area for each employee being housed.
- (e) Redevelopment.
- (1) Redeveloped properties. Except as provided in Subparagraph (3) below, the developer shall receive a credit toward restricted housing requirements of up to one hundred fifteen percent (115%) of the housing mitigation that would be required on the existing square footage and use of the building to be redeveloped as computed in accordance with the provisions of Subsections (a) and (b) above.
 - (2) Existing employee housing replacement. If any existing square footage currently utilized as employee housing is to be removed, an equal square footage of restricted housing shall be replaced within the development.
 - (3) Existing FTE employees housed. The developer shall provide verifiable information specifying the maximum number of full time equivalent (FTE) employees, including seasonal employees, housed within nonrestricted units at any one (1) time within the development during the year prior to submitting the redevelopment application. This number shall be deducted from the "pre-development employees generated" amount in the redevelopment formula in Paragraph (f)(2) below unless the redevelopment proposal provides the same units occupied by existing employees, or comparable units, as restricted housing within the development.
- (f) Formula. To calculate the amount of square footage of restricted housing to be provided in accordance with the provisions of this Section, the developer shall utilize the appropriate formula as follows:
- (1) New development. (Number of employees generated x 60% x 448 square feet).
 - (2) Redevelopment. (Number of post-redevelopment employees generated x 448 square feet x 60%) minus (Number of existing pre-redevelopment employees generated minus existing FTE employees housed x 448 square feet x 60% x 115%).

-
- (g) Alternative Independent Calculation. An applicant may submit an alternative independent calculation requesting modification to any of the employee generation rates within Table 4-5 above. The alternative independent calculation shall be supported by comparable resort and local data with analysis, surveys and/or other supporting materials that provide competent substantial evidence supporting the proposed modifications. Such an alternative independent calculation shall be received by the Town as an equally acceptable methodology of determining employee generation rates as the rates contained in Table 4-5. The alternative independent calculation shall then be reviewed by the Town Council. If the materials and information supporting the calculation demonstrated by substantial competent evidence that there is a reasonable basis to modify the employee generation rates because of unique circumstances related to the proposed development, the Town Council may, at its sole discretion, make the appropriate modifications.
- (h) Independent Payroll Audit. In the event of an independent calculation, the Town Council may require the applicant to have an independent payroll audit performed two (2) years following the subject building's occupancy to determine if the number of employees in the project corresponds with the applicant's calculation. The Town Council may waive or extend the date of the independent payroll audit. The applicant and the Town shall agree upon a method for mitigating any additional restricted housing that may be required as a result of the audit and said methodology shall be specified within the restricted housing agreement.

(Ord. 4-1998 §1; Ord. 11-1998 §1; Ord. 7-2000 §1; Ord. 1-2002 §1; Ord. 09-2004 §4; Ord. 3-2011 §3)

RE: Employee Housing (5.4 MB download)

Jim Wahlstrom <JWahlstrom@tosv.com>

Mon 5/6/2024 9:50 AM

To: Dave Shinneman <dshinneman@tosv.com>

Cc: Ashleigh Huff <Ahuff@tosv.com>

Thanks for forwarding, Dave. I'll include for the proposed amendment to the Workforce Housing Master Plan on the PC meeting agenda May 15.

The comments appear more directed at the Center employee housing with a reference to numbered lots in contrast to the sunny exposed land behind the Center.

I like his idea about the plaza area on south side of Center site next to proposed trail and Alpine Bank's open space areas.

Since there is no formal public hearing, I'm thinking we should alert the applicant proposing the amendment that their request is being scheduled for the PC meeting May 15.

Jim

From: Dave Shinneman <dshinneman@tosv.com>

Sent: Monday, May 6, 2024 9:33 AM

To: Planning Commission <PlanningCommission@tosv.com>

Cc: Jim Wahlstrom <JWahlstrom@tosv.com>; Ashleigh Huff <Ahuff@tosv.com>

Subject: FW: Employee Housing (5.4 MB download)

Public comment for the May 15th meeting.

Dave

From: Thomas A Shumaker Jr <tasaia@mac.com>

Sent: Sunday, May 5, 2024 4:37 PM

To: Snowmass Town Council <council@tosv.com>; Dave Shinneman <dshinneman@tosv.com>; Mak Keeling, VP Mountain Planning <mkeeling@aspensnowmass.com>

Cc: Clint Kinney <ckinney@tosv.com>; Mel Blumenthal <justmel1@earthlink.net>

Subject: Employee Housing (5.4 MB download)

Dave, Please forward to planning commission. Thx, Jay S.

Dear Council,

The Hillside Lot behind the Center will need considerable site preparation beyond the purchase price. I'm sure it's not lost on at least some of you that \$12 million dollars would go a long way toward site preparation on the numbered lots.

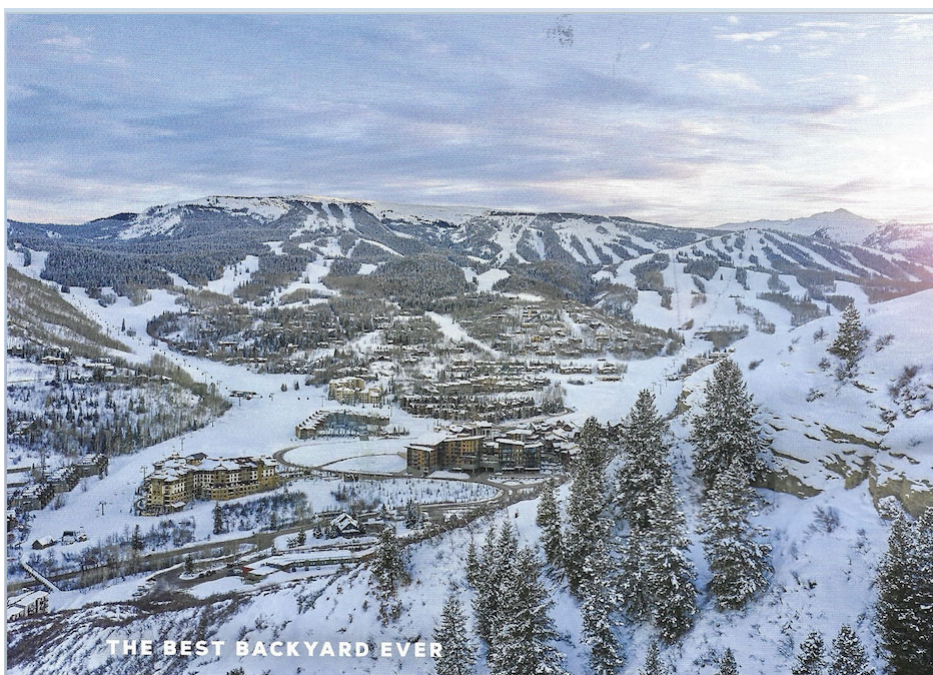
The fundamental advantage of the Numbered Lots, beyond the generous size, approachable location, and town ownership, is the manageable construction on those broad, level, areas. What other site tucks living units into the town footprint as easily, or as well? (An artful, comfortable, plan will appeal to neighbors!)

The fundamental advantage of the Hillside Lot is its sunny location so near to what could become a happy new Town Center with many more rich and varied offerings. (Please see below) The Hillside Lot is the most elegant site for luxury condominium living in the entire village, or Roaring Fork valley, or the entire state!



**Magnificent, sun
drenched, hillside.**

Luxury hillside units could become an instant \$\$\$ sensation.

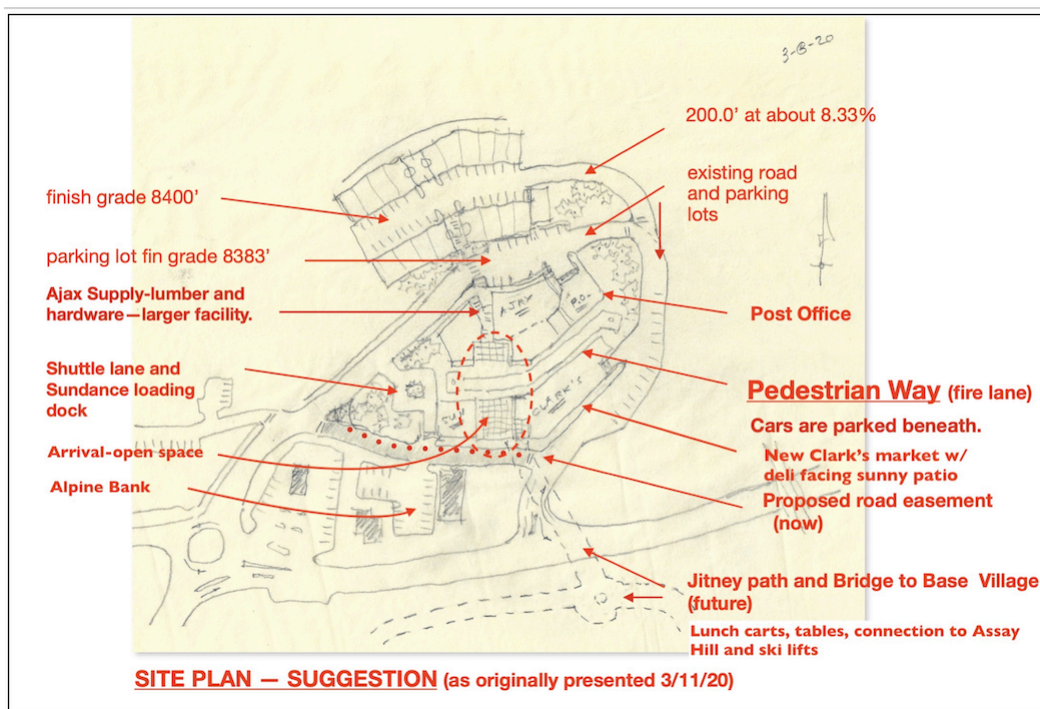


THE BEST BACKYARD EVER

Consider: A view of the entire ski resort from your balcony!



Connectivity: Base Village and ski lifts would be bridged to a happier, richer, Town Center. (Neither gondola, nor shuttles can travel directly door to door.)



New theme for the Center.

Consider: Smooth traffic flow, safe intersections, sunny plazas, open stalls for local vendors, weather proof and secure loading docks, a separate lane for shuttle drop off, easy Alpine Bank access, arrival space at a new bridge, no cars, ...happy children.



Happy Children

Respectfully Submitted,

Jay Shumaker, Architect (retired)
5/5/2024