



**Town Council
Monday, March 10, 2025
4:00 PM**

**Work Session
130 Kearns Road
Town Council Chambers
Snowmass Village, CO 81615**

You can watch the meeting live online on our website at tosv.com.

Agenda

1. Start Time 4:00 P.M.

2. Item for Discussion

2.1. Smiling Goat Ranch Request

[2.1. Smiling Goat Ranch Item Summary.pdf](#)

[2.1. SGR TOSVPresentation.pdf](#)

3. Item for Discussion

3.1. Municipal Sign Code 101

[3.1 Agenda Item Summary - Sign Code.pdf](#)

[3.1 A - Sign Standards.pdf](#)

[3.1 B - Mall CSP.pdf](#)

[3.1 C - Timbermill Bldg CSP.pdf](#)

[3.1 D - Parcel 'C' Gateway Bldg CSP.pdf](#)

[3.1 E - Westin CSP w colored exhibits - FIN, SIGNED.pdf](#)

4. Item for Discussion

4.1. TOSV Workforce Housing Program

[4.1 Agenda Item Summary - TOSV Workforce Housing Program.pdf](#)

5. Item for Discussion

5.1. Mall Transit Station Continued Discussion & Next Steps

[5.1 Agenda Item Summary - Transit Center Next Steps.pdf](#)

6. Adjournment



smilinggoatranch.com



WHO WE ARE

Smiling Goat Ranch is a 501(c)(3) nonprofit organization based in Carbondale that provides free therapeutic animal interactions for individuals with neuropsychiatric conditions, including autism, PTSD, anxiety, depression, grief, and recovery.

OUR MISSION

To bring the healing effects of horses, movement, nature, and an impassioned, supportive community to anyone with neuropsychiatric conditions, free of charge, using The Horse Boy Method and Movement Method.



OUR REQUEST

We are formally requesting permission to lease the Snowmass Rodeo Grounds on dates outside the current lease schedule held by the Snowmass Western Heritage Association during 2025.



PROPOSED ACTIVITIES

- **Weekly Therapeutic Sessions:** Utilizing the Horse Boy Method for clients throughout the Roaring Fork Valley, preferably on Tuesdays
- **Summer Open Houses:** Monthly events (June-August) inviting the public to meet our therapy animals and learn about our programs
- **Educational Workshops:** Sessions focusing on animal-assisted therapy techniques, benefits, animal care, and youth horse camps
- **Fundraising Events:** Community-centered activities, including our signature "Hay Bale Ball" (early fall) and "Whinny Wonderland" (holiday season)



COMMUNITY BENEFITS

- **Therapeutic Services:** Providing valuable support in a central, accessible location
- **Educational Opportunities:** Offering youth horse camps and programs about animal care
- **Community Inclusion:** Serving diverse community members, including individuals with special needs and veterans
- **Efficient Use of Facilities:** Utilizing the grounds during otherwise inactive periods
- **Western Heritage:** Honoring our community's equestrian traditions while expanding services



OUR COMMITMENT

- **Respect the cultural heritage** of the Snowmass Rodeo Grounds
- **Coordinate schedules** with other lessees
- **Maintain the facilities** in excellent condition
- **Expand our programming** to serve more community members in need
- **Work collaboratively** with Town Management to ensure efficient operations
- **Create positive community experiences** that complement existing town programs



ABOUT SMILING GOAT RANCH

Founded in 2015, we are entering our 10th year of helping humans heal through interactions with animals – including horses, goats, dogs, mini horses, mini donkeys, and bunnies.



JOIN US

Learn how this partnership can benefit both our organization and the Snowmass community by maximizing the use of this valuable town asset. The approval by the Snowmass Village Town Council of this lease arrangement would enable expanded healing services for local residents while creating new opportunities for therapeutic connection and community well-being.



SMILING GOAT RANCH

HORSES HELPING HUMANS HEAL

Horse Boy Method:
Cutting - Edge Equine Therapy



Telling Our Story: Why Smiling Goat Ranch?

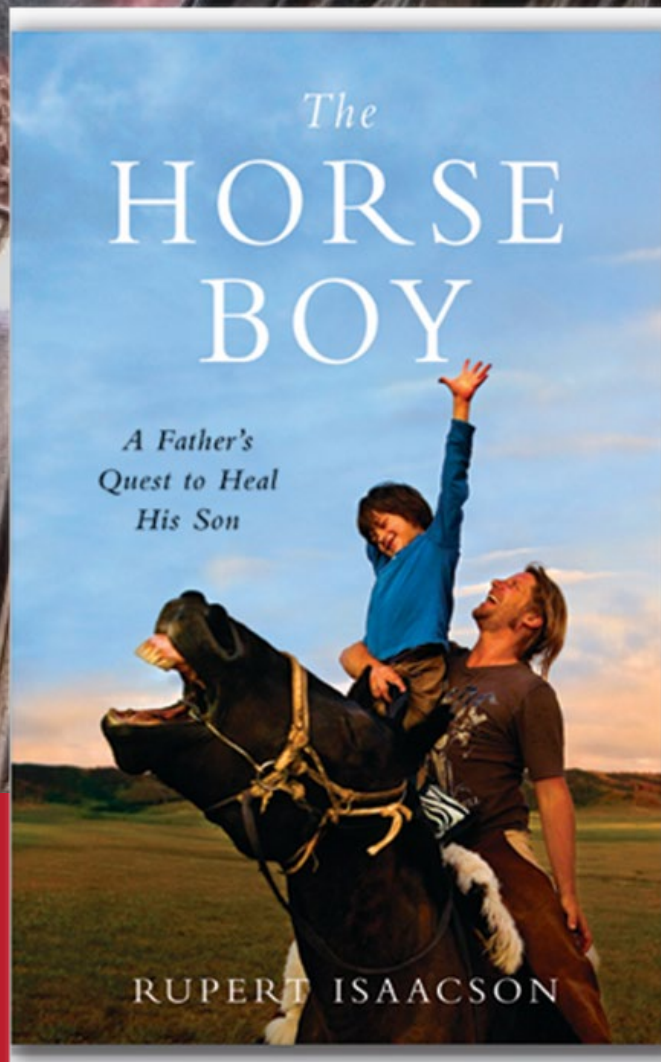
Let us show you why.



Smiling Goat Ranch Program Overview

- Transforming Lives Through Horse -Animal -Human Connection
- Innovative Therapeutic Approach
- Building Community Through Healing
- Horse Boy Method + Movement Method Integration
- Scientifically Validated Approach
- Serving Autism, PTSD, Anxiety, Depression, Trauma, Grief, Recovery, Addiction

ALL SERVICES ARE PROVIDED FREE OF CHARGE



The Science of Healing Through Connection



- *Oxytocin Release Through Movement*
- *Stress Reduction via Horse Animal-Human Bond*
- *Environmental Integration for Optimal Results*
- *Breaking the Fight/Flight Cycle*

How We Are Unique



WORK WITH US!

We are welcoming to all who are affected to experience the healing power of our therapy



HIGH CLIENT SATISFACTION

440 hours of therapeutic programs, including 339 family sessions, 26 group sessions, 44 ranch tours.



SERVICES OFFERED FREE

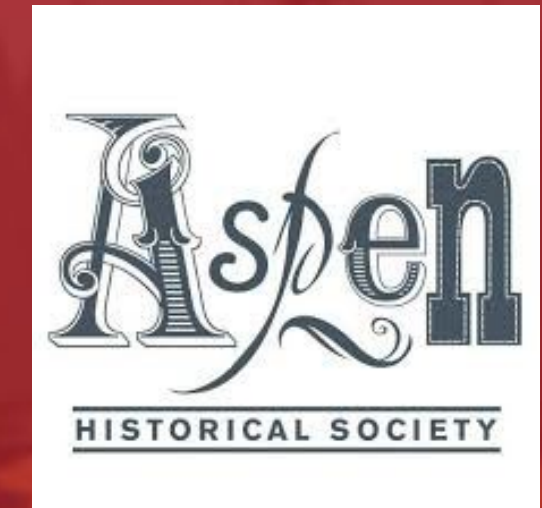
Our therapeutic services are free – eliminating barriers because of cost



WHO WE SERVE

- Serving Autism, PTSD, Anxiety, Depression, Trauma, Grief, Recovery, Addiction
- **34%** of our participants are from Pitkin County
- We believe that the number of participants from Aspen/Snowmass will increase if our location were more accessible to parents and caregivers
- This is why the Snowmass Rodeo Grounds are an ideal location

Clients & Partners



*The partners listed represent only a portion of our collaborative network, which includes more than 20 organizations throughout the Roaring Fork Valley and Western Slope. Some partnerships remain confidential to protect client safety and privacy.

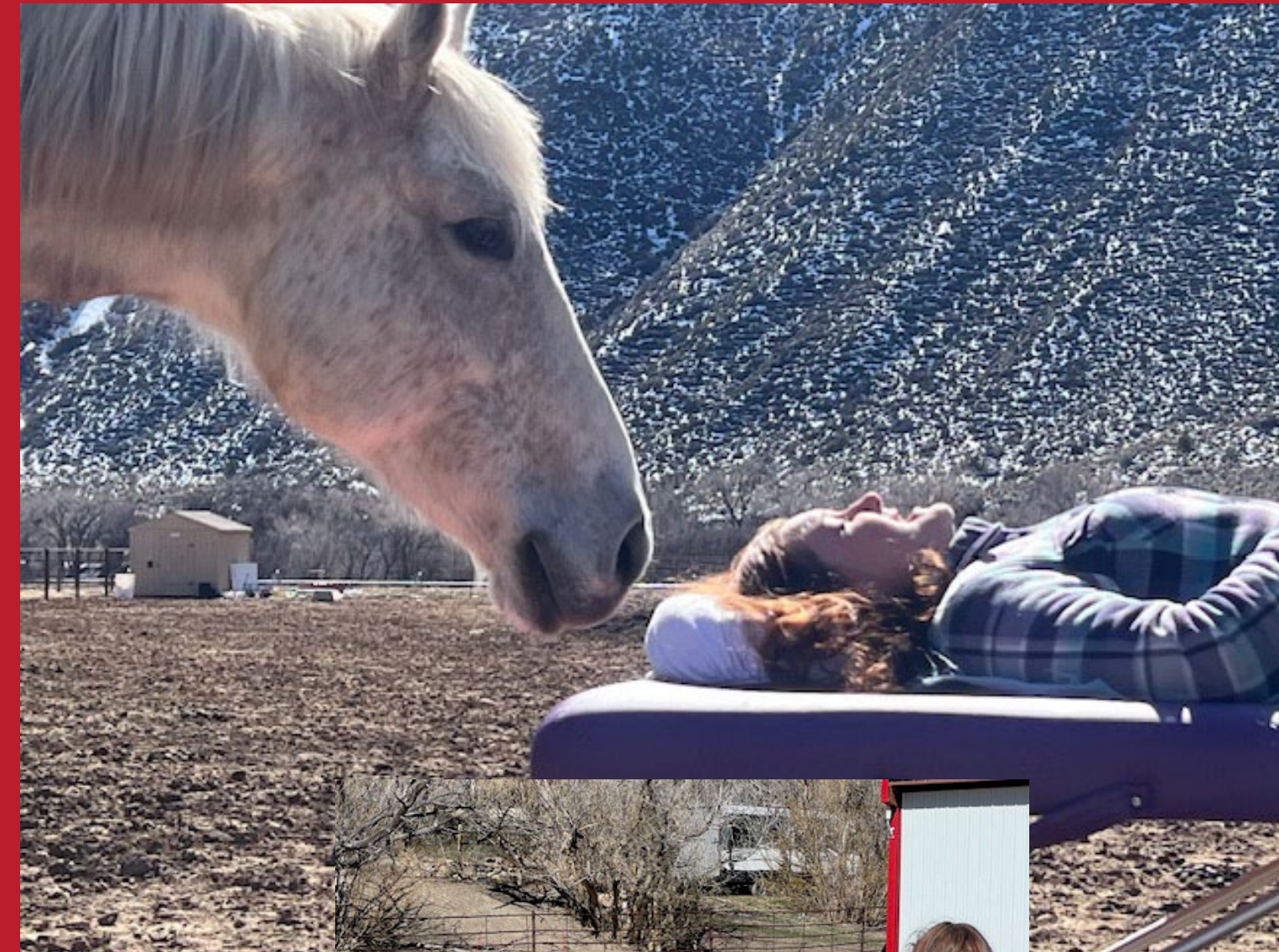


SGR IN ACTION



Family Sessions + Groups + Community

- Our one -hour weekly sessions or “playdates” are tailored to our clients and their specific goals
- We provide:
 - Specialized trauma -informed equine therapy
 - Sensory & Breath Work for Stress Management
 - Licensed Art Therapy Integration
 - Monthly Programs Free for All Veterans



Community Events



Plan for Growth



Snowmass Community Benefit

Provide free services to the community in an existing underutilized space at the Snowmass Rodeo Grounds



Offer expansion of services in satellite locations locally

Progress underway to secure MidValley and other UpValley locations, in addition to Snowmass



Embark on strategic partnerships

Through strategic outreach, we can build partnerships that champion SGR's transformative work and bring the horse heritage back to Snowmass.

Benefits of SGR at SRG



Educational Opportunities

SGR will offer educational programs about animal care and therapeutic practices. Youth horse camps and open houses will serve as both educational programs and fundraising opportunities.



Therapeutic Services

Smiling Goat Ranch's animal-assisted therapy programs will provide valuable support services to local residents in a central, accessible location.



Community Inclusion

Programs will serve diverse local community members, including individuals with special needs, veterans, and those facing mental health challenges.



Efficient Use of Facilities

This partnership will utilize the rodeo grounds during otherwise inactive periods, maximizing the use of existing community infrastructure.

By offering a variety of therapeutic services in a welcoming environment, Smiling Goat Ranch aims to provide accessible and holistic support to the local community

Benefits of SGR at SRG



Tourism Benefits

These services will create an additional attraction for visitors interested in wellness and educational activities while supporting local businesses.



Combined Programming

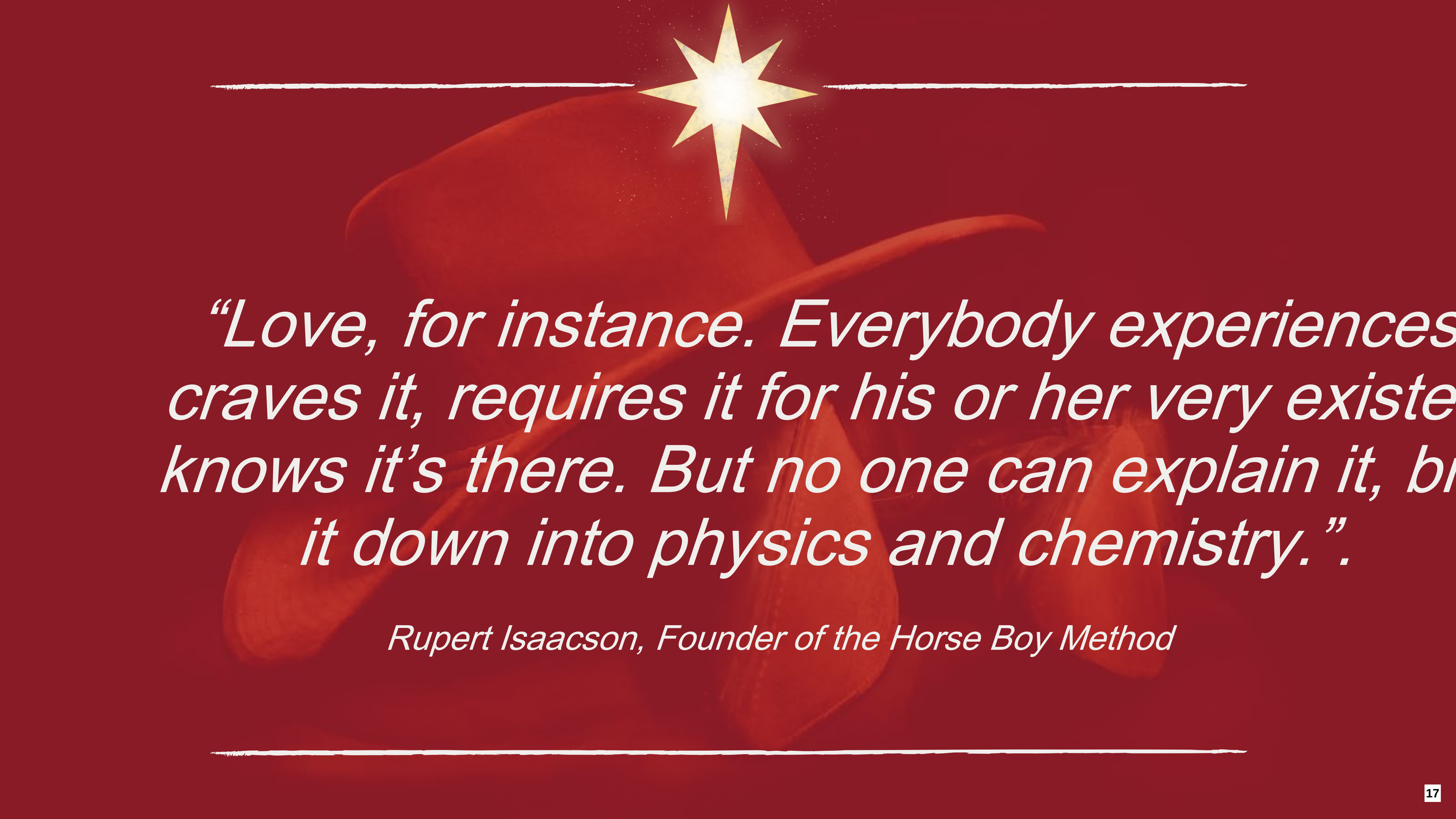
There are opportunities to develop programs that connect traditional rodeo activities with therapeutic services, enhancing local event offerings.



Western Heritage

This initiative honors the history of western heritage and horses in our community while introducing complementary services at this satellite location for local residents.

By offering a variety of therapeutic services in a welcoming environment, Smiling Goat Ranch aims to provide accessible and holistic support to the local community



*“Love, for instance. Everybody experiences
craves it, requires it for his or her very existence
knows it’s there. But no one can explain it, but
it down into physics and chemistry.”*

Rupert Isaacson, Founder of the Horse Boy Method

Let's stay hitched!



Mailing Address

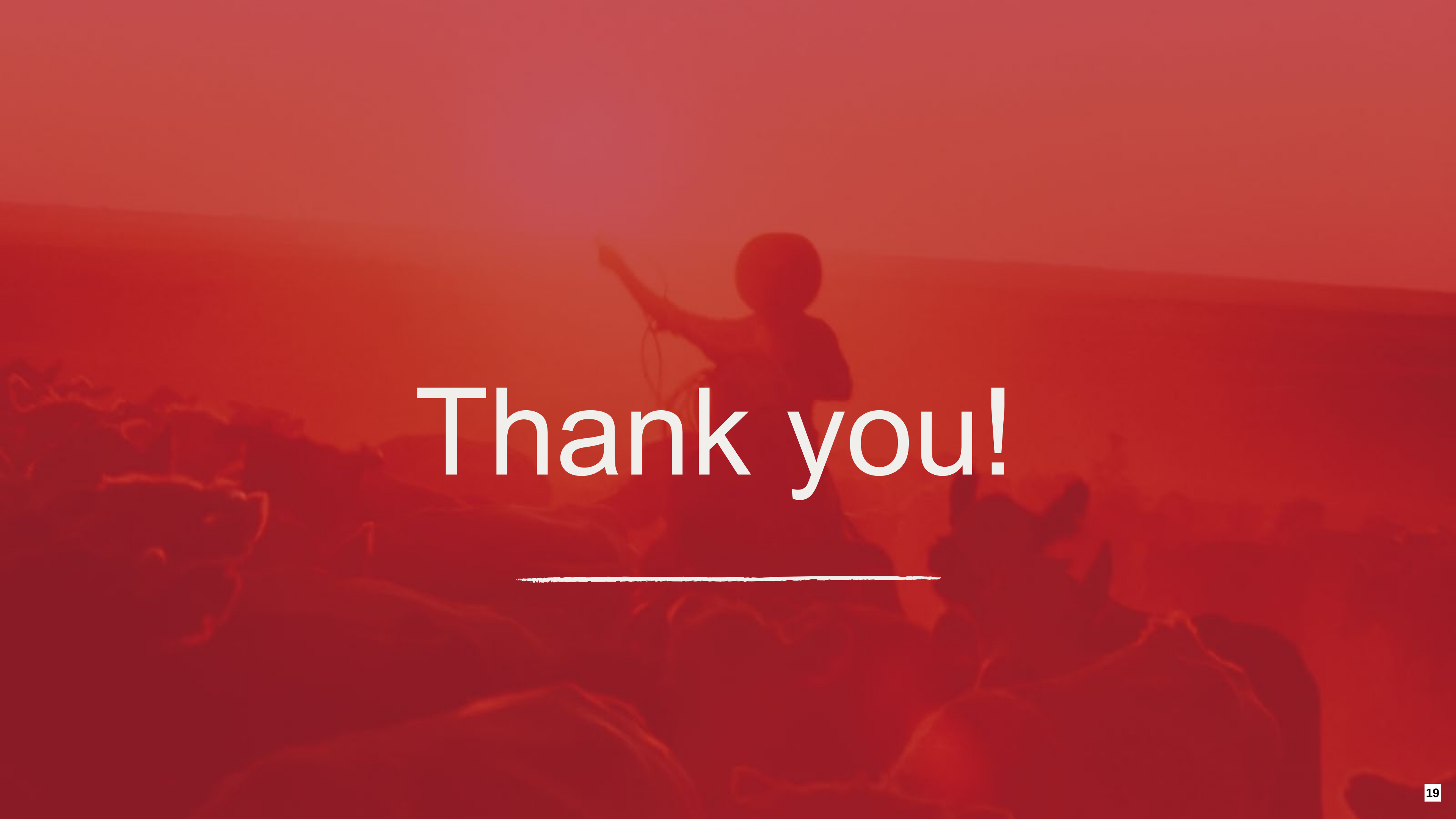
315 Fawn Drive, Carbondale, CO 81623

Email Address

sheryl@smilinggoatranch.com

Phone Number

970.379-1383

A person stands on a rocky shore, their back to the camera, looking out at a large group of people in the water. The scene is captured in a high-contrast, red-tinted style. The person on the shore is silhouetted against the bright water. The group in the water is also silhouetted, appearing as a dense cluster of figures. The overall mood is one of observation and connection.

Thank you!

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING: March 10, 2025

AGENDA ITEM: Sign Code Discussion

PRESENTED BY: David Shinneman, Community Development Director

BACKGROUND: Town Council has requested a time to discuss the Town's current Sign Code. The Sign Code can be found in this link [ARTICLE IV - Development Evaluation Standards | Municipal Code | Snowmass Village, CO | Municode Library](#). Staff will briefly present the Sign Code and then open the item for discussion.

The purpose of the Sign Code (Code) is to create a framework for a comprehensive but balanced system of signs in the community. The Code is intended to serve the following purposes:

- (1) To authorize and promote the use of signs that are:
 - a. Compatible with their surroundings.
 - b. Appropriate to the type of activity to which they pertain.
 - c. Expressive of the identity of both individual proprietors and the community as a whole; and
 - d. Legible in the circumstances in which they are seen.
- (2) To enhance the economy and the businesses within the Town by promoting the reasonable, orderly and effective display of signs and encouraging better communication with the public.
- (3) To preserve the open and uncluttered feeling characteristic of the Town.

In certain areas within the Town the Code allows for a comprehensive sign plan (CSP) to be submitted to allow for flexibility from the standards prescribed in the Code, while still meeting the purpose of this Division. Attached to this summary are a few of the CSP's within the Town.

All signs other than Exempt Signs require a permit including signs approved in a comprehensive sign plan.

FINANCIAL IMPACT: N/A

APPLICABILITY TO COUNCIL GOALS & OBJECTIVES: N/A

COUNCIL OPTIONS: Review the Town's Sign Code, discuss, and ask questions as needed.

STAFF RECOMMENDATION: Review the Town's Sign Code, discuss, and ask questions as needed.

ATTACHMENTS:

- A. Sign Code Standards
- B. Snowmass Village Mall CSP
- C. Timbermill CSP
- D. Gateway CSP
- E. Westin CSP

Division 5. - Sign Standards

Sec. 16A-4-500. - Purpose.

The purpose of this Division is to create the framework for a comprehensive but balanced system of signs in the community. This Division is intended to serve the following purposes:

- (1) Authorize signs. To authorize and promote the use of signs that are:
 - a. Compatible. Compatible with their surroundings;
 - b. Appropriate. Appropriate to the type of activity to which they pertain;
 - c. Expressive. Expressive of the identity of both individual proprietors and the community as a whole; and
 - d. Legible. Legible in the circumstances in which they are seen.
- (2) Promote orderly display. To enhance the economy and the businesses within the Town by promoting the reasonable, orderly and effective display of signs and encouraging better communication with the public.
- (3) Preserve open character. To preserve the open and uncluttered feeling characteristic of the Town.

(Ord. 4-1998 §1; Ord. 7-2000 §1)

Sec. 16A-4-510. - Applicability, exempt signs and prohibited signs.

- (a) Provisions Shall Apply. The provisions of this Division shall apply to all signs located within the Town, except for those signs listed in Section 16A-4-510(b), Exempt Signs.
- (b) Exempt Signs. The provisions of this Division shall not apply to the following signs, nor shall the following signs be considered as a permitted sign for any business establishment:
 - (1) Construction site signs. A sign which names the contractors, subcontractors, architects and all other related enterprises engaged in the construction on the property where the sign is located. Such signs: (a) shall not exceed thirty-two (32) square feet in area, and six (6) feet in height; (b) shall not be erected prior to the start of construction; and (c) shall be removed at the time of final building inspection. There shall be one (1) such freestanding on-premises sign permitted per construction site.
 - (2) Development leasing/rental signs. Freestanding on-premises signs that provide only leasing or sales information during a new construction phase on the property on which the sign is located. Such signs shall not exceed twenty (20) square feet in area, and six (6) feet in height,

shall not be erected prior to the start of construction and shall be removed at the time the leases and/or sales have been completed. No more than one (1) development leasing/rental sign shall be permitted per street or business frontage.

- (3) Informational signs. Signs which are not more than six (6) square feet in area and which are used to direct automobile, pedestrian and/or skier traffic, or to direct parking on private property or in designated ski areas. Informational signs shall bear no advertising material.
- (4) Public signs. Legal notices, identification, informational or directional signs erected or required by governmental bodies, or authorized by the Town for public purposes which meet the requirements of this Division, except for those provisions prohibiting said signs in the rights-of-way.
- (5) Public regulatory signs. All public regulatory signs located in the Town which meet all state requirements.
- (6) Real estate signs. Signs, other than development identification signs, which advertise the sale or rental of the real estate upon which said sign is located or which indicate that the property has been sold. Real estate signs shall not exceed three and one-half (3.5) square feet in area. Real estate signs may remain in place during the time the property is listed for sale or rent, and shall be removed no later than one (1) week after the sale or rental of the property. No more than one (1) real estate sign shall be allowed per property, except a lot with more than one (1) street front exposure may have one (1) real estate sign per street front.
- (7) Garage sale or special event signs. Signs which advertise garage or rummage sales or other special events shall not be displayed more than four (4) times per year for a given property, and the exposure of said signs shall only be for the duration of the event. The individual responsible for the sign shall ensure that the sign is removed on the last day of the event. These signs shall not exceed six (6) square feet in area.
- (8) Interior signs. Signs located on the interior of any building, or within an enclosed lobby of any building or group of buildings, that cannot readily be seen from the exterior of the building and are designed and located to be viewed exclusively by patrons of such use or uses.
- (9) Utility signs. Signs of public utility or cable television companies which show the locations of underground facilities.
- (10) Street address and identification signs. Signs whose content include only the name or professional title of the occupant and address of the premises. Such signs shall not exceed two (2) square feet in area. The sign shall be limited to a wall-mounted, freestanding or window type sign. No more than one (1) such sign shall be permitted per premises unless physical characteristics of the site or other locational considerations preclude visibility of the street address sign from the roadway, in which case a second sign shall be permitted along the road.

- (11) Customer information signs. Customer information signs may display such items as "credit cards accepted," prices and menus. Each such sign shall not exceed four (4) square feet in area.
- (12) Security signs. Signs whose content include only the name of the security company providing service to the premises. Such sign shall not exceed one (1) square foot in area. The sign may be a freestanding, wall-mounted or window type sign. No more than one (1) such sign shall be permitted on the premises.
- (c) Prohibited Signs. No signs or advertising devices of any nature shall be erected or maintained on any property except as necessary to identify the business, its address or as may be necessary or desirable to give directions, advise of rules and regulations or caution or warn of danger, and such signs as may be otherwise required by law. The following signs are strictly prohibited in the Town:
 - (1) Flashing signs.
 - (2) Roof signs.
 - (3) Moving signs.
 - (4) Neon signs.
 - (5) Signs advertising home occupations.
 - (6) Mobile signs. Mobile signs except those that conform to the temporary sign provisions that promote a business.
 - (7) Signs that obstruct motorists. Signs that, by reason of size, location, content, coloring or manner of illumination, obstruct the vision of motorists or obstruct or detract from the visibility or effectiveness of any traffic sign or control device on any road or street, as determined by the Planning Director, Public Works Director and/or Chief of Police.
 - (8) Signs that constitute a hazard. Any sign or sign structure that constitutes a hazard to public health or safety, as determined by the Building Official and/or Chief of Police.
 - (9) Signs on trees or public property. Signs on trees or public property, other than public information signs that are not part of a building structure.

(Ord. 4-1998 §1; Ord. 7-2000 §1)

Sec. 16A-4-520. - Permitted signs.

The following types of signs shall be permitted within the Town:

- (1) Wall-mounted, window, projecting, hanging or awning sign. Each business shall be permitted per business frontage with an access point, either one (1) wall-mounted sign, one (1) window sign, one (1) projecting sign, one (1) hanging sign or one (1) awning sign, provided that the

sign complies with the requirements of this Division. If the individual business so desires, it may construct a sign on a business frontage without an access point if it gives up the right to maintain a sign as permitted above.

- (2) Freestanding or joint identification sign. Either one (1) freestanding, on-premises sign or one (1) joint identification sign shall be permitted at each vehicular access point to a business or the group of businesses advertised on the sign. There shall be a minimum of one hundred (100) feet between freestanding, on-premises signs of an individual business. There shall be a minimum of one hundred (100) feet between joint identification signs permitted for a group of businesses located in the same building or building complex. In no case shall there be more than one (1) freestanding, on-premises or joint identification sign permitted at any access point.

(Ord. 4-1998 §1; Ord. 7-2000 §1)

Sec. 16A-4-530. - Standards applicable to all signs.

- (a) Material and Color. It is recognized that it is desirable to have some diversity of sign design within the Town. However, it is also desirable to assure that construction material and color schemes utilized on signs within the Town shall be consistent with the image of the community. It shall be the responsibility of the Planning Director to review sign design submitted with an application for a permit for consistency with community image. Any signs that have been found to be inconsistent by the Planning Director shall be referred to the Town Council for its review.

- (b) Construction.

- (1) Structure. All sign structures shall be designed and constructed in a manner that is safe, and shall be free of any exposed extra bracing, angle iron, guy wires, cables, etc. No sign structure shall have any nails, wires or sharp metal edges protruding therefrom.
- (2) Wiring. The wiring of all signs shall be contained in raceways or enclosed in poles or comply with the Electrical Code as adopted by the Town. In no case shall the wiring be exposed to the view of the public.
- (3) Glass. Any glass forming a part of any sign shall be heavy safety glass, having a minimum thickness of one-fourth ($\frac{1}{4}$) inch. Where any single piece or pane of glass has an area exceeding three (3) square feet, it shall be wired glass.

- (c) Illumination. All sign illumination shall be concentrated on the sign. The amount of direct light cast to areas other than the sign itself shall be minimized. There shall be no sign illumination permitted within the Town that casts a red, green or blue hue.

- (d) Restriction by Zoning District. Signs shall be restricted by zoning districts as follows:

- (1)

Residential zone districts. In the SF-4, SF-6, SF-15, SF-30, SF-150, EST, MF/PUD, DU, CON and OS zone districts, the only signs which shall be erected are those that are exempt from the provisions of this Division, pursuant to Section 16A-4-510(b), Exempt Signs, together with residential subdivision/complex identification signs, which shall meet all the requirements of a freestanding on-premises sign. Signs erected in these zone districts shall be located at a distance of at least ten (10) feet from any property line.

(2) Commercial zone districts. In the MU/PUD, CC, CC/PUD, PUD or SPA zone districts, only the following signs shall be erected, provided the signs are in compliance with the provisions of this Division:

- a. Commercial advertisement signs.
- b. Institutional signs.
- c. Joint identification signs.
- d. Residential subdivision/complex identification signs.
- e. Temporary signs.
- f. Exempt signs. All signs listed in Section 16A-4-510(b), Exempt Signs.

(e) Registration. All existing signs and every sign erected after December 4, 1984, shall be registered with the Town. Owners of existing signs shall register their signs within one (1) year from December 4, 1984. Signs constructed after this date shall be considered registered upon issuance of a permit.

(Ord. 4-1998 §1; Ord. 7-2000 §1)

Sec. 16A-4-540. - Standards applicable to particular types of signs.

(a) Freestanding On-Premises Signs and Joint Identification Signs.

(1) Height of freestanding on-premises signs. When grade perpendicular to the road decreases, there may be up to three (3) feet of support structure at lowest grade elevation at the base of the sign allowed to get from grade at the base of a freestanding on-premises sign up to road level, up to two and one-half (2.5) feet of additional support to get the sign above an acceptable snow level, and then no more than two and one-half (2.5) feet within which the display surface shall be located. In no case shall the highest point of such a sign be more than five (5) feet above the highest grade elevation at the base of the sign.

(2) Height of joint identification signs.

- a. Grade decreases. When grade perpendicular to the road decreases, there may be up to three (3) feet of support structure at the lowest grade elevation at the base of a joint identification sign allowed to get from grade at the base of the sign up to the level of the road, up to two and one-half (2.5) feet of additional support to get the sign above an

acceptable snow level, and then no more than four and one-half (4.5) feet within which the display surface shall be located. In no case shall the highest point of such a sign be more than seven (7) feet above the grade of the road.

b. Grade is level or increases. When grade perpendicular to the road is level or increases, the maximum height of a joint identification sign shall be seven (7) feet above the highest grade elevation at the base of the sign.

(3) Width. No freestanding on-premises sign or joint identification sign shall be more than seven (7) feet in width.

(4) Display area. The display area of a freestanding on-premises sign, including any architectural embellishments or background materials that are an integral part of the display, shall not exceed seventeen and one-half (17.5) square feet. The display area of a joint identification sign, including any architectural embellishments or background materials that are an integral part of the display, shall not exceed thirty-one and one-half (31.5) square feet. The display area shall be measured as the smallest area enclosing all wording, logos and any other architectural embellishments or background materials utilized as an attention-getting device. If the sign is three-dimensional, the display area shall be the total of each side of the sign which is visible.

(5) Location. Freestanding on-premises signs and joint identification signs shall be permitted only when they are located within a landscaped area. Landscaping shall not adversely affect pedestrian or vehicular traffic. In no case shall such a sign project into the public right-of-way unless granted a variance, or be situated near an intersection in such a manner so as to interfere with vehicular sight distance.

(6) Illumination. Freestanding on-premises signs may be illuminated by indirect illumination, provided that such illumination in no way adversely affects pedestrian and/or vehicular traffic. Internal illumination may be utilized only when lettering is the only translucent portion of the display area and the smallest possible rectangle enclosing the translucent lettering is less than thirty percent (30%) of the total display area. Joint identification signs may be illuminated, provided that only indirect illumination shall be utilized, and such illumination shall in no way adversely affect pedestrian and/or vehicular traffic.

(7) Copy. The copy on any commercial joint identification sign shall list either the specific names of all businesses within a building or complex which wish to advertise on the sign, describing the general nature of the businesses in the building or complex, or it may list the name of the business together with a general description of the business.

(b) Wall-Mounted On-Premises Signs.

(1) Area and measurement.

a.

Area. No wall-mounted on-premises sign shall exceed six (6) square feet for any establishment having a business frontage of thirty (30) linear feet or less. For any establishment having a business frontage of more than thirty (30) linear feet, one (1) square foot of signage will be allowed for each five (5) linear feet of business frontage, up to a maximum of twenty-five (25) square feet.

- b. Multiple businesses share frontage. When two (2) or more businesses are located in the same building and share the same business frontage, they shall be limited to and may share one (1) wall-mounted sign, having an area that complies with Subsection (b)(1)a, Area.
- c. Measurement. The area of all wall-mounted signs shall be the smallest possible area enclosing the extreme limits of the display surface. The display surface also includes any architectural embellishments or background materials that are an integral part of the display and used to differentiate the sign from its surroundings.

(2) Location.

- a. Not cover major architectural features. A wall-mounted sign shall not cover or interrupt major architectural features such as doors and windows.
- b. Projection from wall. A wall-mounted sign shall not project out more than six (6) inches from the wall on which it is mounted.
- c. Projection from roof. No wall-mounted sign shall project beyond the line established by that part of the roof which projects from the wall upon which the sign is mounted, nor shall it extend above the roof line. A mansard roof shall not be considered a wall.

(3) Illumination. Wall-mounted signs may be illuminated, provided that only indirect illumination shall be utilized, and such illumination shall in no way adversely affect pedestrian and/or vehicular traffic.

(c) Awning Signs on Premises.

- (1) Lettering. The lettering on any awning sign shall not exceed six (6) inches in height.
- (2) Wording. The wording on any awning sign shall not exceed seven (7) feet in width.

(d) Temporary Signs.

(1) Area.

- a. Freestanding temporary signs. Freestanding temporary signs shall not exceed nine (9) square feet.
- b. Banners. Banners or any other temporary signs hung from a building or other supports shall not be greater than three (3) feet in height by twelve (12) feet in length.

(2) Display limits. Temporary signs may be displayed no more than two (2) weeks prior to commencement of the event advertised and shall be promptly removed upon its termination.

(e) Projecting On-Premises Signs.

(1) Area and measurement.

- a. Area. No projecting sign shall exceed six (6) square feet.
- b. Measurement. The area of a projecting sign shall be the smallest possible rectangle enclosing the extreme limits of the display surface. The display surface also includes any architectural embellishments or background materials that are an integral part of the display and used to differentiate the sign from its surroundings.

(2) Clearance. Signs which project more than four (4) inches over a pedestrian walkway must allow seven and one-half (7.5) feet of clearance between the bottom of the sign and any pedestrian walkway.

(3) Illumination. Hanging signs may be illuminated, provided that only indirect lighting is utilized, and that the light source does not interfere with pedestrian or vehicular traffic.

(f) Window Signs.

(1) Area and measurement.

- a. Area. No window sign shall exceed ten percent (10%) of the area of the window in which it is placed.
- b. Measurement. The area of a window sign shall be the smallest possible rectangle enclosing the extreme limits of the display, which is comprised of all letters, logos or other graphic information.

(2) Illumination. Window signs may be illuminated, provided that only indirect lighting is utilized and the source does not interfere with pedestrian or vehicular traffic.

(Ord. 4-1998 §1; Ord. 7-2000 §1)

Sec. 16A-4-550. - Procedure to obtain sign permit.

- (a) Permit Required. It shall be unlawful for any person to erect, construct, alter or relocate any sign within the Town, other than those signs listed in Section 16A-4-510(b), Exempt Signs, without first obtaining a permit, including signs approved in a comprehensive sign plan. Routine maintenance or changing of parts shall not be considered an alteration, provided that such change does not alter the surface dimension or height, or otherwise make the sign nonconforming.
- (b) Application Contents. Application for the permit shall be made to the Building Department and shall include the following information:
 - (1) Identification. Name, address and telephone number of the applicant, owner and occupant of the property, and the name of the person who will erect the sign.
 - (2) Location of structure. Location of the structure or parcel of property on which the sign will be attached or erected.
 - (3)

Position of sign. Position of the sign in relation to nearby buildings, structures, property lines and rights-of-way.

- (4) Plans. A copy of plans and specifications showing material and method of construction, illumination, electrical wiring, location and support.
- (5) Sketch. Sketch showing sign faces, exposed surfaces and proposed message, accurately represented in scale as to size, area, proportions and color. The proposed message requirement does not apply to those signs whose copy could change frequently.
- (6) Consent. Written consent of the owners of the building, structure or land on which the sign is to be erected.
- (7) Temporary sign. On any application for a temporary sign, the applicant shall list the earliest date on which the sign may be established and the date on which the sign shall have been removed.
- (8) Fee. The required permit fee for each sign shall accompany the application. The amount of such permit fee shall be determined and set by the Town Council from time to time.

(Ord. 4-1998 §1; Ord. 7-2000 §1)

Sec. 16A-4-560. - Comprehensive sign plan.

- (a) Purpose. There are special circumstances within the Town that deserve flexibility from the standards prescribed in this Division, when such flexibility is in the best interest of the community. The purpose of this Section is to authorize a comprehensive sign plan to be submitted so as to afford such flexibility, while still meeting the purpose of this Division.
- (b) Applicability. The Town Council may permit the utilization of comprehensive sign plans for multiple businesses located in a single building, or for building complexes that are located on one (1) lot or parcel or two (2) or more continuous parcels, that are held in unified control.
- (c) Plan Requirements. Comprehensive sign plans shall meet the following requirements:
 - (1) Submission of application. An application for a comprehensive sign plan shall be submitted to the Planning Director. The application shall include the following materials:
 - a. Minimum contents. The minimum contents for any application, as specified in Section 16A-5-40(b), Minimum Contents.
 - b. Detailed sign plan. A detailed sign plan with an accurate survey map or sufficient legal description describing the area in which the plan will be in effect. The plan shall include written stipulations that address all relevant concerns, including but not limited to the location of proposed signs and their size, height, color, lighting, orientation, construction material and copy. If there are signs within the plan area that will not conform to the standards described in the comprehensive sign plan, procedures and time frames for securing the removal of nonconforming signs shall be detailed.

- c. All parties must join. All parties affected by provisions of the comprehensive sign plans must join in the application for such plans. If multiple businesses in a single building, building complexes or portions thereof are governed by a management agreement, the duly constituted representative of the management association or firm shall join in such plan. It is unnecessary for owners or lessees to join if said representative has joined on their behalf.
- (2) Staff review. Staff review of the application shall be accomplished, as specified in Section 16A-5-50, Staff Review of Application.
- (3) Planning Commission review. A complete copy of the application shall be forwarded to the Planning Commission, together with a copy of the staff review. The Planning Commission shall review the application, and shall make its recommendations to the Town Council, considering whether the comprehensive sign plan contains appropriate limitations within its plan stipulations to ensure that the sign plan will minimize its impact on surrounding land uses and is compatible with the purposes of this Division.
- (4) Town Council first reading. The Planning Commission's recommendations shall be forwarded to the Town Council at a regular meeting, together with a complete copy of the application and a copy of the staff's review. The Town Council shall consider all relevant materials and shall adopt an ordinance on first reading approving the comprehensive sign plan as recommended or with modifications, or shall adopt a resolution denying the application, citing specific reasons therefor.
- (5) Public hearing. Prior to second reading and final adoption of such ordinance, the Town Council shall hold a public hearing. Public notice of the hearing shall be given by publication, mailing and posting of notice, pursuant to Section 16A-5-60(b), Manner and Timing of Notice. The Town Council shall consider the application, any relevant support materials, the staff report, the Planning Commission's recommendation and the public testimony given at the public hearing. Following closure of the public hearing, the Town Council shall adopt the ordinance, adopt the ordinance with modifications or deny the ordinance.
- (6) Amendment. Once authorized by the Town Council, a comprehensive sign plan may only be amended as follows:
 - a. Procedure. The Planning Director shall submit notice of the requested change and all relevant material to the Planning Commission for its review and recommendation to the Town Council.
 - b. Standards. The Planning Commission may recommend approval, and the Town Council may approve the proposed change only if the following standards are met:
 1. Not adversely affect sign plan. The proposed amendment will not adversely affect the development and preservation of the entire sign plan;

2. Not adversely affect surrounding uses. The proposed amendment will not adversely affect surrounding land uses;
 3. Not conflict with purposes. The proposed amendment will not conflict with the purposes of this Division; and
 4. Not confer special benefit. The proposed amendment will not be granted solely to confer a special benefit upon any party.
- (7) Town Council authority. Nothing in these provisions shall be construed to deny the Town Council power to require any modification of or release from any provision of the comprehensive sign plan so that the plan conforms to other Town ordinances.

(Ord. 4-1998 §1; Ord. 7-2000 §1)

Sec. 16A-4-570. - Nonconforming signs.

- (a) General. All signs existing on December 4, 1984, that do not conform to the provisions of this Article shall be regarded as lawful nonconforming signs.
- (1) Exception for comprehensive sign plan. Signs that are not in compliance with this Division but have been approved by the Town Council as part of a comprehensive sign plan shall not be considered nonconforming.
 - (2) Exception for signs less than five percent (5%) over maximum. All signs existing on December 7, 1984, that would be considered nonconforming by virtue of allowable measurement (square footage, height and width) shall not be considered nonconforming if the sign is less than five percent (5%) over the maximum measurement allowed.
- (b) Sign shall be maintained. A lawful nonconforming sign shall be maintained in good condition but shall not be:
- (1) Changed. Changed in any manner to another nonconforming sign;
 - (2) Structurally altered. Structurally altered so as to prolong the life of the sign;
 - (3) Expanded;
 - (4) Re-established after discontinuance. Re-established after its discontinuance for thirty (30) days;
 - (5) Moved. Moved in whole or in part to another location unless said sign is made to conform to all of the regulations of this Division; and
 - (6) Re-established after damage. Re-established after damage or destruction in an amount exceeding fifty percent (50%) of its estimated initial value, as determined by the Planning Director.

(c)

Amortization Period. It is reasonable that a time limit (amortization period) be placed upon the continuance of existing nonconforming signs. This will allow the owner to continue using a lawful nonconforming sign for a period of time, but it will also ensure that the nonconforming sign will eventually be brought into substantial uniformity with all signs permitted in the community. The following amortization schedule shall apply to all lawful nonconforming signs:

- (1) Nonconforming due to number of signs. Any use which has signs which are nonconforming because of the number of signs on the premises shall bring the number of signs into conformity within ninety (90) days of the effective date of the ordinance codified herein.
- (2) Other nonconformities. All other nonconforming signs shall be brought into conformance with the provisions of this Division within one (1) year of the effective date of the ordinance codified herein.

(Ord. 4-1998 §1; Ord. 7-2000 §1)

Sec. 16A-4-580. - Sign variances.

An application for a variance from the provisions of this Division shall be processed pursuant to the provisions of Section 16A-5-240, Variances. Provided, however, that the application for a sign variance shall not be evaluated pursuant to the standards of Section 16A-5-240(c), Review Standards. Instead, the applicant shall be required to demonstrate that the proposed signage cannot be reasonably installed as provided in this Division due to unique physical characteristics of the property, its surroundings and/or the unique nature of the sign itself. Any variance granted shall be only for the minimum amount necessary to overcome the unique features.

(Ord. 4-1998 §1; Ord. 7-2000 §1)

Sec. 16A-4-590. - Enforcement.

The Planning Director shall be responsible for enforcing the provisions of this Division. Violation of the provisions of this Division shall result in punishment in accordance with the provisions of Section 1-72 of this Municipal Code.

(Ord. 4-1998 §1; Ord. 7-2000 §1)

TOWN OF SNOWMASS VILLAGE

TOWN COUNCIL

ORDINANCE NO. 28

SERIES OF 1984

AN ORDINANCE APPROVING THE SNOWMASS VILLAGE MALL COMPREHENSIVE SIGN PLAN AND DECLARING AN EMERGENCY.

WHEREAS, on August 20, 1984 in response to a concern about the proliferation of commercial signs within the community, the Town Council adopted Ordinance No. 16, Series of 1984, imposing a moratorium on the installation of commercial signs within Snowmass Village; and

WHEREAS, the Town Council adopted Ordinance No. 25, Series of 1984, amending the Land Use Code and providing specific regulations for all commercial signs within Snowmass Village and rescinding the sign moratorium; and

WHEREAS, due to unique signage requirements in several areas of the community, a provision for a Comprehensive Sign Plan which would allow flexibility in signage regulations if approved by the Town Council was also adopted; and

WHEREAS, Shell Management Corporation of Colorado has submitted for review and in accordance with the provisions of the Land Use Code a Comprehensive Sign Plan for the Snowmass Village Mall; and

WHEREAS, the Planning Commission has reviewed the proposed Plan and recommended conditional approval; and

WHEREAS, the Town Council has also reviewed the proposed Comprehensive Sign Plan in accordance with the provisions of the Land Use Code.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Snowmass Village, Colorado:

Section One. Findings

That the Snowmass Village Mall Comprehensive Sign Plan is consistent with the Land Use Code and meets the intent of the Comprehensive Sign Plan provision described therein.

Section Two. Conditional Approval

That the Comprehensive Sign Plan for the Snowmass Village Mall, attached hereto as Exhibit A, is hereby approved subject to the following condition:

1. That the Comprehensive Sign Plan for the Snowmass Village Mall be amended to include an abatement provision for the elimination of individual signs that do not conform to the provisions of said Plan to be effective on the termination date and/or renewal date of each individual business' lease.

Section Three.

That the Town Council finds and determines that the adoption of this Ordinance as an emergency measure is necessary and proper in order to preserve the welfare of the public. Accordingly, this Ordinance shall become effective upon passage in accordance with the provisions of Section 4.10 of the Home Rule Charter.

INTRODUCED, READ AND ADOPTED on First Reading by the Town Council of the Town of Snowmass Village, Colorado, on the 26th day of November, 1984, by a vote of 7 to 0.

INTRODUCED, READ AND ADOPTED on Second Reading by the Town Council of the Town of Snowmass Village, Colorado, on the _____ day of _____, 1984, by a vote of _____ to _____.

TOWN OF SNOWMASS VILLAGE, COLORADO

By: Jefferson Tippet
Jefferson Tippet, Mayor

ATTEST:

Susan Garrison
Susan Garrison, Town Clerk

EXHIBIT A

VILLAGE MALL CODE INTERNAL SIGNAGE

GENERAL OBJECTIVES: In order to work toward an improvement in the overall quality and consistency of the Snowmass Village Mall, Snowmass Village Limited Partnership's agent, (hereinafter referred to as Landlord's Agent) has developed the following set of signage and graphics guidelines to be applied to all tenants on the Mall. The intent is to set forth guidelines that will insure a certain standardization of size, construction quality, and color, while allowing for individuality and creativity from sign to sign. This policy is written expressly to promote an image of elegance and good taste along with a spirited, eventful approach to merchandising.

The following guidelines apply to all office, retail and restaurant signage:

CONFORMANCE: Any sign which conforms to the old signage code, but which does not conform to this code, must be replaced when a new lease or option begins. Any sign which does not conform to the old signage code should be replaced in Spring, 1985.

APPROVALS AND PERMITS: Because the Snowmass Village Mall signage policy will be considered a "comprehensive sign plan" within the context of the Town of Snowmass Village sign code, all sign layouts within the Mall must be reviewed and approved by Landlord's Agent prior to filing a permit application with the Town.

SUBMISSION REQUIREMENTS: The following information must be included in all submissions to both the Landlord's Agent and the Town in order to secure a permit to begin manufacturing or installation of a sign.

- a. Items 1 through 8 under Section 11.045 PERMIT REQUIREMENT in the Town sign code;
- b. Mall map (to be provided by Landlord's Agent) keying the location of the proposed sign or signs;
- c. Name of intended sign manufacturer to be used.

SPECIAL DESIGN REQUIREMENTS: Main identification signs (including wall mounted, projecting, or hanging).

- a. Materials. 2" stock redwood (clear heart vertical grain kiln-dried only). If painted, use high quality exterior latex. If natural finish, use high linseed oil or weatherproofing stain.
- b. Color Usage. As in the Town Sign Code, any color may be considered for background or any graphic design or illustration to be incorporated into the design. This policy does, however, encourage color selection in the softer tones for backgrounds, and bright tones for illustration of graphic vignettes.

What will be required of merchants, however, is gold raised, carved, routed, or sandblasted letter. Gold epoxy paint or gold leaf techniques may be used to achieve this effect. All other lettering on the sign, such as the type of product sold, may be painted in any color, and need not be raised or carved into the wood.

c. Display Area and Measurement.

1. Shape: All proposed sign shapes will be approved on an individual basis; however, simpler shapes such as ovals, circles, rectangles, and squares are less costly to construct and less distracting to the overall message.
2. Size: Mall Level. Businesses are limited to 4.5 square feet per sign face.
3. Size: Second and Third Levels. Businesses are limited to 6 square feet per sign face.
4. Quantity of Signs: Signs may be double or single face and will depend on the installation location which will be determined by the Landlord's Agent. In the case of stores with more than 30 feet of linear frontage, more signs may be allowed. This will be a special consideration to be approved by the Landlord's Agent. In the case of a business with more than one actively used access point, they will be allowed one sign per doorway at the same size requirements.
5. Installation Height: No sign that will be installed above a pedestrian area may hang lower than 7'6" from the bottom of the sign to the ground plane. In some walkway areas this will affect the shape design and should be looked at before completing a submission package. In the case of signs to project off columns, over a planted area, these may be lowered to a height of 6' from the bottom of the sign to the ground plane.
6. Lighting and Hardware: Each tenant will provide and install lighting and brackets for signs but both fixtures and brackets will be designed by Landlord's Agent and be part of the required signage program.

AWNING SIGNS: Awning signs will be considered as an alternative to main identification signs if approved on an individual basis. Stringent maintenance requirements will be part of the approval conditions.

WINDOW SIGNS: All window signs will be limited to decals, silk-screening on glass, gold leaf, or etching. No solid or structural backing will be permitted. It is recommended that the store name be placed on the front door, with hours of operation and other pertinent information in small lettering underneath. If a business has additional window bays, the name and logo may be repeated once per window. Total square footage for all window lettering may not exceed 6 square feet, with any individual

letter of logo height not exceeding 4" at the mall level and 7" on the second and third levels. In the case of businesses with more than 30 feet of linear frontage, these will be considered on an individual basis.

TEMPORARY SIGNS: All other signage not discussed above will be considered temporary unless specifically approved by the Landlord's Agent. These include the following types of signs: Sale signs, pennants, banners, daily specials, etc. These must all be approved prior to installation and will be stamped with an expiration date. Poorly executed hand written signs are not acceptable. Miscellaneous product signs provided by manufacturers displayed in windows are not acceptable. Those signs considered exempted signs under the town code are considered temporary signs under this code.

MENU BOARDS: Standard menu boards for each restaurant will be provided by the Landlord's Agent, and will be available for the exclusive use of each restaurant.

PRECEDING SIGN COVENANTS: This document will replace any and all documents previously applicable to the Mall signage. Since this will be considered a "comprehensive sign plan" by the Town of Snowmass Village, it will be part and parcel of their sign code and should not be considered a complete replacement.

AS SET FORTH IN THE LEASE, THE FOREGOING SIGNAGE GUIDELINES MAY FROM TIME TO TIME BE REVISED AT THE SOLE DISCRETION OF LANDLORD.

CW&HLTD

156 MEDITERRANEAN AVENUE SUITE E

P.O. BOX 11748

ASPEN, COLORADO 81612

303-925-6256

October 29, 1984

Snowmass Village Mall Comprehensive Sign Plan

The Snowmass Village Mall is an ideal application in the "Comprehensive Sign Plan" (CSP) category of the Town's new sign code.

Shell Management Corporation of Colorado, the new owner of the Mall, has determined that a stringent sign policy, along with other improvements, will be beneficial to the long-term viability of the Mall as a shopping destination.

Then intent of the improvements is to enhance the Mall as a "special place" - a commercial activity area distinct from the residential nature of the rest of the Village. This has translated to the development of plans for a unified and upscale retail sign program which includes standardized sign mounting brackets and light fixtures, special Mall entry signs, standard directories to upper level stores and the addition of permanent banners to promote a festive and eventful appeal to the Mall.

In most cases, the comprehensive sign plan for the Mall conforms with, or is more stringent than Town sign code regulations. We have outlined those deviations on the attached sheets.

The Snowmass Village Mall Comprehensive Sign Plan will conform to all provisions as stated in the Town of Snowmass Village sign code with the following exceptions:

11.010 GENERAL PROVISIONS

E.1 Number of signs permitted

One sign (wall-mounted, hanging, projecting or window sign) per business frontage with an access point.

SNOWMASS VILLAGE MALL COMPREHENSIVE SIGN PLAN

Business would be allowed one wall projecting, hanging or awning sign per access point.

In addition, businesses would be allowed window signs with the following restrictions:

Decals, silkscreening on glass, gold leaf or etching only.

No solid or structural backing will be premitted.

If a business has additional window bays, the name and logo may be repeated once per window.

Total square footage for all window lettering may not exceed 6 square feet, with any individual letter or logo height not exceeding 4" at the mall level and 7" on the second and third levels.

Reason: Many signs on the mall do not hang directly over entrance doors. For pedestrians to identify these businesses clearly, window signs would be appropriate. Please note that under the CSP no free standing signs would be allowed for any retail business.

11.010 GENERAL PROVISIONS

E.2 Either one free standing, on premise sign or one joint identification sign shall be permitted at each vehicular access point to a business or the group of businesses advertised on the sign.

SNOWMASS VILLAGE MALL COMPREHENSIVE SIGN PLAN

The SMVM owners would be allowed joint identification signs at key stairway positions to identify the businesses on the 2nd and 3rd levels of the Mall.

These joint identification signs are geared to the pedestrian (as vehicles have no access to the Mall) and will only use 10 square feet of the allowed 27 square feet for joint identification signs.

Reason: By placing directories at key positions, business owners on the 2nd and 3rd levels would be assured of clear communication with pedestrians on the Mall level. By restricting free standing signs the Mall can preserve an uncluttered feeling.

11.015 PERMITTED SIGNS

B.7 Joint Identification Signs - The copy on any commercial joint identification sign shall list either the specific names of all businesses within a building or complex who wish to advertise on the sign or it shall list only the general nature of the businesses in the building or complex.

SNOWMASS VILLAGE MALL COMPREHENSIVE SIGN PLAN

Businesses would be identified by the specific name and generic name of the business on a joint identification (directory) sign.

Reason: By allowing owners identification by both generic and specific terms their exposure will be maximized.

11.015 PERMITTED SIGNS

E.2 Length of Display

Temporary signs may be displayed no more than two weeks prior to the commencement of the event advertised and shall be promptly removed upon its termination.

SNOWMASS VILLAGE MALL COMPREHENSIVE SIGN PLAN

Mall owner's (only) would be allowed to hang banners at the entrance ways as permanent fixtures in the Mall.

Reason: To enhance the appeal of the Mall to the public as a special place.

11.015 PERMITTED

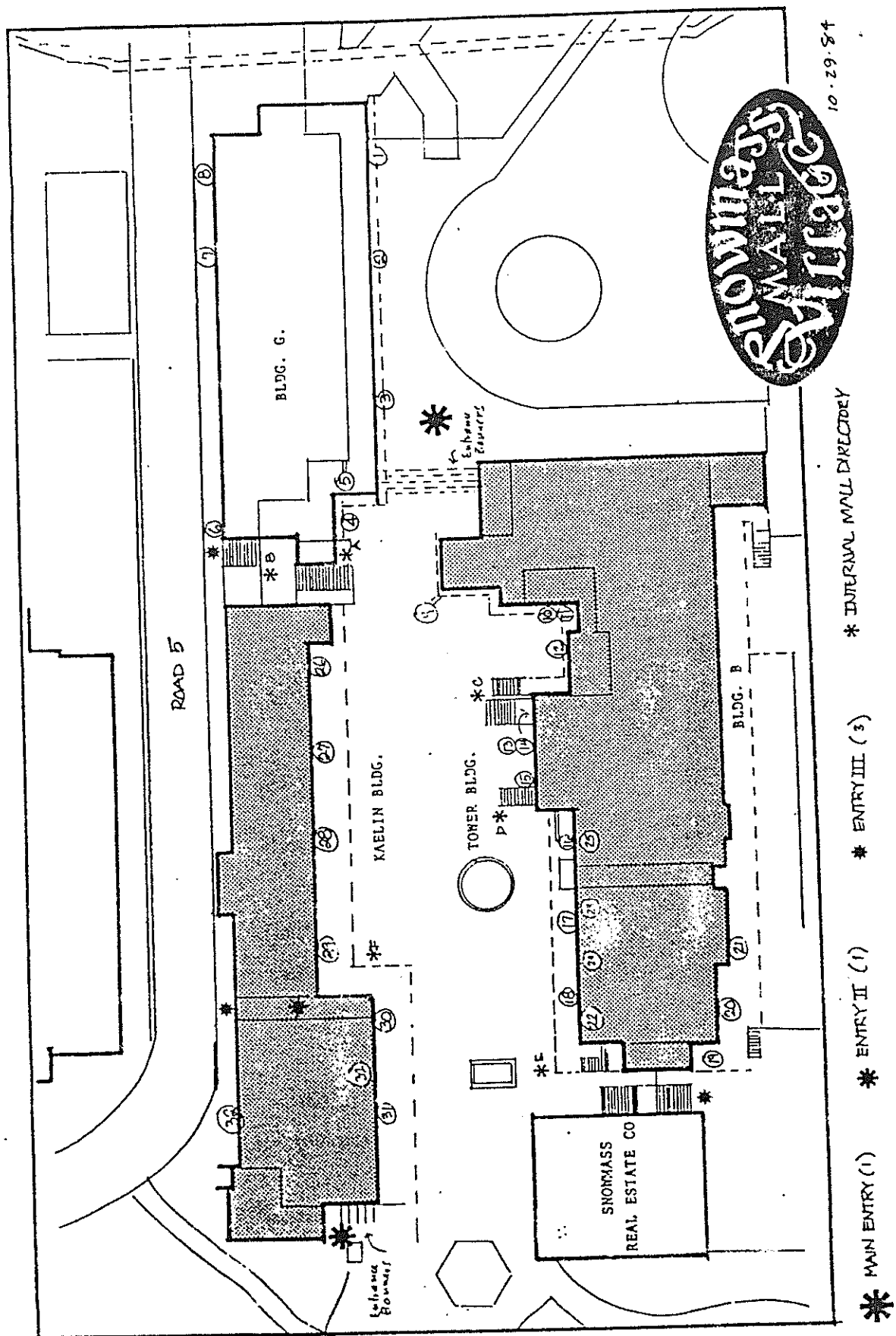
G.2 Clearance of Hanging Signs

Hanging signs must allow eight (8) feet of clearance between the bottom of the sign and ground.

SNOWMASS VILLAGE MALL COMPREHENSIVE SIGN PLAN

Hanging signs will be permitted to have 7'6" clearance over pedestrian walkway.

Reason: Low ceiling heights of the walkways.



10-29-84

THE SNOWMASS VILLAGE SUN

Box 5770
Snowmass Village, CO 81611

PROOF OF PUBLICATION

STATE OF COLORADO

County of Pitkin

Copy of Notice

Legal Notice

Town of Snowmass Village
TOWN COUNCIL
ORDINANCE NO. 28
SERIES OF 1984

AN ORDINANCE APPROVING THE
SNOWMASS VILLAGE MALL
COMPREHENSIVE SIGN PLAN
AND DECLARING AN EMERGEN-
CY.

WHEREAS, on August 20, 1984 in response to a concern about the proliferation of commercial signs within the community, the Town Council adopted Ordinance No. 16, Series of 1984, imposing a moratorium on the installation of commercial signs within Snowmass Village; and

WHEREAS, the Town Council adopted Ordinance No. 25, Series of 1984, amending the Land Use Code and providing specific regulations for all commercial signs within Snowmass Village and rescinding the sign moratorium; and

WHEREAS, due to unique signage requirements in several areas of the community, a provision for a Comprehensive Sign Plan which would allow flexibility in signage regulations if approved by the Town Council was also adopted; and

WHEREAS, Shell Management Corporation of Colorado has submitted for review and in accordance with the provisions of the Land Use Code a Comprehensive Sign Plan for the Snowmass Village Mall; and

WHEREAS, the Planning Commission has reviewed the proposed Plan and recommended conditional approval; and

WHEREAS, the Town Council has also reviewed the proposed Comprehensive Sign Plan in accordance with the provisions of the Land Use Code.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Snowmass Village, Colorado:

Section One. Findings
That the Snowmass Village Mall Comprehensive Sign Plan is consistent with the Land Use Code and meets the intent of the Comprehensive Sign Plan

Section Two. Conditional Approval
That the Comprehensive Sign Plan for the Snowmass Village Mall, attached hereto as Exhibit A, is hereby approved subject to the following condition:

1. That the Comprehensive Sign Plan for the Snowmass Village Mall be amended to include an abatement provision for the elimination of individual signs that do not conform to the provisions of said Plan to be effective on the termination date and/or renewal date of each individual business' lease.

Section Three.

That the Town Council finds and determines that the adoption of this Ordinance as an emergency measure is necessary and proper in order to preserve the welfare of the public. Accordingly, this Ordinance shall become effective upon passage in accordance with the provisions of Section 4.10 of the Home Rule Charter.

INTRODUCED, READ AND ADOPTED on First Reading by the Town Council of the Town of Snowmass Village, Colorado, on the 26th day of November, 1984, by a vote of 7 to 0.

Town of Snowmass Village, Colorado
By: Jefferson Tippet, Mayor

ATTEST:
Susan Garrison, Town Clerk

EXHIBIT A

VILLAGE MALL CODE INTERNAL SIGNAGE

GENERAL OBJECTIVES: In order to work toward an improvement in the overall quality and consistency of the Snowmass Village Mall, Snowmass Village Limited Partnership's agent, (hereinafter referred to as Landlord's Agent) has developed the following set of signage and graphics guidelines to be applied to all tenants on the Mall. The intent is to set forth guidelines that will insure a certain standardization of size, construction quality, and color, while allowing for individuality and creativity from sign to sign. This policy is written expressly to promote an image of elegance and good taste along with spirited, eventful approach to merchandising.

TOWN OF SNOWMASS VILLAGE

TOWN COUNCIL

ORDINANCE NO. 7

SERIES OF 1989

AN ORDINANCE APPROVING THE TIMBERMILL BUILDING (HIVE PARTNERS) COMPREHENSIVE SIGN PLAN.

WHEREAS, the Snowmass Village Town Council adopted Ordinance No. 25, Series of 1984, amending the Land Use Code and establishing regulations for signage within the community; and

WHEREAS, Section 16.030 of the Land Use Code establishes a provision for a Comprehensive Sign Plan, the intent of which is to provide flexibility from the adopted sign standards when said Plan receives special review by the Town; and

WHEREAS, Hive Partners has submitted a Comprehensive Sign for the Timbermill Building in accordance with the provisions established in the Land Use Code; and

WHEREAS, a public hearing was held on April 17, 1989 before the Town Council to receive public comment; and

WHEREAS, the Town Council finds the following:

1. Hive Partners has presented special circumstances which deserve flexibility from the standards prescribed in Chapter 16.0 of the Land Use Code and that said flexibility is in the best interest of the community.
2. The Plan has been submitted in accordance with requirements of the Land Use Code, as described in Section 16.030.
3. The Plan is consistent with the signage of surrounding uses and does not present any adverse impacts.
4. The Plan is in conformance with the general interest of the Town sign regulations.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Snowmass Village, Colorado, that:

Section One: Action

The Town Council hereby approves the Comprehensive Sign Plan, as attached hereto as Exhibit A, for the Timbermill Building. Said plan shall supersede the Town's sign regulations, as described in Chapter 16.0 of the Land Use Code, only with respect to those provisions or regulations

TC ORD 89-07
06/05/89
Page 2

specifically contained within this Comprehensive Sign Plan which are at variance with the Community Signage regulations.

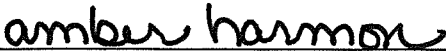
INTRODUCED, READ AND ADOPTED on first reading by the Town Council of the Town of Snowmass Village, Colorado on the 1st day of May, 1989 by a vote of 4 to 1. Councilmember Unger opposed. Councilmembers Aiken and Mercatoris were absent.

INTRODUCED, READ AND ADOPTED on second reading by the Town Council of the Town of Snowmass Village, Colorado on the 5th day of June, 1989 by a vote of 7 to 0.



RICHARD G. WALL, Mayor

ATTEST:



AMBER HARMON, Town Clerk

H E BUILDING EXPANSION/REMOVAL
HIVE BUILDING PARCEL
SNOWMASS VILLAGE MALL

COMPREHENSIVE SIGN PLAN

GENERAL OBJECTIVES:

In order to achieve high quality and consistency of the Hive Building a/k/a The Timbermill Building in Snowmass Village Mall (the "Mall"), Hive Partners, the owner and landlord of all tenant spaces situate in the Hive Building has developed the following set of signage and graphics guidelines to be applied to all tenants in the development, save and excepting The Aspen Skiing Company which maintains its own uniform system of signage and is not accountable therefor to Hive Partners under its lease. The Aspen Skiing Company does however understand that its signage will need Town of Snowmass Village (the "Town") approval under the Town's Community Signage Code (the "Code"). The intent is to set forth guidelines that will insure a certain standardization of size and construction quality, while allowing for individuality and creativity from sign to sign. This policy is written expressly to promote an image of contemporary good taste along with a spirited, eventful approach to merchandising of goods and services within and about the Hive Building.

The following guidelines apply to all office, retail, service, community and restaurant signage:

CONFORMANCE:

Any existing sign, fixture, or bracket which conforms to the old signage code, but which does not conform to this code, must be replaced when a new lease begins or by no later than June 5, 1992, whichever comes first. This will include brackets and signs.

APPROVALS AND PERMITS:

Because the Mall signage policy will be considered a "comprehensive sign plan" within the context of the Code, all sign layouts within the Mall must be reviewed and approved by Hive Partners prior to filing a permit application with the Town. Ernie Fyrwald and/or Brett Barnett (both of whom are involved with the Sportstalker operation in the Hive Building) have been designated as Hive Partner's agents and representatives for purposes of developing and processing of the comprehensive sign plan for the Hive Building and administering any plan approved.

SUBMISSION REQUIREMENTS:

The following information must be included in all submissions to both Hive Partners and the Town in order to secure a permit to begin manufacturing or installation of a sign:

- a. Items 1 through 8 under Section 11.045 PERMIT REQUIREMENT in the code;

- b. Mall map (to be provided by Hive Partners) keying the location of the proposed sign or signs in relation thereto;
- c. Name of intended sign manufacturer to be used.

SPECIAL DESIGN REQUIREMENTS:

Main identification signs (including wall mount, projecting or hanging).

- a. Materials. Two (2) inch wood material. Use high quality exterior latex if painted. If natural finish, use linseed oil or weather proofing stain and the material must be redwood. If totally painted, any type wood may be used.
- b. Color Usage. As in the Town Sign Code, any color may be considered for background or any graphic design or illustration to be incorporated into the design. This policy does, however, encourage color selection in the softer tones for backgrounds, and softer tones for illustration of graphic vignettes. Brackets and hardware shall be colored or painted to compliment the building design.
- c. Display Area and Management.
 - 1. Shape: All proposed sign shapes will be approved on an individual basis; however, simpler shapes such as ovals, circles, rectangles, and squares or variated versions thereof are less costly to construct and less distracting to the overall message.
 - 2. Size: Businesses are limited to 6 square feet per sign face for any establishment having a business frontage of 30 lineal feet or less. For any establishment having a business frontage of more than 30 lineal feet, one square foot of signage will be allowed for each 5 lineal feet of business frontage, up to a maximum of 25 square feet minus the awning and window sign area square footage planned for that business frontage.
 - 3. Quantity of Signs: One sign is permitted per business frontage containing an actively used access point. Signs may be double or single face and will depend on the installation location which will be determined by the Hive Partners. In the case of stores with more than 30 feet of linear frontage, one additional sign may be permitted subject to special consideration and approval of the Hive Partners. Where the strict application of this paragraph may create an exceptional practical difficulty or undue hardship due to the unique physical characteristics of the structure or surroundings within proximity of an individual tenants unit, an additional sign of limited dimensions may be allowed subject to Hive Partners and Town Planner approval. In the event

additional sign(s) of this type are permitted by the Hive Partners or Town Planner, the total window signage for that business may not exceed 6 square feet.

4. Installation Height: No sign that will be installed above a pedestrian area may hang lower than 7'-6" from the bottom of the sign to the ground plane. In some walkway areas, this will effect the shape design and should be looked at before completing a submission package. In the case of signs to project off columns, over a planted area, these may be lowered to a height of 6 feet from the bottom of the sign to the ground plane.
5. Lighting and Hardware: Each tenant may provide and install lighting and brackets for signs, but both fixtures and brackets must be consistent with bracket and fixture designs (2 each) submitted by Hive Partners, as authorized by the Town Planner, on file with the Town Planning Office. Brackets shall satisfy construction requirements of the Town Community Signage regulations except that bracket cross bracing may be allowed with Hive Partners approval. All lights shall be incandescent, with the exception of the Mall identification signs which may incorporate other sources of indirect illumination subject to Town Planner approval. All illumination shall be indirect and in no way adversely affect adjoining properties, pedestrians, or vehicular traffic.
6. Content: Except for public direction or information signs, the predominant text or graphic on any wall mounted, projecting, or hanging sign shall be the business name or logo. No such sign shall exclusively describe product(s) or services.

WINDOW SIGNS:

All window signs will be limited to hand painting, decals, silk screening on glass, gold leaf, or etching. No solid or structural backing will be permitted. On the Mall level, if a business has additional window bays, the name and logo may be repeated once per window. Total square footage for all window lettering may not exceed 6 square feet per business frontage, with no individual letter height exceeding 6 inches at the Mall level or 10 inches on all other levels. In the case of businesses with more than 30 feet of linear frontage, these will be considered on an individual basis at the discretion of the Hive Partners. The additional square footage may not be applied to any individual window whereby that windows signage area exceeds 10 percent of its glass area. In the event additional window sign square footage is permitted by the Hive Partners, that business will be restricted to one (1) mounted, projecting, or hanging sign for each business frontage having an actively used access point.

AWNING SIGNS:

Awning signs will be considered as an alternative to main identification signs and approved on an individual basis. Stringent maintenance requirements will be part of the approval conditions. Maximum letter height will be 9 inches. The space

presently occupied by the Timbermill Restaurant shall be permitted three (3) awning signs. Tenant awning sign area shall be included within projecting, wall, or overhanging sign area limitations for that particular unit.

TEMPORARY SIGNS:

All other signage not discussed above will be considered temporary unless specifically approved by Hive Partners. These include the following types of signs: Sale signs, pennants, banners, daily specials, special events, community functions, etc. These must all be approved by the Hive Partners prior to installation and will be marked with an expiration date. Signs intended to be displayed beyond 7 days shall also be approved by the Town Planner. Temporary signs for individual units must be located within the tenant space and, if intended for display in excess of 7 days, shall be considered as window signs with respect to letter height and total square footage limitations. Total square footage for all temporary signs not considered individual unit signs and those signs considered exempted under the Town code shall not exceed 20 square feet. Poorly executed hand written signs lacking a professional quality appearance, or miscellaneous product signs provided by manufacturers, are not acceptable. Those signs considered exempted signs under the Town code are considered temporary signs under this code.

BUILDING DIRECTORIES:

Building directory and availability of service signs, with Town permit, may be erected at those egress and stairway locations as shown on Exhibit A. Specific design review by Town Council shall be required prior to installation. Availability of service signs shall not exceed 6 square feet in size. Directory signs shall not exceed 8 square feet each. Additional directional signage of limited dimensions may be approved by the Town Planner, but only as necessary to improve pedestrian circulation and shall be considered temporary signs.

MENU BOARDS:

Standard menu boards, as found within the old Mall area, for the Timbermill Restaurant may be provided by its operator and will be available for its exclusive use.

THEATER SIGNAGE:

Because of the unique nature and community-wide importance of the theater situate in the Hive Building, the following signage shall be permitted:

- 1 foot by 8 foot wall sign at Daly Lane entrance to the theater.
- 8 inch by 3 foot wall sign and 20 inch by 30 inch "window box" sign by theater entrance on the northwesterly, or Snowmass Real Estate, side of the building.

- 6 square foot projecting sign above stairs along
northwesterly side of the building.

PRECEDING SIGN COVENANTS:

This document will replace any and all documents previously applicable to signage. Since this will be considered a "comprehensive sign plan" by the Town, it will be part and parcel of the Code and should not be considered a complete replacement. Where not covered hereby, the Code as written shall apply.

SNOWMASS MALL IDENTIFICATION SIGNS:

Snowmass Mall Identification Signs may be installed at the three (3) locations shown on Exhibit A. Each sign shall not exceed 16 square feet in size, be wall mounted, and wood carved. The lettering and border color will be brownish to match the building's metal trim and the background will match the stucco finish. Illumination shall be the minimum amount required for legibility, be incandescent, and directed so as to not adversely affect adjoining properties, pedestrians, or vehicular traffic. Letter height shall be limited to 12 inches.

VARIANCES:

For good cause shown with the approval of the Town Planning Commission pursuant to Section 16.010B of the Code, variance from the strict application of this Comprehensive Sign Plan may be granted by Hive Partners with its sole discretion.

AS SET FORTH IN THE LEASES OF RESPECTIVE TENANTS, THE FOREGOING SIGNAGE GUIDELINES MAY FROM TIME TO TIME BE REVISED AT THE SOLE DISCRETION OF HIVE PARTNERS, SUBJECT, OF COURSE, TO TOWN APPROVAL.

[DAY LN.]
SNOWMASS MALL IDENTIFICATION SIGN #1
SNOWMASS MALL IDENTIFICATION SIGN #2
BUILDING DIRECTORY #1

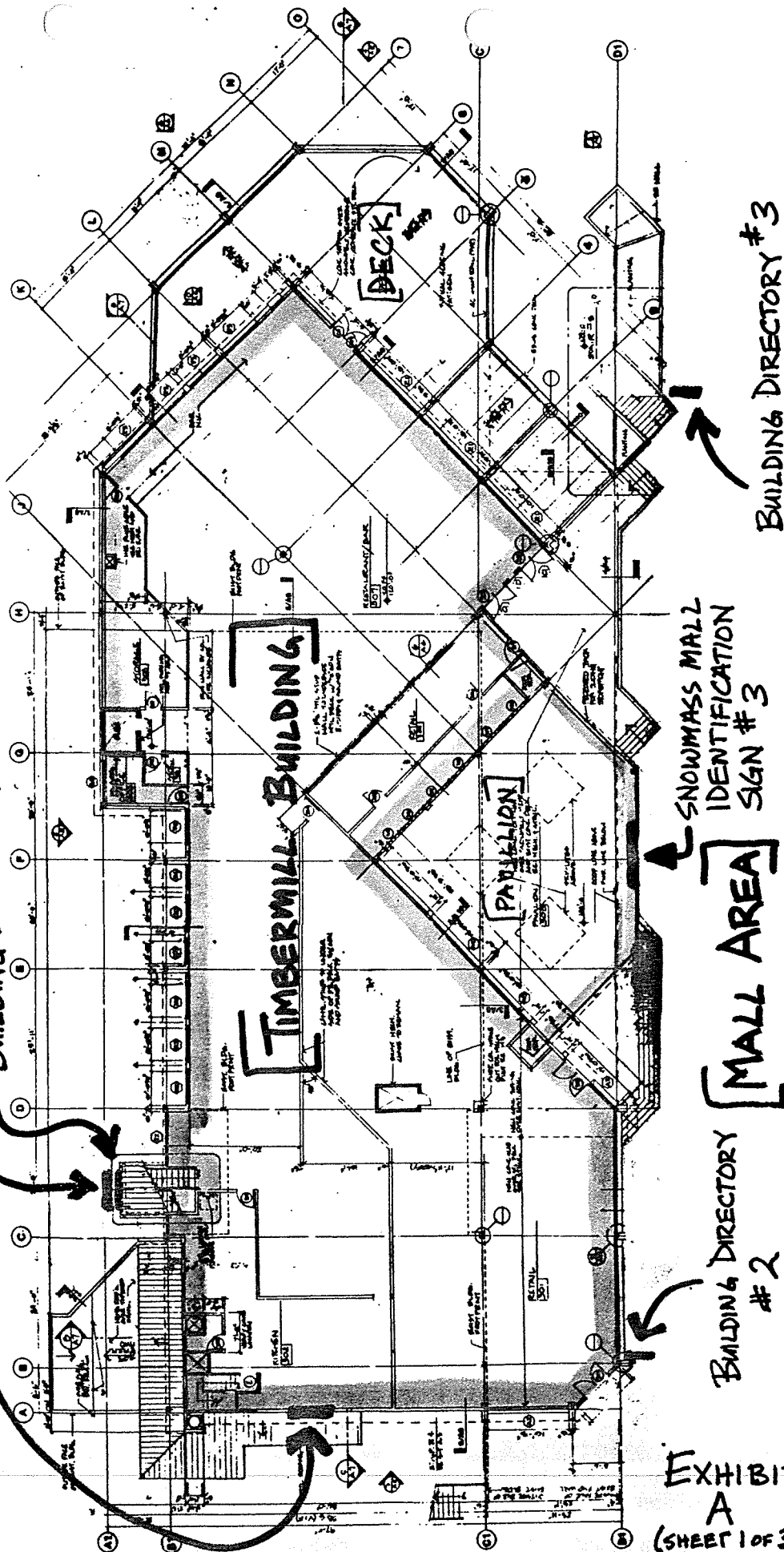
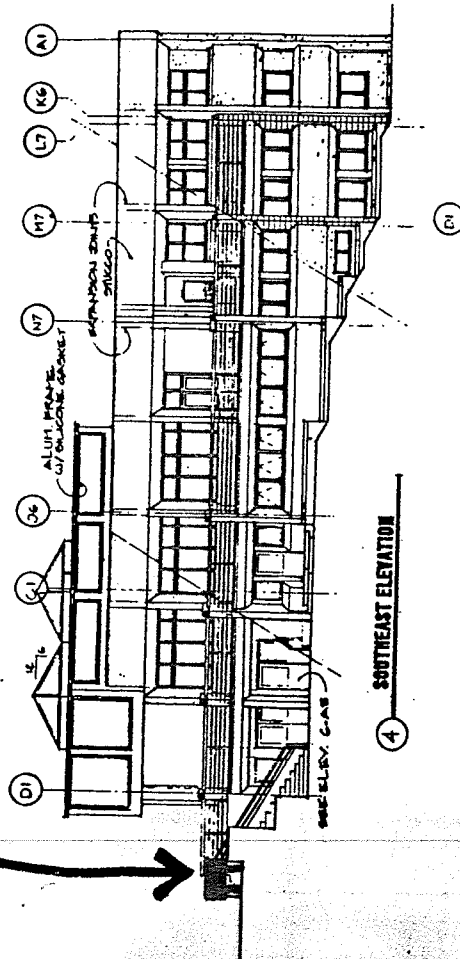
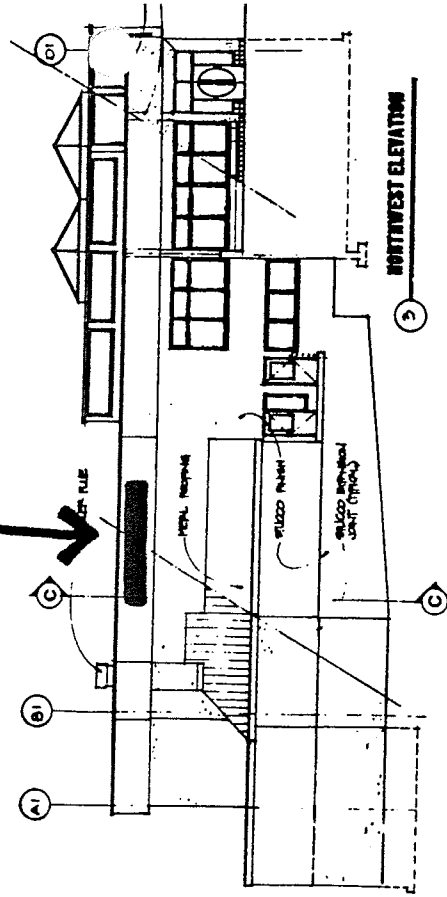


EXHIBIT
A
(SHEET 1 OF 3)

BUILDING DIRECTORY #3

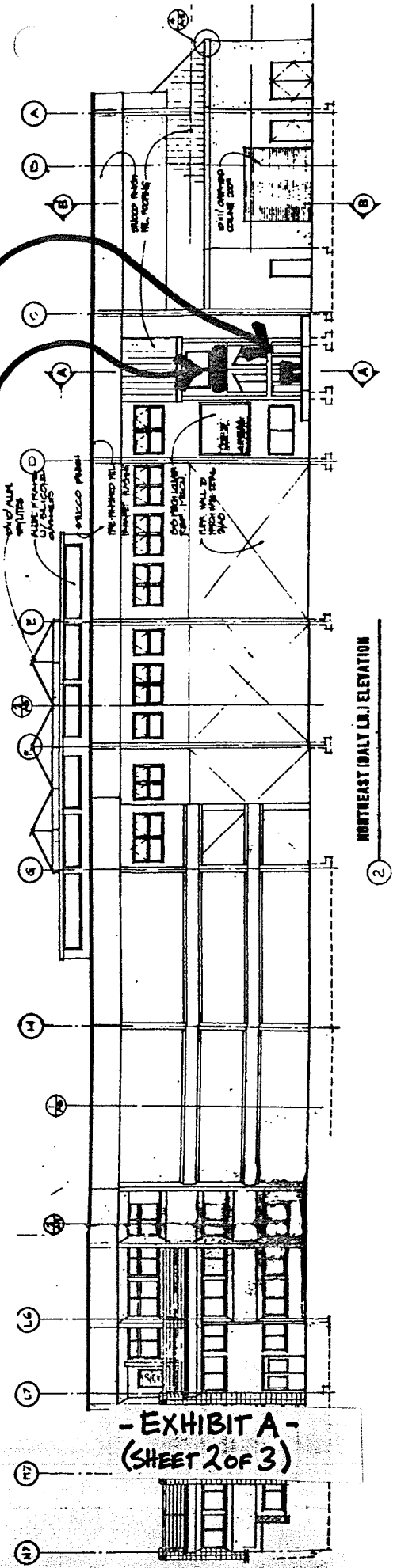


SNOWMASS MALL
IDENTIFICATION
SIGN #1



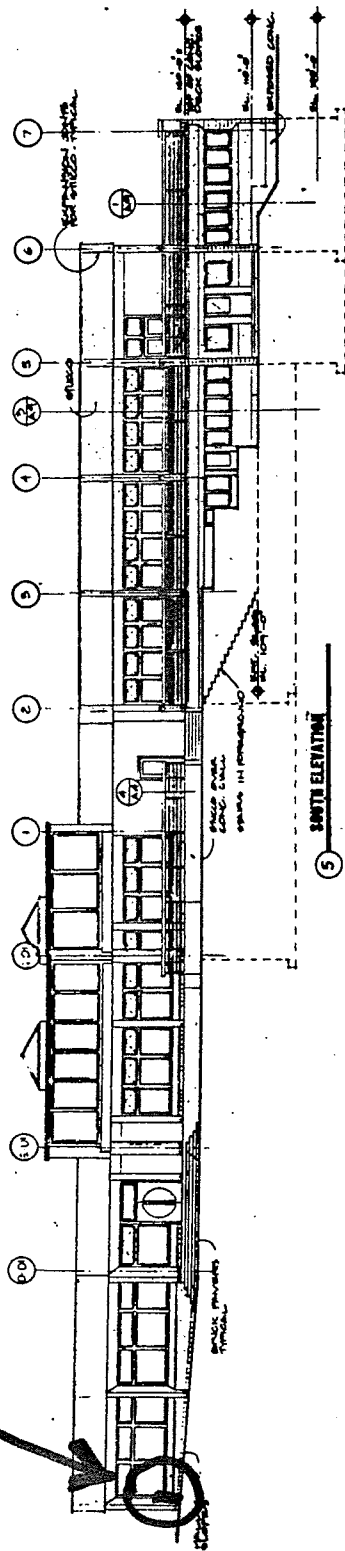
BUILDING DIRECTORY #1

SNOWMASS MALL IDENTIFICATION SIGN #2



- EXHIBIT A -
(SHEET 2 OF 3)

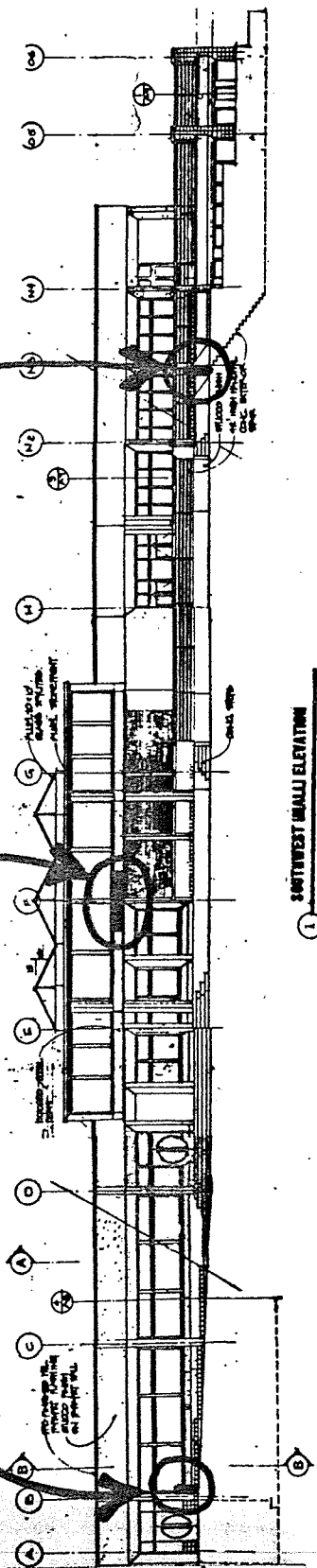
BUILDING DIRECTORY #2



SNOWMASS MALL
IDENTIFICATION
SIGN #3

BUILDING DIRECTORY #3

BUILDING DIRECTORY #2



- EXHIBIT A -
(SHEET 3 OF 3)

Box 5770 Snowmass Village, CO 81611

PROOF OF PUBLICATION

STATE OF COLORADO

County of Pitkin

I, Lynda Hedley do solemnly swear that I am the general mgr of THE SNOWMASS SUN; that the same is a weekly newspaper printed, in whole or in part, and published in the County of Pitkin, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said County of Pitkin, for a period of more than fifty-two consecutive weeks next prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879, or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements with the meaning of the laws of the State of Colorado.

That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period of one consecutive insertions; and that the first publication of said notice was in the issue of said newspaper dated June 7 A.D., 1989, and that the last publication of said notice was in the issue of said newspaper dated June 7 A.D., 1989.

Lynda Hedley

Subscribed and sworn to before me, a notary public in and for the County of Pitkin, State of Colorado, this 11th day of July A.D., 1989.

Amber Harmon
Notary Public

My commission expires 6-15-91

Copy of Notice

Legal Notice

Snowmass Village
Town Council

ORDINANCE SUMMARY

ORDINANCE NO. 7, SERIES OF 1989 APPROVING THE TIMBER-MILL BUILDING (HIVE PARTNERS) COMPREHENSIVE SIGN PLAN.

WHEREAS, the Town Council adopted Ordinance 25, Series of 1989 establishing regulations for signage with in the community; and

WHEREAS, Section 16.030 establishes a provision for a Comprehensive Sign Plan; and

WHEREAS, the Hive Partners have submitted a comprehensive plan in accordance with the provisions; and

WHEREAS, a public hearing was held April 17, 1989; and

WHEREAS, the Town Council finds the following:

1. Hive Partners have presented special circumstances which deserve flexibility from the standards in the best interest of the community.

2. The plan has been submitted in accordance with requirements.

3. The plan is consistent with surrounding uses and does not present adverse impacts.

4. The plan is in conformance with general Town sign regulations.

NOW, THEREFORE, BE IT ORDAINED, by the Town Council of Snowmass Village, Colorado:

Section One: Action

The Town Council approves the Comprehensive Sign Plan.

INTRODUCED, READ AND ADOPTED by the Town Council of Snowmass Village, Colorado on the 1st day of May, 1989 by a vote of 4-1. Councilmember Unger opposed. Councilmembers Aiken and Mercatoris were absent.

INTRODUCED, READ AND ADOPTED by the Town Council of Snowmass Village, Colorado on the 5th day of June, 1989 by a vote of 7 to 0.

The Ordinance will become effective June 20, 1989. A copy of the Ordinance is available for review at the office of the Town Clerk.

Respectfully submitted,
Amber Harmon, Town Clerk

Posted June 6, 1989

Published June 7, 1989 in the Snowmass Sun.

Box 5770 Snowmass Village, CO 81611

PROOF OF PUBLICATION

STATE OF COLORADO

County of Pitkin

Copy of Notice

I, Dave Puddy do solemnly swear that I
am the Assoc Publisher of THE SNOWMASS SUN;
that the same is a weekly newspaper printed, in whole or in part, and
published in the County of Pitkin, State of Colorado, and has a
general circulation therein; that said newspaper has been published
continuously and uninterruptedly in said County of Pitkin, for a
period of more than fifty-two consecutive weeks next prior to the
first publication of the annexed legal notice or advertisement; that
said newspaper has been admitted to the United States mails as
second-class matter under the provisions of the Act of March 3,
1879, or any amendments thereof, and that said newspaper is a
weekly newspaper duly qualified for publishing legal notices and
advertisements with the meaning of the laws of the State of
Colorado.

That the annexed legal notice or advertisement was published
in the regular and entire issue of every number of said weekly

newspaper for the period of _____ consecutive insertions; and
that the first publication of said notice was in the issue of said

newspaper dated May 3 A.D., 1989, and that
the last publication of said notice was in the issue of said newspaper

dated May 3 A.D., 1989.

D. B. Puddy

Subscribed and sworn to before me, a notary public in and for
the County of Pitkin, State of Colorado, this 2 day of

June A.D., 1989.

Notary Public

Lynne A. Heddy

My commission expires

11-16-91

Legal Notice
Town of Snowmass Village
Town Council
Ordinance No. 7
Series of 1989

**AN ORDINANCE APPROVING
THE TIMBERMILL BUILDING
(HIVE PARTNERS) COMPREHEN-
SIVE SIGN PLAN.**

WHEREAS, the Snowmass Village Town Council adopted Ordinance No. 25, Series of 1984, amending the Land Use Code and establishing regulations for signage within the community; and

WHEREAS, Section 16.030 of the Land Use Code establishes a provision for a Comprehensive Sign Plan, the intent of which is to provide flexibility from the adopted sign standards when said Plan receives special review by the Town; and

WHEREAS, Hive Partners has submitted a Comprehensive Sign for the Timbermill Building in accordance with the provisions established in the Land Use Code; and

WHEREAS, a public hearing was held on April 17, 1989 before the Town Council to receive public comment; and

WHEREAS, the Town council finds the following:

1. Hive Partners has presented special circumstances which deserve flexibility from the standards prescribed in Chapter 16.0 of the Land Use Code

and that said flexibility is in the best interest of the community.

2. The Plan has been submitted in accordance with the requirements of the Land Use Code, as described in Section 16.030.

3. The Plan is consistent with the signage of surrounding uses and does not present any adverse impacts.

4. The Plan is in conformance with the general interest of the Town sign regulations.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Snowmass Village, that:

SECTION ONE: ACTION

The Town Council hereby approves the Comprehensive Sign Plan, as attached hereto as Exhibit A, for the Timbermill Building. Said plan shall supersede the Town's sign regulations, as described in Chapter 16.0 of the Land Use Code, only with respect to those provisions or regulations specifically contained within this Comprehensive Sign Plan which are at variance with the Community Signage regulations.

INTRODUCED, READ AND ADOPTED by the Town Council of the Town of Snowmass Village, Colorado on the 1st day of May, 1989 by a vote of 4-1. Councilmember Unger opposed. Councilmembers Aiken and Mercatoris were absent.

The Ordinance will not become effective until after Second Reading and is subject to change at that time. Second Reading is scheduled for May 15, 1989.

Respectfully submitted,
Amber Harmon, Town Clerk

Posted May 2, 1989
Published May 3, 1989 in the Snowmass Sun

SNOWMASS VILLAGE TOWN COUNCIL

ORDINANCE NO. 8

SERIES OF 1989

AN ORDINANCE APPROVING THE PARCEL "C" GATEWAY BUILDING (RESORT DEVELOPMENT RESOURCES) COMPREHENSIVE SIGN PLAN.

WHEREAS, the Snowmass Village Town Council adopted Ordinance No. 25, Series of 1984, amending the Land Use Code and establishing regulations for signage within the community; and

WHEREAS, Section 16.030 of the Land Use Code establishes a provision for a Comprehensive Sign Plan, the intent of which is to provide flexibility from the adopted sign standards when said Plan receives special review by the Town; and

WHEREAS, Resort Development Resources has submitted a Comprehensive Sign for the Parcel "C" Gateway Building in accordance with the provisions established in the Land Use Code; and

WHEREAS, a public hearing was held on April 17, 1989 before the Town Council to receive public comment; and

WHEREAS, the Town Council finds the following:

1. Parcel "C" Gateway Building has presented special circumstances which deserve flexibility from the standards prescribed in Chapter 16.0 of the Land Use Code and that said flexibility is in the best interest of the community.
2. The Plan has been submitted in accordance with requirements of the Land Use Code, as described in Section 16.030.
3. The Plan is consistent with the signage of surrounding uses and does not present any adverse impacts.
4. The Plan is in conformance with the general interest of the Town sign regulations.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Snowmass Village, Colorado, that:

Section One: Action

The Town Council hereby approves the Comprehensive Sign Plan, as attached hereto as Exhibit A, for the Parcel "C" Gateway Building. Said plan shall supersede the Town's sign regulations, as described in Chapter 16.0 of the Land Use Code, only with respect to those provisions or regulations

TC ORD 89-08
06/05/89
Page 2

specifically contained within this Comprehensive Sign Plan which are at variance with the Community Signage regulations.

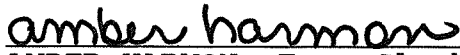
INTRODUCED, READ AND ADOPTED on first reading by the Town Council of the Town of Snowmass Village, Colorado on the 1st day of May, 1989 by a vote of 4 to 1. Councilmember Unger opposed. Councilmembers Aiken and Mercatoris were absent.

INTRODUCED, READ AND ADOPTED on second reading by the Town Council of the Town of Snowmass Village, Colorado on the 5th day of June, 1989 by a vote of 7 to 0.



RICHARD G. WALL, Mayor

ATTEST:



AMBER HARMON, Town Clerk

EXHIBIT "A"
ORDINANCE NO. 8
SERIES 1989

GATEWAY BUILDING
PARCEL C
SNOWMASS VILLAGE MALL

INTERNAL SIGNAGE

General Objectives: In order to achieve high quality and consistency of the Gateway Building (Parcel C) in Snowmass Village Mall, Parcel C Condominium Association (hereinafter referred to as Association) has developed the following set of signage and graphics guidelines to be applied to the development. The intent is to set forth guidelines that will insure a certain standardization of size and construction quality, while allowing for individuality and creativity from sign to sign. This policy is written expressly to promote an image of contemporary good taste, along with a spirited, eventful approach to merchandising.

The following guidelines apply to all office, retail and restaurant signage:

Conformance: Any sign which conforms to the old signage code but which does not conform to this code must be replaced no later than June 5, 1992 or condominium unit conveyance, whichever occurs first.

Approvals and Permits: Because the Snowmass Village Mall signage policy will be considered a "comprehensive sign plan" within the context of the Town of Snowmass Village sign code, all sign layouts within the Mall must be reviewed and approved by the Association prior to filing a permit application with the Town.

Submission Requirements: The following information must be included in all submissions to both the Association and the Town in order to secure a permit to begin manufacturing or installation of a sign.

(a) Items 1 through 8 under Section 16.045 PERMIT REQUIREMENT in the Town sign code;

(b) Mall map (to be approved by Association) keying the location of the proposed sign or signs;

(c) Name of intended sign manufacturer to be used.

Special Design Requirements: Main identification signs (including wall mounted, projecting or hanging):

(a) Materials. Two inch wood material. If painted, use high quality exterior latex. If natural finish, use linseed oil or weather proofing stain. If natural wood, it must be redwood. If totally painted, it could be any type of wood.

(b) Color Usage. As in the Town Sign Code, any color may be considered for background or any graphic design or illustration to be incorporated into the design. This policy does, however, encourage color selection in the softer tones for backgrounds, and bright tones for illustration of graphic vignettes. Bracket and hardware shall be colored to compliment the design and building.

(c) Display Area Measurement.

1. Shape. All proposed sign shapes will be approved on an individual basis; however, simpler shapes such as ovals, circles, rectangles, and squares are less costly to construct and less distracting to the overall message.

2. Size: Mall Level. Businesses are limited to four and one half (4.5) square feet per sign face.

3. Size: All Other Levels. Businesses are limited to six (6) square feet per sign face for each primary sign; however, additional window signs may be permitted.

4. Quality of Signs. Signs may be double or single face and will depend on the installation location which will be determined by the Association. Each business will be permitted, per business frontage with an actively used access point, either one wall mounted, projecting or hanging sign. Where the strict application of this paragraph may result in an exceptional practical difficulty or hardship due to the unique physical

proximity of an individual tenant's unit, an additional sign of limited dimensions may be allowed, subject to Association and Town Planner approval. In the case of businesses with more than thirty (30) feet of linear frontage, one additional sign may be permitted, subject to special consideration and approval of the Association. In the event an additional sign of this type is permitted by the Association or Town Planner, the total window signage may not exceed six (6) square feet.

5. Installation Height. No sign shall be installed above a pedestrian area may hang lower than 7'6" from the bottom of the sign to the ground plane. In some walkway areas, this will affect the shape design and should be looked at before completing a submission package. In the case of signs to project off columns over a planted area, these may be lowered to a height of 6' from the bottom of the sign to the ground plane.

6. Lighting and Hardware. Each tenant may provide and install lighting and brackets for signs, but both fixtures and brackets must be consistent with bracket and fixtures designs (2 each) submitted by the Association, authorized by the Town Planner, and on file with the Town Planning Office. Brackets shall satisfy construction requirements of the Town Community Signage Regulations, except that bracket cross bracing may be allowed with the Association's approval. All lights shall be indirect and incandescent, with the exception of the Mall identification signs, which may incorporate a neon light source providing indirect illumination, which shall in no way adversely affect adjoining properties, pedestrians or vehicular traffic.

7. Content. Except for public direction or information signs, the predominant text or graphic on any wall mounted, projecting or hanging sign shall be the business name or logo. No such sign shall exclusively describe product or services.

8. No sign, banner or associated support features may project within the fire lane so as to obstruct width or height clearance needed for emergency response.

Window Signs. All window signs will be limited to handpainting, decals, silk-screening on glass, gold leaf, or etching. No solid or structural backing will be permitted. On the Mall level, if a business has additional window bays, the name and logo may be repeated once per window. Total

square footage for all window lettering may not exceed 6 square feet, with any individual letter of logo height not exceeding 6" at the Mall level and 10" on the first, second and fourth levels. In the case of businesses with more than 30 feet of linear frontage, additional square footage may be allowed. These will be considered on an individual basis at the discretion of the Association. The additional square footage may not be applied to any individual window whereby that window's signage area exceeds ten (10) percent of its glass area. In the event additional square footage is permitted by the Association, that business will be restricted to one (1) mounted, projecting or hanging sign per business frontage with an actively used access point.

Temporary Signs. All other signage not discussed above will be considered temporary, unless specifically approved by the Association. These include the following types of signs: Sale signs, pennants, banners, daily specials, etc. These must all be approved by the Association prior to installation and will be marked with an expiration date. Signs intended for display in excess of seven (7) days shall be considered as window signs with respect to letter height and total square footage limitations. Total square footage for all building temporary signs not considered individual unit signs as exempted under the Town Code shall not exceed 20 square feet. Poorly executed handwritten signs lacking a professional quality appearance or miscellaneous product signs provided by manufacturers displayed in windows are not acceptable. Those signs considered exempted signs under the Town Code are considered temporary signs under this code.

Building Directories. Building directories, as shown, may be erected by the Association at those egress and stairway locations as shown on Exhibit A. Directories located on the upper level shall not exceed 6 square feet in size. All other directories shall be limited to 8 square feet each. Additional directional signage of limited dimensions may be approved by the Town Planner, but only as necessary to improve pedestrian circulation, and shall be considered a temporary sign. Approved directory sign designs A through D, attached as Exhibit D, identify the sign type to be placed at the various locations shown on Exhibit A.

Menu Boards. Standard menu boards for each restaurant will be provided by the Association and will be available for the exclusive use of each restaurant. Event announcements and posters may be displayed by tenant for a maximum of seven (7) days.

Preceding Sign Covenants. This document will replace any and all documents previously applicable to signage. Since this will be considered a "comprehensive sign plan" by the Town of Snowmass Village, it will be part and parcel of their sign code and should not be considered a complete replacement.

Snowmass Mall Identification Signs. Snowmass Mall identification signs may be installed at no more than three (3) locations. These unique signs are subject to specific location, size and design approval by Town Council. Approved signs are as located on Exhibit A and shown on Exhibits B and C.

Awning Signs.

1. Size. The lettering on any awning sign shall not exceed eight (8) inches in height for the Mall level or below, or ten (10) inches in height above the Mall level. The wording of any awning sign shall not exceed seven (7) inches in width.

2. Tenant awning sign areas shall be included within projecting, wall or overhanging sign area limitations for that particular unit.

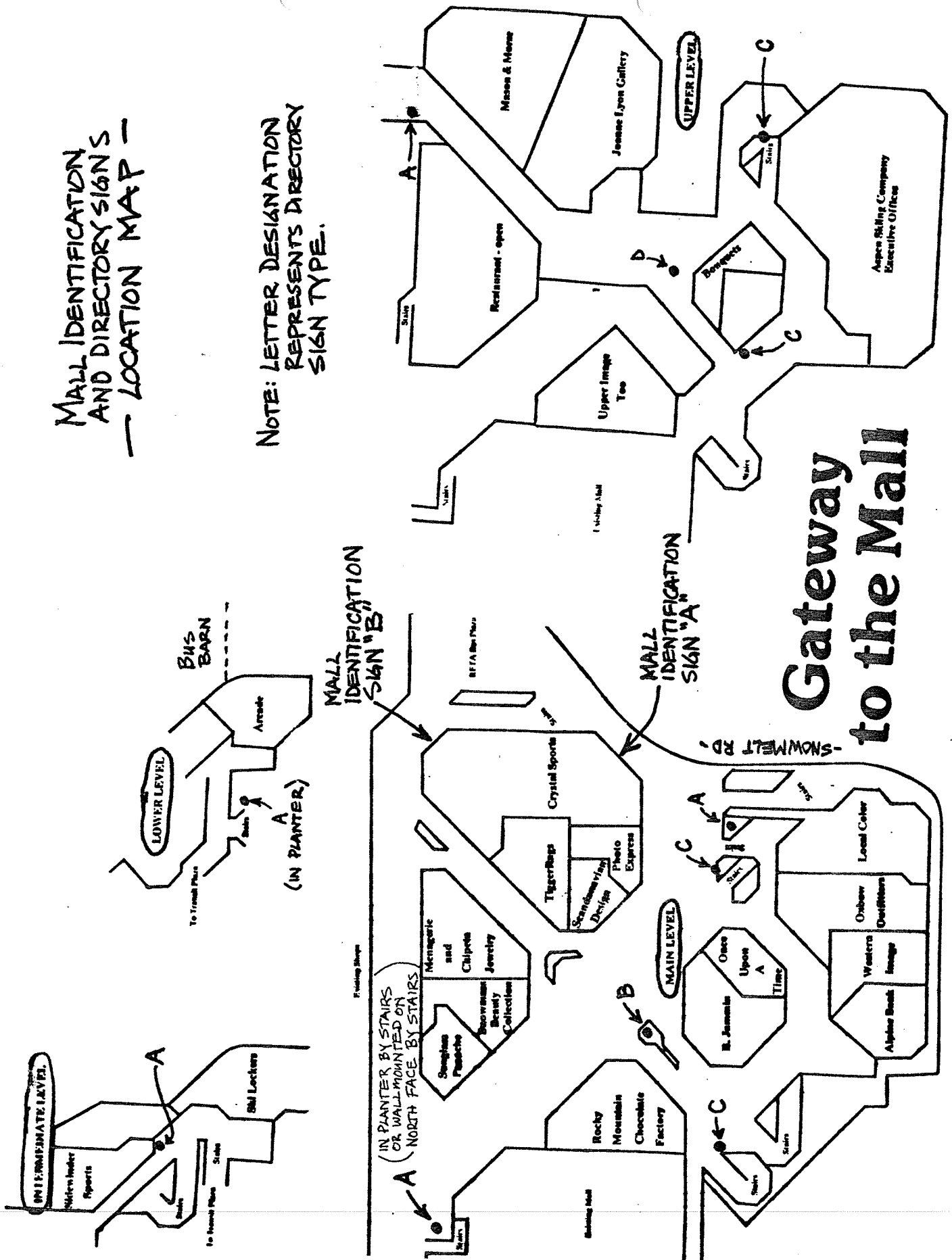
3. On premise building awnings shall obtain specific size, location and design approval from Town Council.

AS SET FORTH IN THE LEASE, THE FOREGOING SIGNAGE GUIDELINES MAY, FROM TIME TO TIME, BE REVISED AT THE SOLE DISCRETION OF THE ASSOCIATION, SUBJECT TO TOWN APPROVAL.

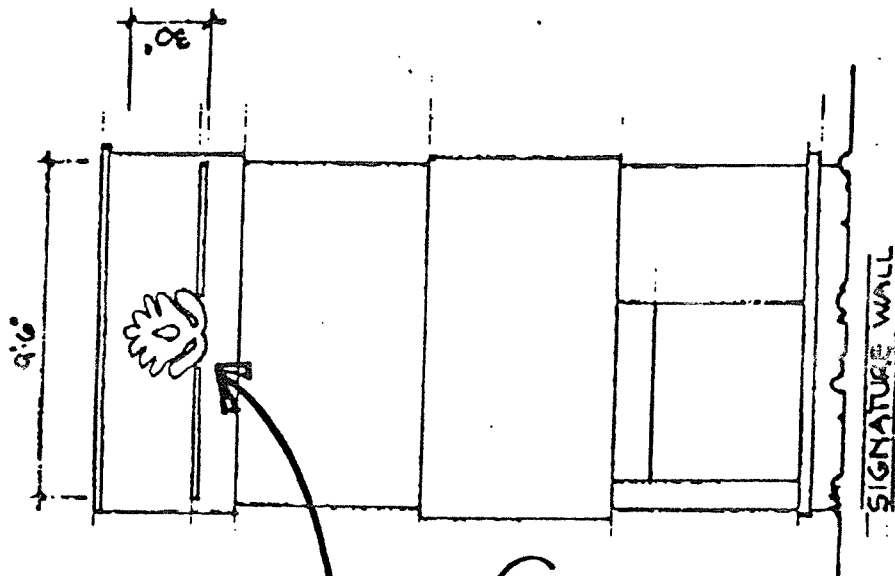
MALL IDENTIFICATION
AND DIRECTORY SIGNS
— LOCATION MAP —

NOTE: LETTER DESIGNATION
REPRESENTS DIRECTORY
SIGN TYPE.

Gateway to the Mall

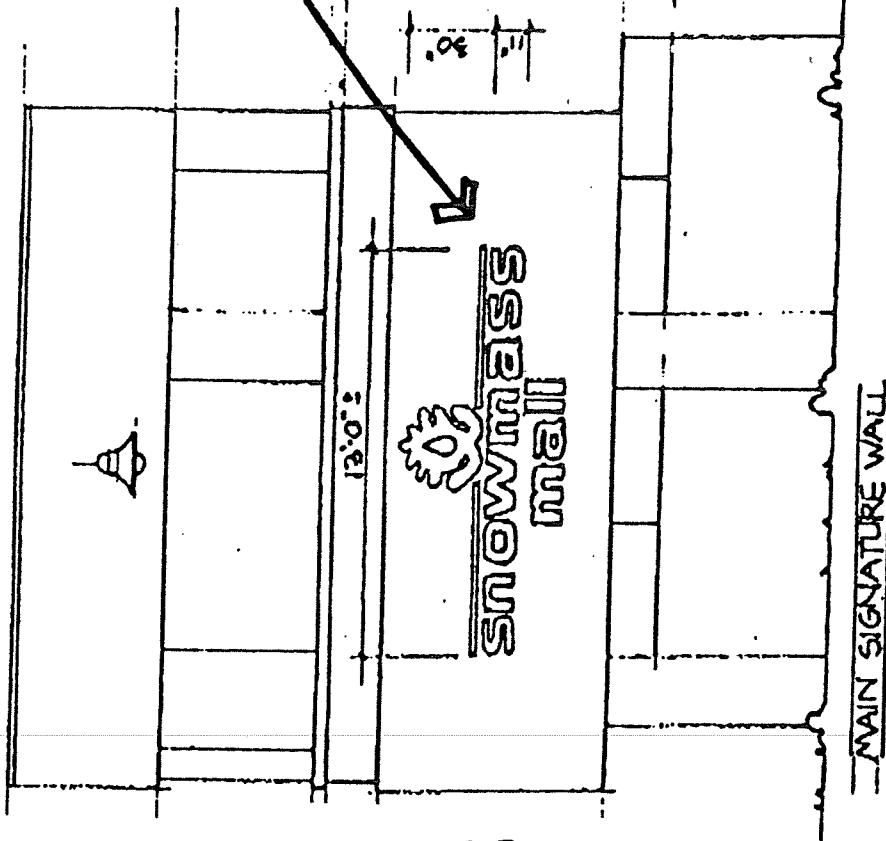


- EXHIBIT A -



SIGN B
(10 sq. ft.)

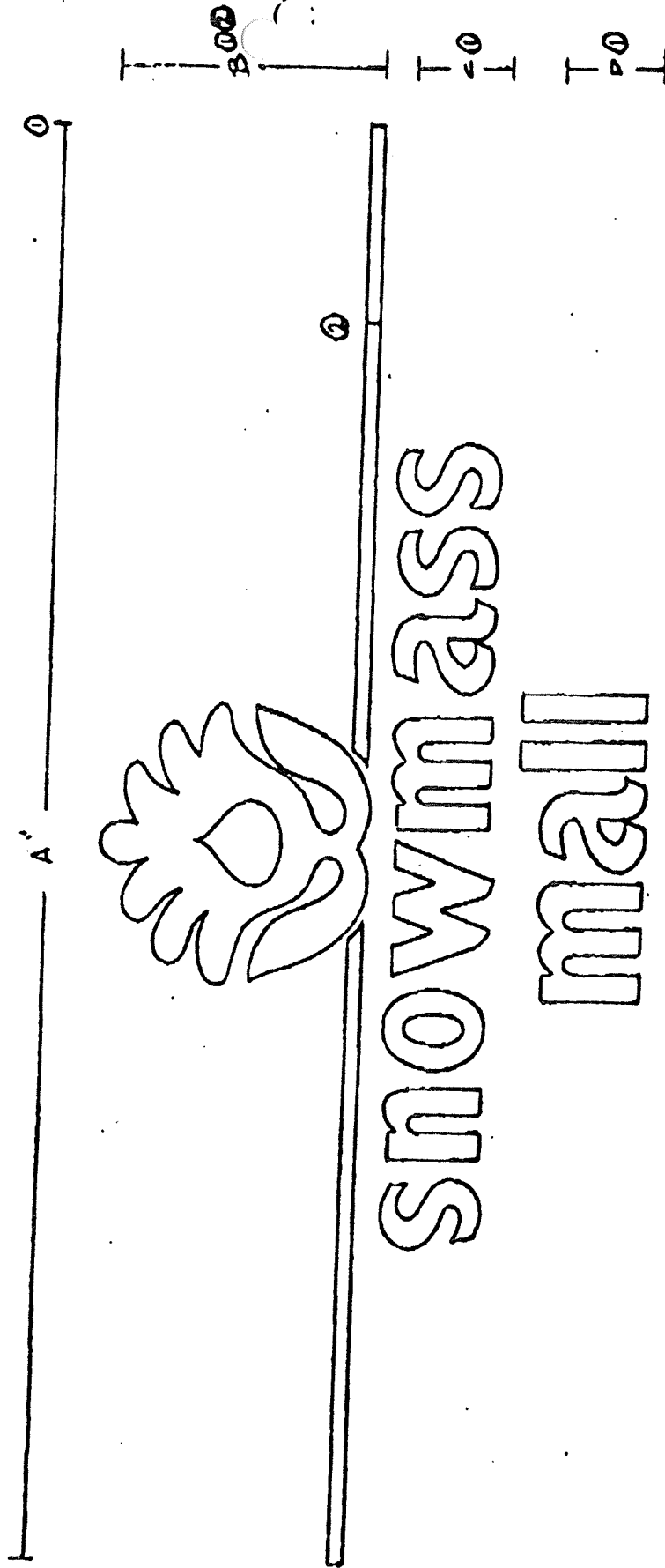
SIGN A
(22.3 sq. ft.)



Sign Systems, Inc.
700 W. Mississippi, Unit B-4
Denver, CO 80223

SNOWMASS MALL	
DATE: 10/24/88	DATE: JUL
MALL IDENTIFICATION SIGNS	
1 of 2	

-EXHIBIT B-



Typ. Mall Identification Signs

Sign Sizes: "A" "B"		Sign RA	
Sign B	Sign RA		
A	B	C	D
D	C	B	A

- EXHIBIT C -



SIGN SYSTEMS, INC.
770 W. WASHINGTON ST.
DENVER, CO 80202
(303) 471-4700

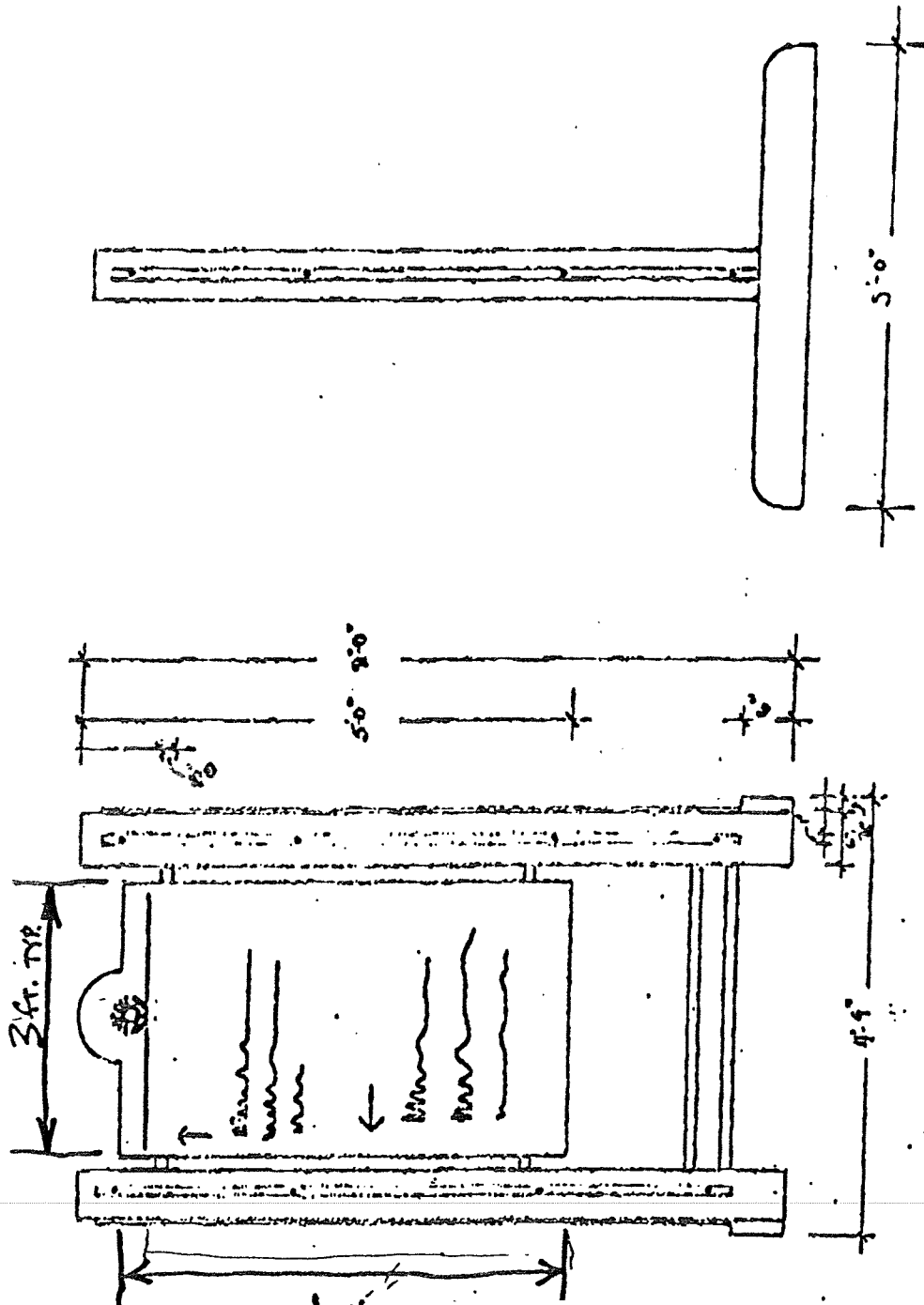
Project
Snowmass
mall

Type
Reverse An
channel letters

Date
11/16/88

Revised

Drawing
1 of 1



4 ft. TYP. - EXHIBIT D -
(PAGE 1 OF 3)

Notes

- Natural Wood Frame
- 1 1/2" Ø pipe painted to match railing
- 1'-0" trim to match railing
- Signtype A 3' x 5' non-illuminated single face directory on a wood and pipe frame to match existing building accents. Wood frame is 8'-0" in height with skids and levelers for uneven surfaces.

1/2" = 1'-0"

SIGN SYSTEMS, INC.
700 W. MISSISSIPPI BL
DENVER, COLORADO
80223
303-871-6200

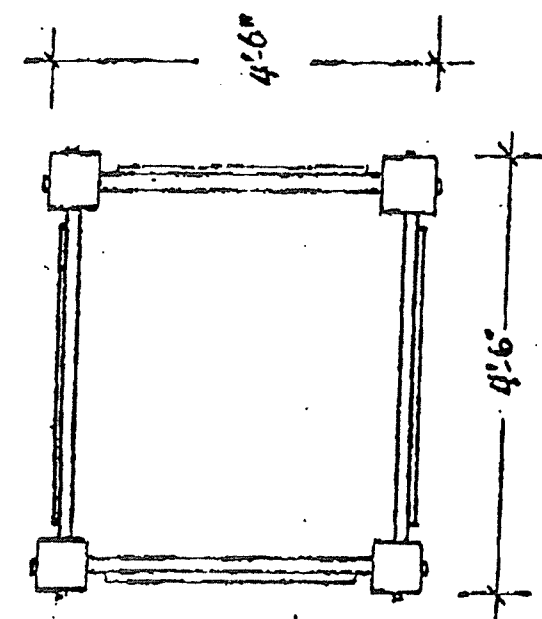
Project
Snowmass
Mall

Type
A

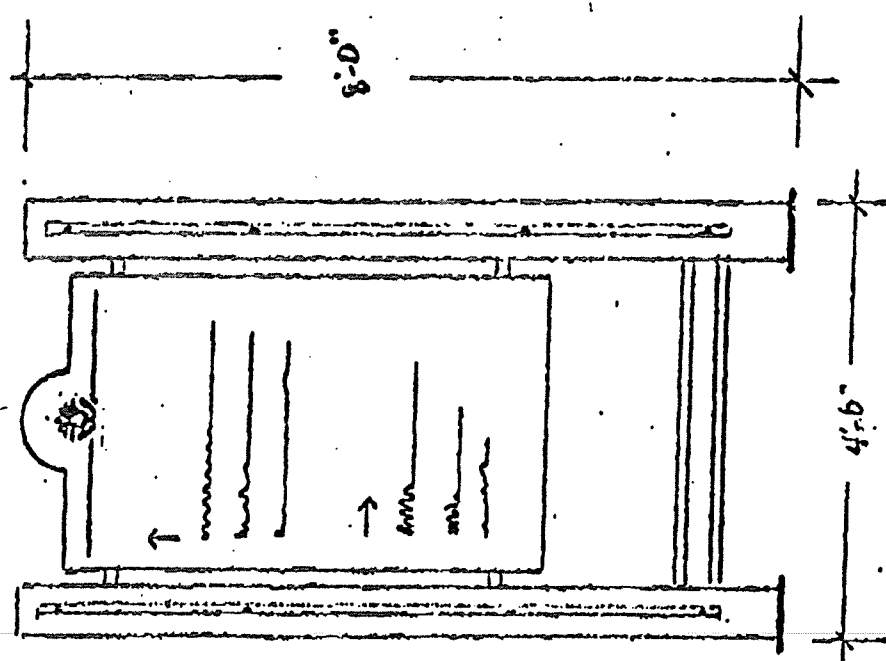
Date
11/19/85

Revised
Drawing
1 of 3





Sign type B 4 sided non-illuminated directory in same format as type A.



1/2" - 1'-0"

SGN SYSTEMS, INC.
700 W. MISSISSIPPI BL
DENVER, COLORADO
80223
303-671-8000

Project
Snowmass
mall

Type
B

Date
11/9/89

Revised

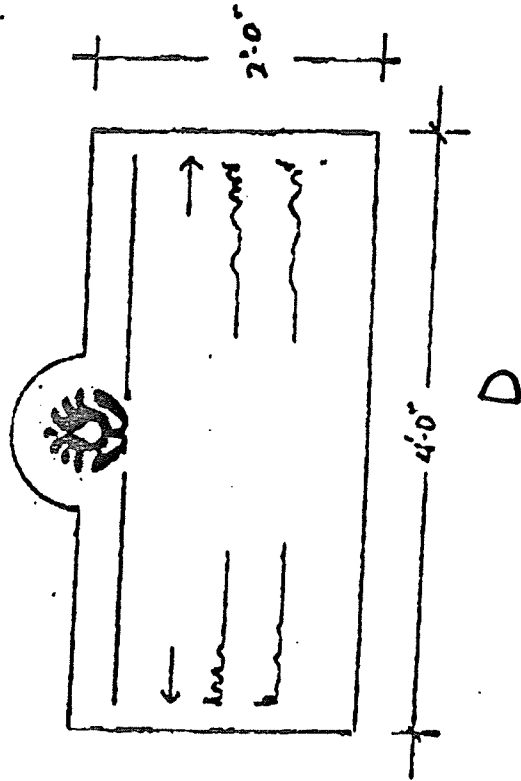
Drawing
2 of 3

- EXHIBIT D -
(PAGE 2 OF 3)



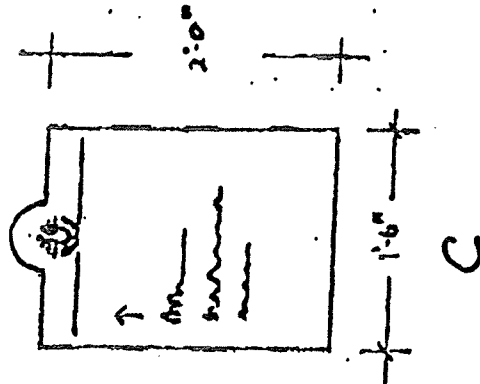
Signtype D. OPTION 1
 24" h x 48" w x 1" d singloface
 non-illuminated wall mount,
 wooden directional plaque. Stud
 mount to existing masonry surface.

Signtype D. OPTION 2
 same as above except wooden
 edge has a finished laminate
 edge.



Signtype C. OPTION 1
 18" w x 24" h x 1" d Singloface
 non-illuminated wall mount,
 wooden, directional plaque. Stud
 mount to existing masonry surface.

Signtype C. OPTION 2
 same as above except wooden
 edge has a finished laminate edge.



SIGN SYSTEMS, INC.
 700 W. MISSISSIPPI BL
 DENVER, COLORADO
 80221
 303-571-8208

Project
 Snowmass
 Mall

Type
 C, D

Date
 11/15/89

Revised

Drawing
 3 of 3

- EXHIBIT D -
 (PAGE 3 of 3)



Box 5770 Snowmass Village, CO 81611

PROOF OF PUBLICATION

STATE OF COLORADO

County of Pitkin

I, Synda Hadley do solemnly swear that I am the General Mgr of THE SNOWMASS SUN; tha the same is a weekly newspaper printed, in whole or in part, and published in the County of Pitkin, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said County of Pitkin, for a period of more than fifty-two consecutive weeks next prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879, or any amendmeats thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements with the meaning of the laws of the State of Colorado.

That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly

newspaper for the period of one consecutive insertions; and that the first publication of said notice was in the issue of said

newspaper dated June 7 A.D., 1989, and that the last publication of said notice was in the issue of said newspaper

dated June 7 A.D., 1989.

Synda Hadley

Subscribed and sworn to before me, a notary public in and for the County of Pitkin, State of Colorado, this 1th day of

July A.D., 1989

amber harmon
Notary Public

My commission expires 6-15-91

Copy of Notice Legal Notice

Snowmass Village
Town Council

ORDINANCE SUMMARY

ORDINANCE NO. 8, SERIES OF 1989 APPROVING THE PARCEL "C" GATEWAY BUILDING (RESORT DEVELOPMENT RESOURCES) COMPREHENSIVE SIGN PLAN.

WHEREAS, the Town Council adopted Ordinance 25, Series of 1989 establishing regulations for signage with in the community; and

WHEREAS, Section 16.030 establishes a provision for a Comprehensive Sign Plan; and

WHEREAS, Resort Development Resources have submitted a comprehensive sign plan in accordance with the provisions; and

WHEREAS, a public hearing was held April 17, 1989; and

WHEREAS, the Town Council finds the following:

1. Resort Development Resources have presented special circumstances which deserve flexibility from the standards in the best interest of the community.

2. The plan has been submitted in accordance with requirements.

3. The plan is consistent with surrounding uses and does not present adverse impacts.

4. The plan is in conformance with general Town sign regulations.

NOW, THEREFORE, BE IT ORDAINED, by the Town Council of Snowmass Village, Colorado:

Section One: Action

The Town Council approves the Comprehensive Sign Plan.

INTRODUCED, READ AND ADOPTED by the Town Council of Snowmass Village, Colorado on the 1st day of May, 1989 by a vote of 4-1. Councilmember Unger opposed. Councilmembers Aiken and Mercatoris were absent.

INTRODUCED, READ AND ADOPTED by the Town Council of Snowmass Village, Colorado on the 5th day of June, 1989 by a vote of 7 to 0.

The Ordinance will become effective June 20, 1989. A copy of the Ordinance is available for review at the office of the Town Clerk.

Respectfully submitted,
Amber Harmon, Town Clerk

Posted June 6, 1989

Published June 7, 1989 in the Snowmass Sun.

Box 5770 Snowmass Village, CO 81611

PROOF OF PUBLICATION

STATE OF COLORADO

County of Pitkin

Copy of Notice

I, Dave Puddle do solemnly swear that I

am the Assoc Publisher of THE SNOWMASS SUN; that the same is a weekly newspaper printed, in whole or in part, and published in the County of Pitkin, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said County of Pitkin, for a period of more than fifty-two consecutive weeks next prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879, or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements with the meaning of the laws of the State of Colorado.

That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly

newspaper for the period of one consecutive insertions; and that the first publication of said notice was in the issue of said

newspaper dated May 3 A.D., 1989, and that the last publication of said notice was in the issue of said newspaper

dated May 3 A.D., 1989.

D. B. P. M.

Subscribed and sworn to before me, a notary public in and for the County of Pitkin, State of Colorado, this 2 day of

June A.D., 1989.

Lynnda A. Haddley
Notary Public

My commission expires 11-16-91



Town of Snowmass Village, Colorado

ORDINANCE NO. 89-09 WAS NEVER USED

**SNOWMASS VILLAGE TOWN COUNCIL
RESOLUTION NO. 27
SERIES OF 2012**

A RESOLUTION REGARDING THE WESTIN HOTEL COMPREHENSIVE SIGN PLAN (CSP) AMENDMENT.

WHEREAS, Town Council Ordinance No. 18, Series of 1988 (Ordinance 18), approved the original CSP for the Silvertree Hotel; and

WHEREAS, Town Council Ordinance No. 19, Series of 1989, approved an amendment to Ordinance 18 for additional signs at the Silvertree Hotel; and

WHEREAS, Silvertree PropCo. L.L.C., Applicant and Owner, is requesting approval to a proposed Comprehensive Sign Plan Amendment for certain advertising, wayfinding and directional signs on the Westin Hotel property, formerly known as the Silvertree Hotel; and

WHEREAS, Section 16A-4-560 of the Town of Snowmass Village Municipal Code ("Municipal Code") contains provisions for flexibility from the Sign Standards in Article IV, Division 5; and

WHEREAS, the Planning Commission reviewed the amended CSP application, received public comment and heard the recommendations of the Town Staff at a public meeting on September 12, 2012 and made their recommendations to Town Council in Resolution No. 10, Series of 2012; and

WHEREAS, the Town Council was scheduled to review the amended CSP application, receive public comments and to consider the recommendations of Town Staff and the Planning Commission at a public meeting on September 24, 2012.

NOW, THEREFORE, BE IT RESOLVED, by the Town Council of the Town of Snowmass Village, as follows:

Section One: Findings. The Town Council finds that pursuant to Municipal Code Section 16A-4-560(c)(7), Amendment, that:

1. The CSP Amendment has been submitted in accordance with requirements of Section 16A-4-560(c)(7), Amendment, of the Municipal Code regarding proposed changes to a comprehensive sign plan.
2. The Community Development Director has sufficiently submitted the required notice via the staff report of the sign plan changes and relevant material to the Planning Commission and Town Council for review and consideration.

3. The CSP Amendment is in conformance with the general purposes of the Town sign regulations: 1) Authorization of signs; 2) Promotion of orderly display; and 3) Preservation of open character.

Section Two: Action. In accordance with the findings stated in Section One of this Resolution, the Town Council approves the Westin Comprehensive Sign Plan Amendment, subject to the conditions outlined in Section Three of this Resolution.

Section Three: Conditions. The Applicant shall address and/or implement the following conditions with the sign program for the Westin Hotel:

1. For the tenant signs along the Mall, the retailers shall apply for specific sign permits for each of their premises separately to demonstrate compliance with the amended CSP standards in this resolution and in the Municipal Code, once the exact dimension, size and area details are determined.
2. Maps or directories shall be allowed to be internally backlit for purposes of visibility and legibility.
3. Umbrella signage shall be exempt provided they are located in designated areas for their purpose, and any logos shall be consistent with the operation, theme and character of the establishment.
4. Operational signs such as "UPS," "FedEx," etc. shall be exempt along with credit card and membership medallions if they total four (4) square feet or less.
5. The Applicant/Owner's Vehicular Direction or Regulatory signs shall be consistent with Town of Snowmass Village standards to the satisfaction of the Public Works Department. The Town may consider revising or updating its sign standards in terms of design, materials and colors; and more thought should be given to clearly identifying the various parts of Town, especially the three (3) commercial nodes.
6. The Community Development Director shall be given the authority to review and approve, for general consistency and compliance with the standards of this Amended Comprehensive Sign Plan, retail signs to be placed on the Property that are submitted subsequent to the approval of this amendment to the CSP as well as minor revisions to signs approved by this Amended Comprehensive Sign Plan, provided such minor revisions are generally consistent with the standards of this Amended Comprehensive Sign Plan.

TC Reso 12-27
Page 3 of 3

INTRODUCED, READ AND APPROVED by the Town Council of the Town of Snowmass Village on September 24, 2012 upon a motion by Council Member Butler, the second of Council Member Kucker, and a vote of 5 in favor and 0 against.

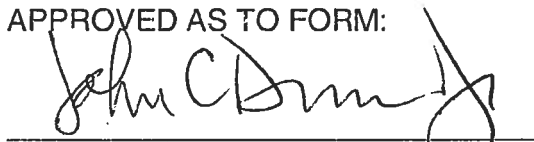
**SNOWMASS VILLAGE, COLORADO
TOWN COUNCIL**


Bill Boineau, Mayor

ATTEST:


Rhonda B. Coxon, Town Clerk

APPROVED AS TO FORM:


John C. Dresser, Jr. Town Attorney

Attachments:

Exhibit "A" – Westin Comprehensive Sign Plan Amendment, including:

- Related Sheets A2.0.0N dated 7-15-2012 and A2.0.0N revised 8-21-2012;
- Related Sheets A2.1N and A2.1N both dated 7-25-2012;
- Related Sheets A2.2N and A2.2M both dated 7-16-2012;
- Sheet A2.3S dated 7-16-2012 for Spa and Kids Club sign locations and details;
- Related Sheets A2.4S and A2.4S both dated 7-16-2012;
- Sheet A2.5N dated 7-16-2012 - top level 'The Westin' non-illuminated wall signs;
- Sheet 1 revised 8-11-2012 for the Retail Tenant Signage Concept and standards.

EXHIBIT "A"

Town Council

Resolution No. 27, Series of 2012

Page 1 of 12



5168 Parfet St. Unit H
Wheat Ridge, CO 80033
303-425-6295
sdesign@mho.net

This drawing is for visual and design intent only and not to be interpreted as a construction drawing unless specifically detailed

Date 7-15-2012

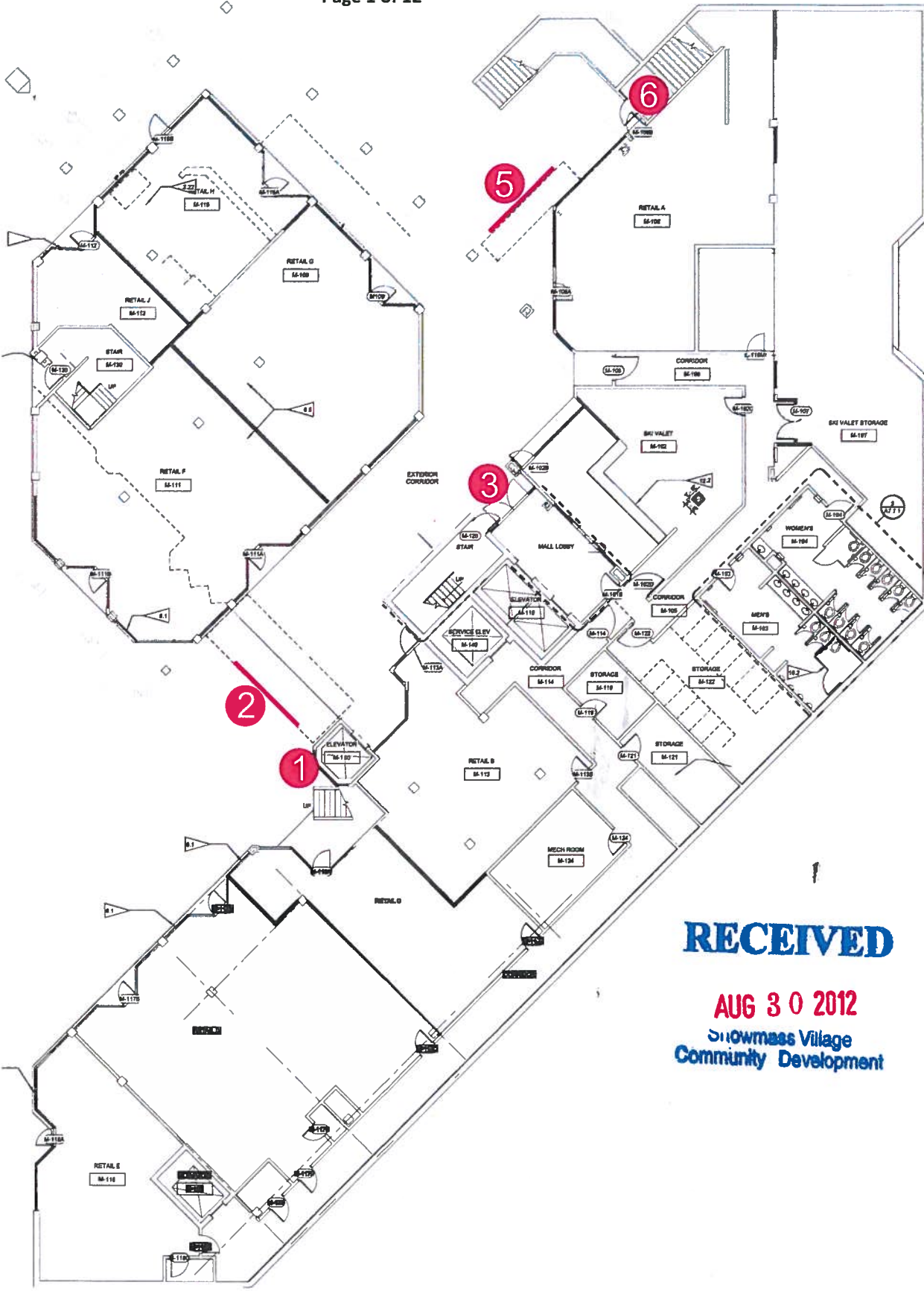
Revised _____

Title:

Westin
Sign Schedule
LL2-MALL LEVEL
A2.0.0N

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AUG 30 2012
Snowmass Village
Community Development





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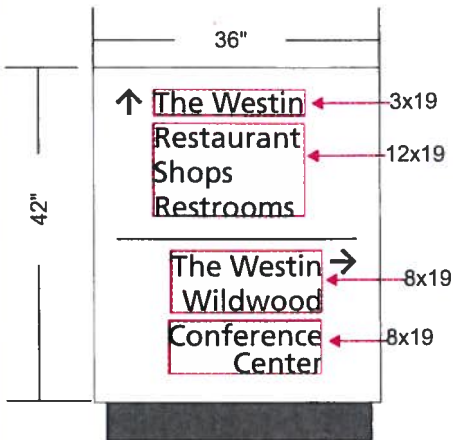
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EXHIBIT "A"

Town Council

Resolution No. 27, Series of 2012

Page 2 of 12



1. Type PW
Directional Sign in Planter

THE WESTIN

2. Type EL 1 / 10" x 72"
Entry sign on canopy face / north end

THE WESTIN

3. Type EL 1 / 8" x 60"
Mall corridor entry / Center over doorway

6. Restaurant / logo / branding above entry door
on face of canopy / Size TBD, though approx.
area of 5 sq. ft.

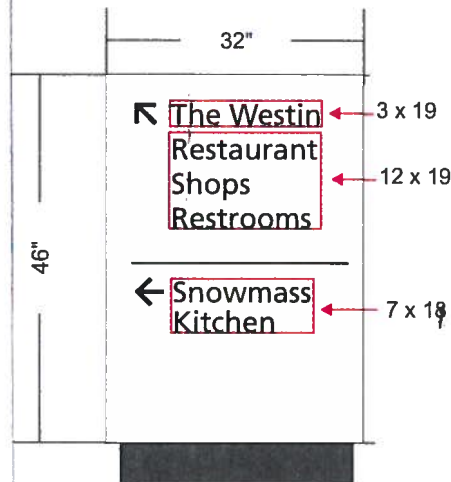
S N O W M A S S ← Approved Logo
K I T C H E N



All sign panels painted PMS #404
All lettering on that background to be white.

THE WESTIN

5. Type EL 1 / 10" x 72"
Entry sign on canopy face / east end



9. Type PW / Directional Sign at
Outdoor Seating

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Snowmass Village
Community Development

Date 7-16-2012

Revised 8-21-2012

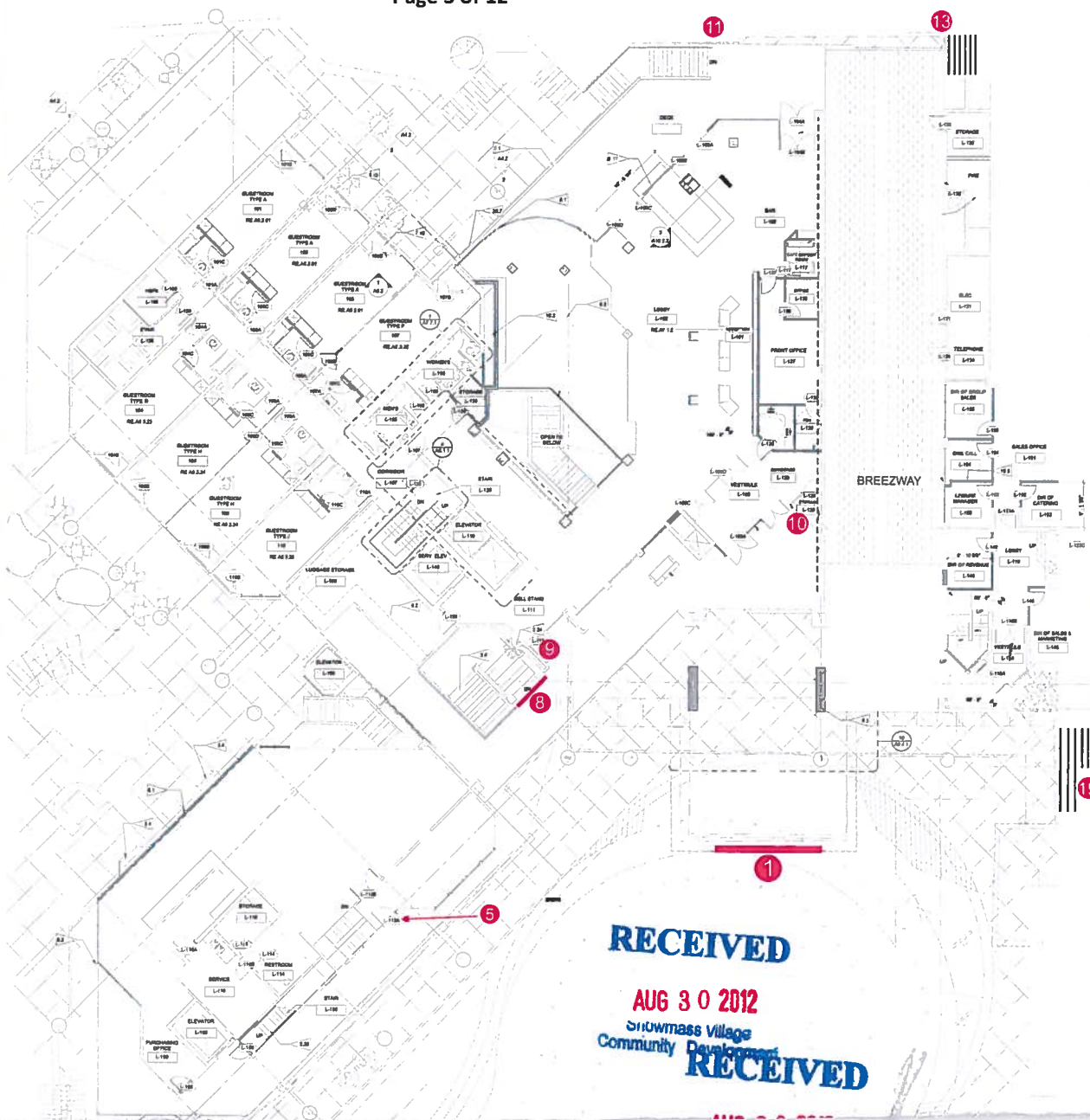
Title:
Westin
Sign Schedule
LL2-MALL LEVE
A2.0.0N

EXHIBIT "A"

Town Council

Resolution No. 27, Series of 2012

Page 3 of 12



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sdesign@mho.net

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Date 7-15-2012

Revised

Title:
Westin
Sign Schedule
LEVEL 1 LOBBY
ENTRY LEVEL

A2.1N
See Separate
Schedule Sheet

THE WESTIN

1. Type Pc1 Porte Cochere Entry sign
Backlit against canopy face.
16" x 113"

THE OVERLOOK

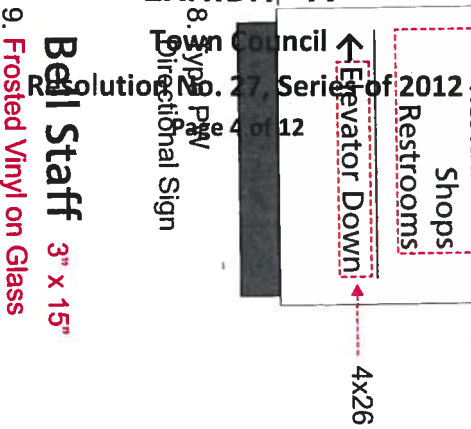
5. Frosted graphics
on glass door
6" x 16"

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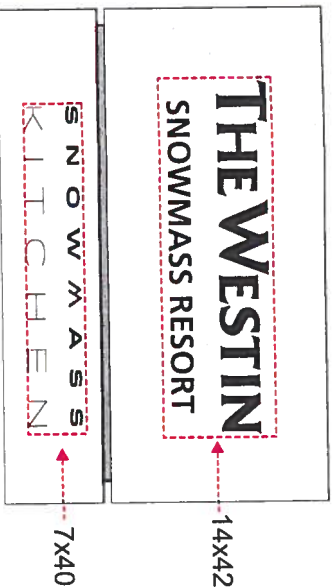
AUG 30 2012

snowmass village
Community Development

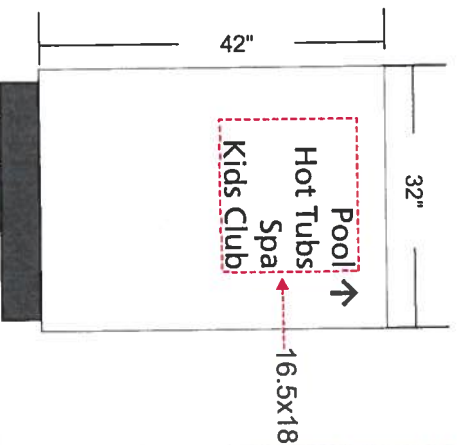
EXHIBIT "A"



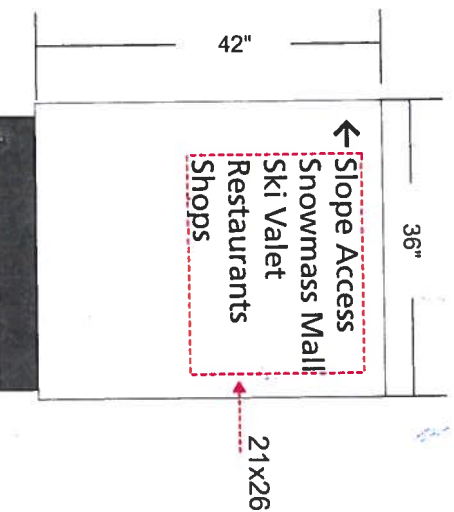
10. Type WMP / Lobby Entry/ On Stone



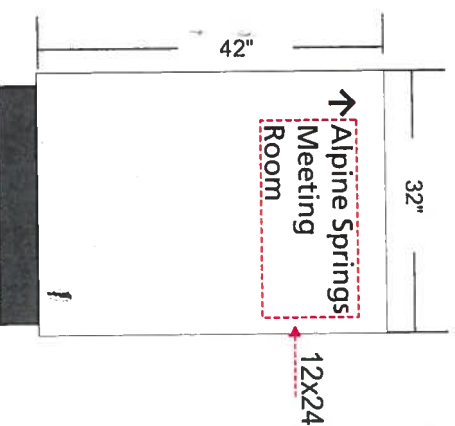
13. Type PW Directional Sign



11. Type PW Directional Sign



19. Type PW Directional Sign



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303-425-6295
sdesign@mrho.net

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Date 7-15-2012

Revised

Title:

Westin
Sign Schedule
LEVEL 1 LOBBY
ENTRY LEVEL

A2.1N

See Separate
Schedule Sheet

EXHIBIT "A"

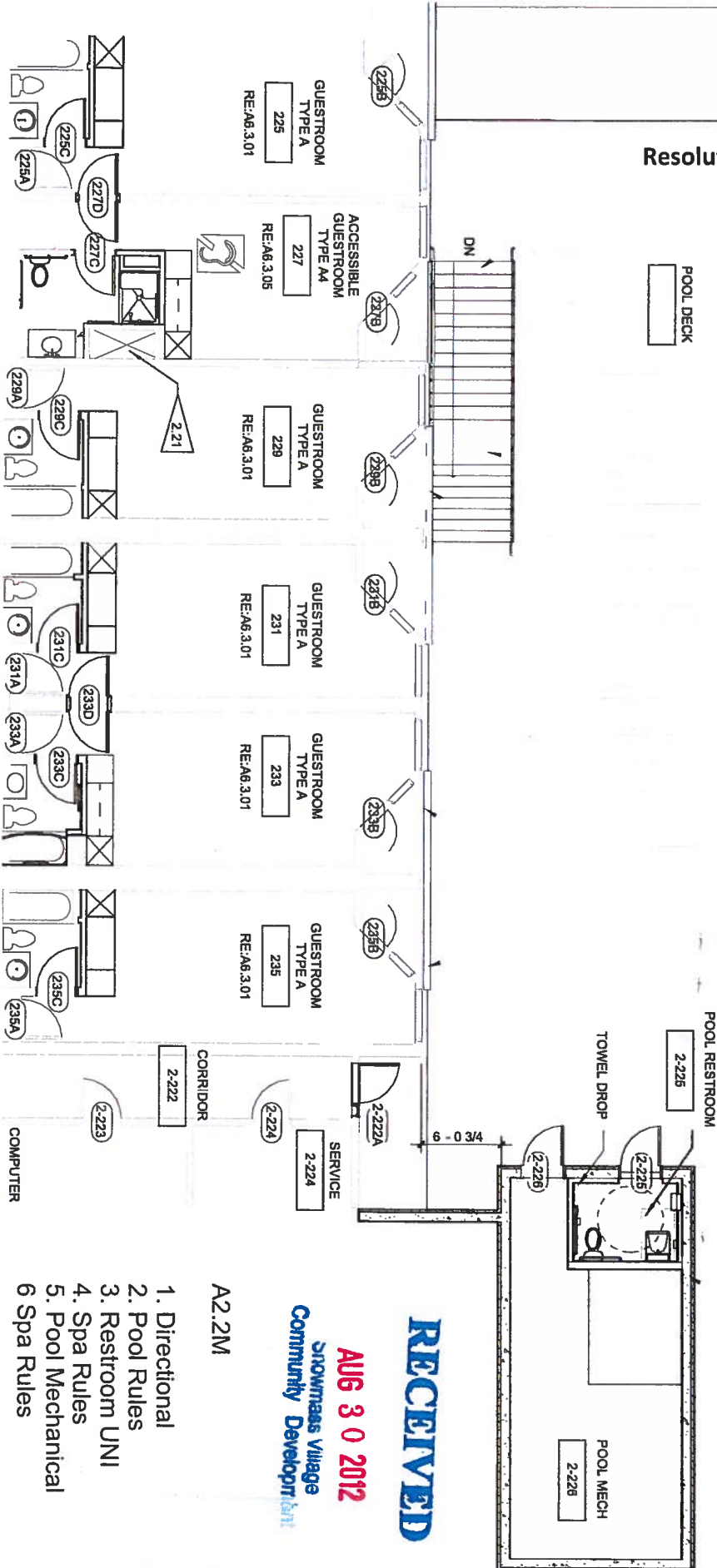
Town Council

Resolution No. 27, Series of 2012

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1

RE: LANDSCAPE FOR POOL, POOL DECK AND
EXTERIOR STAIRS



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Snowmass Village
Community Development

A2.2M

1. Directional
2. Pool Rules
3. Restroom UNI
4. Spa Rules
5. Pool Mechanical
6. Spa Rules



5168 Parfet
Wheat Ridge
303-425-6261
sdesign@ml

This drawing is
design intent or
be interpreted as
drawing unless
detailed

Date _____
Revised _____

Title:
Westin
Sign Sc
LEVEL 2
A2.2

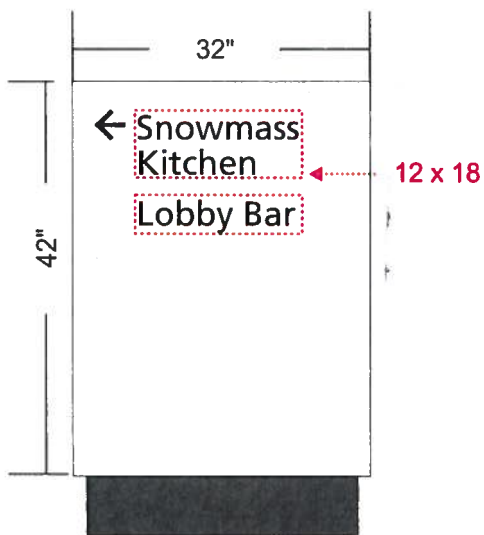
EXHIBIT "A"**Town Council****Resolution No. 27, Series of 2012****Page 6 of 12**

5168 Parfet St. Unit H
 Wheat Ridge, CO 80033
 303-425-6295
 sdesign@mho.net

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 detailed



All sign panels painted PMS #404
 All lettering on that background to be white.



1. Type PW
 Directional Sign

Date 7-16-2012

Revised _____

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AUG 30 2012

Snowmass Village
 Community Development

Title:

Westin Exterior
 Sign Schedule
 LEVEL 2

A2.2M

EXHIBIT "A"

Town Council

Resolution No. 27, Series of 2012

Page 7 of 12

1 Wall Mount / Left of entry

2

1. Type EID / Size Reduced
12" x 24"

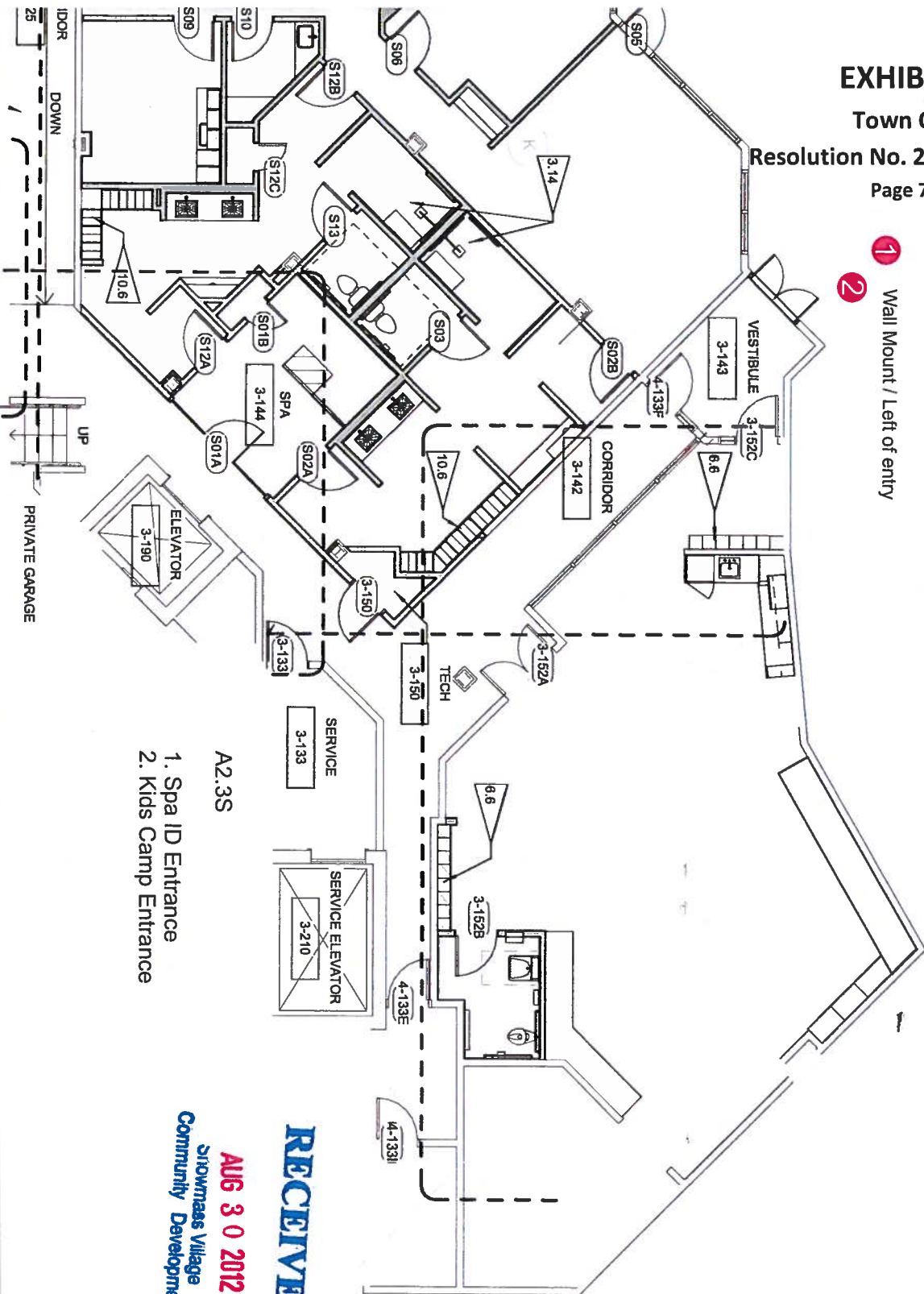


9x18

2. Type / Aluminum Plaque
10" X 24"



8x16



1. Spa ID Entrance
2. Kids Camp Entrance

A2.3S

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Community Development



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sdesign@mha.net

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Date 7-16-2012

Revised

Title:
Westin Exterior
Sign Schedule
LEVEL 3R
A2.3S

EXHIBIT "A"

Town Council

Resolution No. 27, Series of 2012

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sdesign@mho.net

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Date 7-16-2012

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Shrewmass Village
Community Development

Title:

**Westin Exterior
Sign Schedule
LEVEL 4**

A2.4S

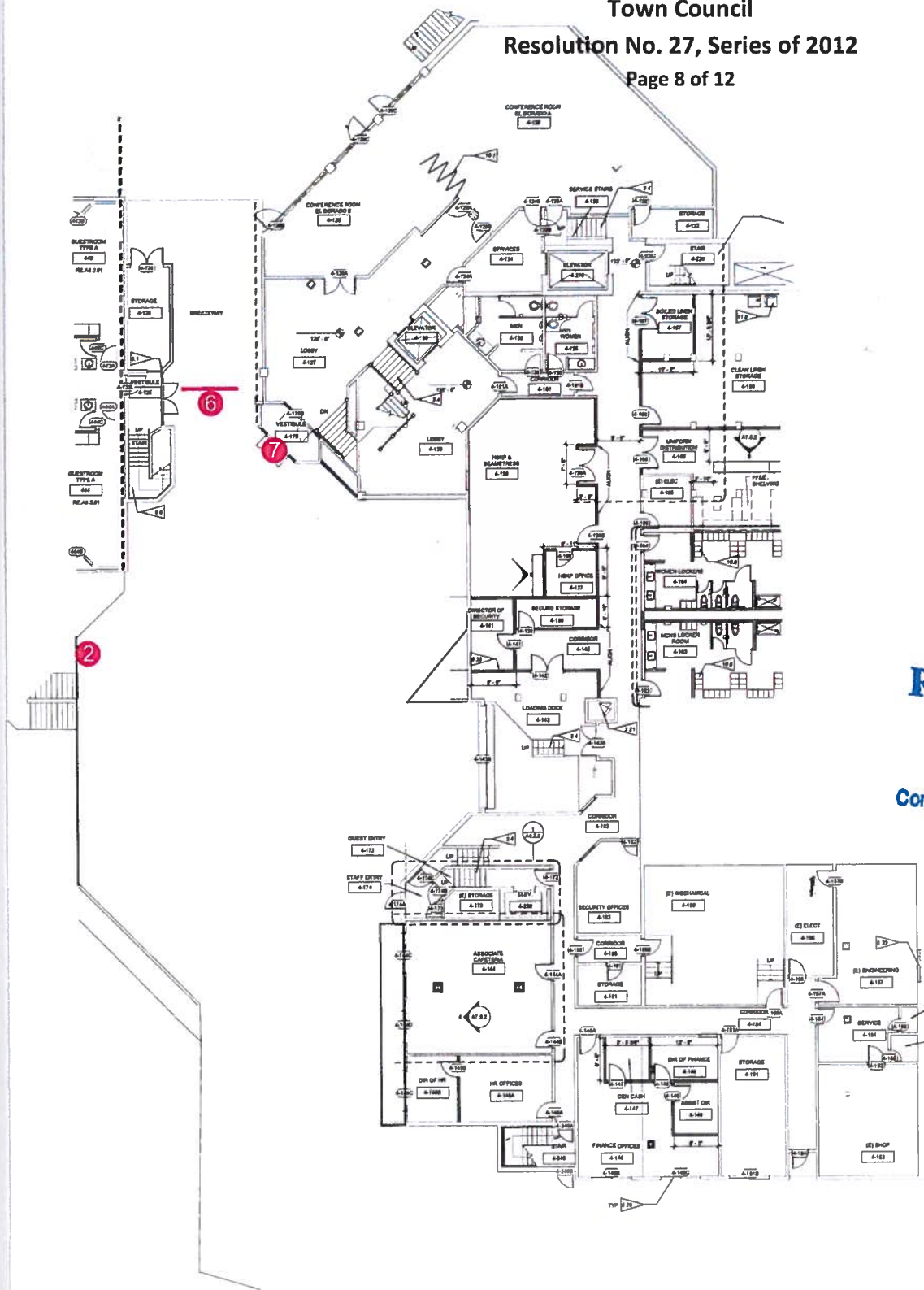
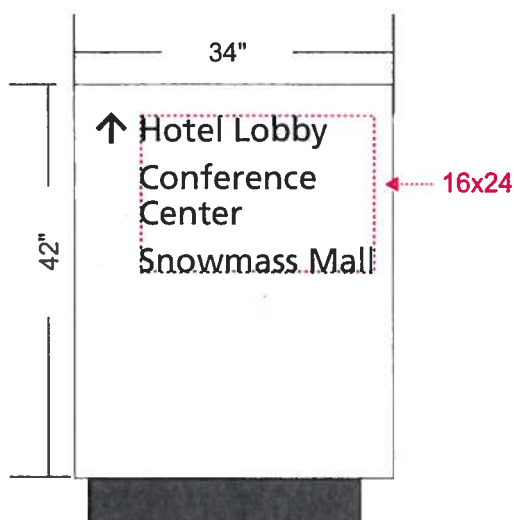


EXHIBIT "A"
Town Council
Resolution No. 27, Series of 2012
 Page 9 of 12



All sign panels painted PMS #404
 All lettering on that background to be white.



2. Type PW
 Directional Sign

THE WESTIN

6. Type OPL / Raised
 Lettering over breezeway
 6 x 46

ALPINE SPRINGS

7. Type OPL / Raised
 Lettering over doorway
 5 x 48



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 303-425-6295
 sdesign@mho.net

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Date 7-16-2012

Revised _____

Title:

Westin Exterior
 Sign Schedule
 LEVEL 4

A2.4S

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 snowmass Village
 Community Development

THE WESTIN

THE WESTIN

17"

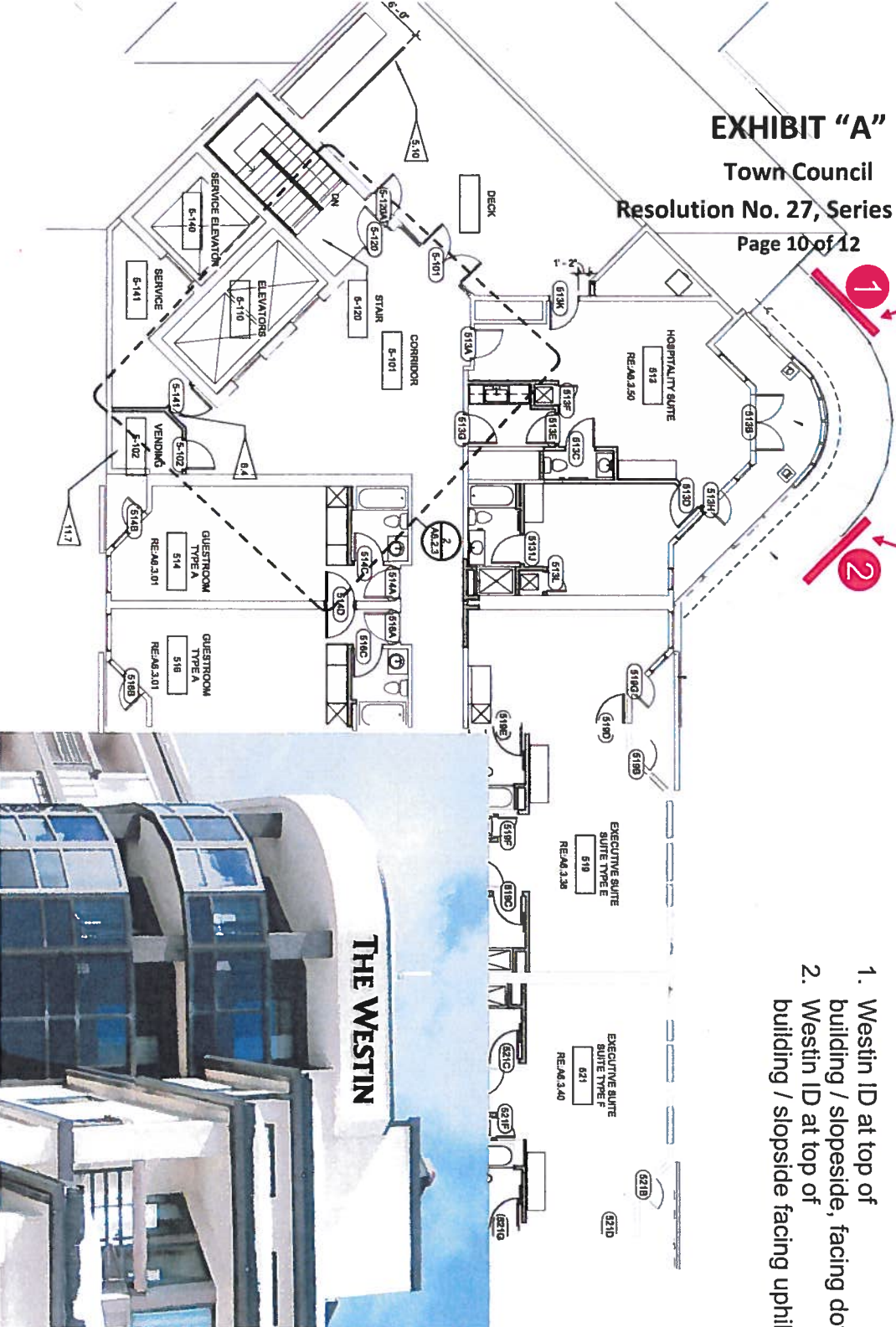
117"

EXHIBIT "A"

Town Council

Resolution No. 27, Series of 2012

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Type ML 1 / **NON ILLUMINATED**

1. Westin ID at top of building / slope side, facing downhill.
2. Westin ID at top of building / slope side facing uphill



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Date 7-16-2012

Revised _____

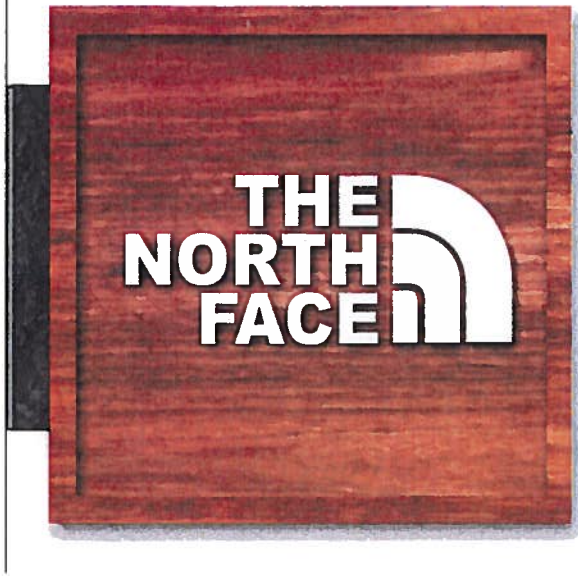
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**Stuwwass Village
Community Development**

Title:

Westin Exterior
Sign Schedule
LEVEL 5
A2.5N



Sign Section

EXHIBIT "A"

Town Council

Resolution No. 27, Series of 2012

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Retail Tenant Signage / "Arcade" style.

All signs to be square or rectangular background shape with raised business name or logo shape. Signs to be vertical grain redwood (heartwood). Painted or stained finish to signs can be distressed to various degrees of age and character. Sign bracket to be forged and hammered steel plate with blackened hardware attachment to building.

RECEIVED**AUG 30 2012**Snowmass Village
Community Development**Sec. 16A-4-520 Permitted Signs:**

The following types of signs shall be permitted within the Town:

(1) Wall-mounted, window, projecting, hanging or awning sign.

Each business shall be permitted per business frontage with an access point, either one (1) wall-mounted sign, one (1) window sign, one (1) projecting sign, and (1) hanging sign or one (1) awning sign, provided that the sign complies with the requirements of this Division. If the individual business so desires it may construct a sign on a business frontage without an access point if it gives up the right to maintain a sign as permitted above. In the case of a business with more than one actively used access point, they will be allowed one sign per doorway at the same size requirements

(B) Wall-Mounted On-Premises Signs.**(1) Area and measurement**

A. Area. No wall-mounted on-premises sign shall exceed six (6) square feet for any establishment having a business frontage of thirty (30) linear feet or less. For any establishment having a business frontage of more than thirty (30) linear feet, one (1) square foot of signage will be allowed for each five (5) linear feet of business frontage, up to a maximum of twenty-five (25) square feet.

EXHIBIT "A"

Town Council

Resolution No. 27, Series of 2012

Page 12 of 12



Sign Section



Retail Tenant Signage / "Facia" style.

All signs to be square or rectangular background shape with raised business name or logo shape. Signs to be vertical grain redwood (heartwood). Painted or stained finish to signs may be distressed to various degrees of age and character

Sign should be mounted to horizontal bracket that keeps sign away from building surface.

OPI

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Snowmass Village
Community Development

Date 7-17-2012Revised 8-2-20128-11-2012

Signs shown here are for representation only and do not reflect any authorization of the companies who's names have been used.

Title:
Westin
Retail Tenant
Signage
Concept

Scale - none**1**

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

March 10, 2025

AGENDA ITEM:

TOSV Workforce Housing Program

PRESENTED BY:

Betsy Crum, Housing Director

BACKGROUND:

The Town Council has requested an opportunity to discuss our long-standing Workforce Housing Program and the ways in which it serves our businesses and community. The Program has evolved considerably over the approximately 45 years since it was first implemented to be responsive to changing local needs, trends and based on our experience with the Program.

The Town of Snowmass Village created a Housing Authority in 1979 with the purpose of creating, owning, and managing housing for the employees of businesses in the Village. Soon after formation, the Authority became a full-time municipal department under the Town Council and Town Manager, as it remains today. From the start, our focus was on providing homes for people who work full-time for local businesses and who live here year-round, which we define as working a minimum of 1400 hours annually and living in their home at least 8 months out of the year. These requirements were established to reflect the seasonal nature of our Village, and to accommodate the shut-down during the “shoulder” seasons.

In the 45 years since we started our program, we have grown to provide approximately 310 rental housing units and 200 deed-restricted for-sale condominiums and single-family homes. The Housing Department also monitors and consults with businesses that own and manage other restricted housing units, such as Club Commons, Water & Sanitation housing, and the employee units managed by West Village and Base Village businesses. Taken together, fully one-third of the permanent residents of Snowmass Village live in homes that we oversee and we estimate that we provide housing for approximately 40-45% of the Village jobs.

Housing Requirements – All TOSV Housing Units:

While our rental and ownership programs differ somewhat, there are over-arching policies and requirements that apply to all TOSV Housing. These have evolved over time to better serve the business community, the tenants and owners, and the community at-large. The last comprehensive Town Council review of our Program was in 2023-2024. Program adjustments are always considered within the context of our core goal: to support a viable workforce and continue our commitment to workforce housing opportunities that best balance the character and resources of the Town.

First and foremost, residents in our rental and deed-restricted housing are required to be full-time, year-round employees at the time they enter their housing. Priority is always given to employees of Snowmass Village businesses; in recent decades, we have never exhausted that priority. Because we also know that many of our locals have multiple jobs in the region, we require that 80% of their annual income be earned from Snowmass Village businesses. In the case of rental housing, we maintain a waiting list, which is presently restricted to only Snowmass Village employees. For our deed-restricted homes, we take applications at the time the home is available and the highest tiers in the lottery are reserved for Snowmass Village employees. Again, in the past decade, all our units have gone to people who earn at least 80% of their income in the Village. Once they live in their homes, we do permit them to change employment, provided they continue to work in Pitkin County. In addition, residents may not own or rent another residential unit in the Roaring Fork drainage.

Employment is verified at the time the housing unit is available by check stub, employer verifications and tax documentation. Renters re-certify their eligibility annually while owners submit information bi-annually. We verify employment eligibility for 100% of our residents. We added an Operations and Compliance Manager in 2023 to provide greater systemization and regularity to our compliance program.

Housing Requirements – Rental Units:

Our rental housing waiting list is kept and ordered by the total number of months the applicant has worked for a Snowmass Village business, and they must currently work in the Village at the time they are offered a lease. We offer a “priority” position for municipal employees, employees of Water & Sanitation and Snowmass Village-based firefighters, on a case-by-case basis. We require all tenants to “fill the bedrooms,” defined as a minimum of one person for a studio or one bedroom apartment, two for a two-bedroom apartment, and at least three for a three-bedroom apartment. Once in their apartment, the tenant must remain employed full-time within Pitkin County. While we permit transfers, we limit them to people who have had life changes such as getting married or divorced or having a baby. To be eligible for a transfer, the tenant must currently meet all the criteria for initial tenancy, including working in Snowmass Village, filling the bedrooms and being in good standing with the Housing Department.

Our rental income covers our annual operating costs entirely with additional cash flow that we put in reserve for renovations and capital replacement. In other words, our rental portfolio is entirely self-supporting from a financial perspective and generates sufficient income to undertake needed renovations. Our skilled housing staff performs all property management functions, from rental collections to evictions, compliance matters, all repairs, snow removal and grounds maintenance.

We currently own and manage nine (9) rental complexes ranging in size from 8 to 92 units. Much of the rental stock consists of studios and two-bedroom apartments, although we do have some one-bedroom and 5 three-bedroom units. Our last new rental construction project was Mountain View Phase II, which was completed over 25 years ago. In recent years, we purchased 250 Carriage Way, the former Snowmass Inn, Faraway Apartments, 2 Willows condominiums and 2 Country Club townhomes, adding 62 units to the affordable rental pool.

Housing Requirements – Ownership Units:

Our deed-restricted portfolio is governed by Chapter 17 of the Municipal Code and implemented by the current Permanent Moderate Housing Regulations that were revised by the Town Council in 2024. We hold deed restrictions on 198 ownership units in 9 complexes. Homes are made available by lottery, and the lottery is organized by several factors affecting eligibility and priority. The highest tier is for in-complex transfers, followed by people who are downsizing from a larger unit to a smaller number of bedrooms. The third tier – which is typically the highest/ most utilized tier in practice – is for people who have worked in Snowmass Village at least three (3) years. That tier is weighted, with more chances given to people who have worked here longer. The next few tiers are for Snowmass Village employees who have worked a lower amount of time or who do not fill the bedrooms completely. The final (7th) tier is for Pitkin County employees with three (3) or more years' employment. We also have a “super” priority for our few accessible units for a purchaser who needs an ADA-adapted unit.

We have income and asset requirements for our deed-restricted units that are adjusted to fit the sales price. Unlike APCHA, we do not have “categories” but instead require that income and/or assets do not exceed our annually adjusted limits. We do not include retirement funds or 529 college savings plans in the asset equation. Income and employment must be independently verified.

Maximum appreciation is limited to the *lesser* of the monthly Consumer Price Index (CPI) or 3% annually. In some complexes we have allowed buyers to make certain upgrades and include them in the valuation. We permit the cost of energy efficiency improvements, up to 10% of the total value. We require that all the major systems of the building be in functioning working condition at the time of sale. If they are not, we

require that either the seller make the repair, or deduct the value of those improvements from the maximum sale price.

People may remain in their homes as long as they work full-time in Pitkin County. The only exception is for people who have lived in their home for at least 10 years and are at least 62 years old. In this case, they may retire and keep their housing. They must continue to live in their home for a minimum of eight (8) months each calendar year. If they wish to rent a bedroom, they may do so provided it is rented to a qualified Snowmass Village employee, and the rent cannot exceed that for a comparable workforce housing studio.

Who is Served:

Our rental housing provides stable, affordable housing for 446 working adults and 71 children, or a total of 517 individuals. Snowmass Village employees live in 85% of the units, while the remaining 15% work elsewhere in Pitkin County. Fifty-six (56) have two or more jobs. Not surprisingly, Aspen Ski Company employs the greatest number (59), followed by the Town of Snowmass Village (41). Some of the other key businesses employing our tenants include Snowmass Mountain Lodging, the Timbers Club, the Snowmass Club, Viceroy, Viewline, multiple local restaurants and property managers, Clarks Market and the Stonebridge. A significant number of tenants are also self-employed in work that benefits the local economy, which they verify annually.

As part of our annual requalification process, we were able to take a snapshot of the income earned by our tenants. Incomes ranged from extremely low (below \$10,000 annually) to a high of just over \$100,000 annually. The average annual salary for all tenants is \$40,000 - \$45,000. Please note that this does not include the salary of Town of Snowmass Village employees, as we did not collect that data.

The profile of our deed-restricted owners is somewhat different. Our 198 units currently house 324 adults and 118 children (442 individuals). Aspen Ski Company is again the largest employer (35 households work there) and TOSV is again the second largest employer, with nine (9) employee households. However, the remaining owners work for a very wide variety of businesses, with many owning their own businesses in construction, property management, personal training, real estate, restaurants, hardware and the like. Some of the other employers include Alpine Bank, Alpine Property Management, Aspen Valley Hospital, Roaring Fork Fire and Rescue, Pitkin County and the Timbers Club. Approximately 75% of the working residents are employed in Snowmass Village. We also have a number of owners who are retired. Thirty-six (36) homes are occupied by people who have reached retirement age and who, having worked for at least 10 years prior, have stopped working.

Demand:

We measure demand for our rental units in two ways: the number of people on our waiting list, and the number of years someone needs to work before they rise to the top of the list. Our list currently has 278 households. Half (138) have worked in Snowmass Village for more than five years. We are currently renting to people who have worked approximately 8-10 years in the Village, depending on the size of the unit they need.

The employers represented on our waiting list reflect what we see among our current residents, although with greater representation from resort businesses. The largest number (55) work from Aspen Ski Company, followed by Viceroy and Viewline, at 21 employees each. There are 14 TOSV employees on the list. Other key employers are Snowmass Club (14), East West (10), Limelight (10), Timberline (7), Anderson Ranch (6), Base Camp (6), Clarks Market (6), Slice (5), and Timbers Club (4). Again, 100% of those on the waiting list are full-time Snowmass Village employees.

Demand for deed-restricted homes is always strong, and we measure that by the number of people who enter the lottery. Nearly all our applicants and 100% of the lottery winners work for Village employers. We held a lottery for four (4) homes in 2023 and six (6) in 2024. Seven (7) of the 10 were small condominium homes, and we averaged 23 applicants for each of those lotteries. The other three were larger, more expensive 4-bedroom homes at the Crossings, where we averaged 15 applicants.

TOSV Housing Resources:

We have been extremely fortunate in Snowmass Village to have local resources to draw from for our housing program. Our community has always recognized the importance of workforce housing to our economic and long-term community health and has implemented several initiatives that have grown our workforce housing portfolio.

- **Mitigation Requirements:** Our zoning regulations require that businesses accommodate at least sixty percent (60%) of the new employees generated by their development within the Town. There are several ways in which they can accomplish this: building units that are then sold to the Town; building units that are sold to qualified employees; granting land to the Town for future housing development; or providing cash-in-lieu to the Town for housing. We have used all these strategies in our portfolio; the current SHOP housing proposed by Ski Co for the Divide site is the most recent example.
- **TOSV Development:** We have a long history of developing our own housing on town-owned parcels, either as a municipal developer or in partnership with private developers. Most of our rental properties were developed in this way, as was our most recent deed-restricted development, Coffey Place.
- **Rental Income and Reserves:** Each year we take the surplus of rental income over operating expenses and put it in one of two places. We maintain a capital replacement budget for each property to pay ongoing, predictable expenses like roof replacement, painting, boiler replacement, appliances, etc. Whatever

remains goes into a housing fund targeted for larger renovations, such as the recent remodel/updating done at Mountain View. It is our goal that 100% of the cost of upgrading our existing housing is covered by the net income from our rents.

- Lodging and Sales Tax Revenue: In 2023, the Snowmass Village voters approved using a portion of our local sales tax revenue for workforce housing. This is a predictable revenue stream that can be used as cash for purchase and development or for annual debt service on larger loans. We have targeted this for new development, such as the Draw Site and the future Snowmass Center housing.
- Excise Tax: We have also benefitted from our excise tax that is levied on larger additions to single family homes. While not a predictable amount, this tax has resulted in another source of revenue for smaller initiatives.

Regional Initiatives:

As the housing need has grown, we have worked collaboratively with others in the Roaring Fork Valley to chip away at our common goal of housing affordability across the spectrum of need. Snowmass Village is a charter member of the West Mountain Regional Housing Coalition. The Coalition has developed and is implementing the “Good Deeds” program, which provides up to 30% of the cost of purchasing a home in the Valley in exchange for a permanent deed restriction. By providing this subsidy, the Program both bridges the gap between what is available on the open market and what is affordable and increases our stock of deed-restricted homes in a “development-neutral” manner. We have likewise partnered with Habitat for Humanity to purchase two priorities for TOSV employees to buy a condominium at the L3 building in Glenwood Springs. While these initiatives have not resulted in more housing in the Village, they nonetheless offer attainable options for our workforce.

In November 2024, the Pitkin County voters approved a dedicated property tax for housing that is expected to bring in some \$8.5 million annually. Although the specific use of the tax has not yet been specified, the County has earmarked revenue for “partnerships.” We are beginning conversations with them this month about ways in which they can help to finance our housing, 100% of which benefits Pitkin County employees.

Housing Now and in the Future:

The Housing Department continues to push every opportunity to meet our local housing needs. Our approach has broadened and deepened over the past decade in response to the dynamics in the Valley and to the market conditions that have not only increased employment but have lost housing stock to Short-term Rentals and second home buyers. Some of our efforts include:

- Housing Master Plan – in 2022, the Town Council adopted a comprehensive Workforce Housing Master Plan that analyzed and identified 5 town-controlled site for future development for workforce housing.
- New Housing Development – we are currently working toward developing 65+/- apartments at the Draw site, which was approved by the Snowmass voters in November of 2024. We will also soon close on the purchase of 3 acres behind the Snowmass Center for future workforce housing development.
- Acquisition/Preservation – in 2019 the Town purchased the 12-unit apartment building at 250 Carriage Way, and in 2020 we closed on the 39-unit Snowmass Inn property. We have been steadily working since then to improve these under-invested properties and preserve them into the future for workforce housing. Likewise, we acquired 8 units at Faraway Apartments to protect their affordability permanently and purchased 2 Willows condominiums for our rental pool. We will continue to explore any and all opportunities to build our portfolio of workforce housing without new construction.
- Land Use/Zoning – recent changes to our Zoning regulations have had a positive impact on workforce housing. The parking requirement for workforce housing has been reduced from 1.5 per bedroom and now matches the requirement for free market housing development. The recent adoption of regulations to allow accessory dwelling units in single family homes may lead to a few workforce units being added to private homes. In addition, staff is considering ways in which the land use approval process for affordable housing might be shortened. This could result in housing coming online more quickly and could make us eligible for state grants.
- West Mountain Housing Coalition – as a not-for-profit entity, the Coalition has the opportunity to step into roles that lend themselves to regional collaboration, In addition to the Good Deeds program, the Coalition is considering developing a rental assistance program, providing housing “navigator” services to our local businesses, and land banking sites for future housing use.
- Housing Needs Assessment – the state of Colorado passed legislation in the last session that requires every municipality to develop a comprehensive assessment of housing need in the community by the end of 2026. We are beginning this process in partnership with Aspen and Pitkin County, and hope to have it completed by the end of this year. The needs assessment will not only look at the workforce housing needs in Town, but the housing needs of all residents in our community.

FINANCIAL IMPACT:

Not applicable – this is for discussion only.

APPLICABILITY TO COUNCIL GOALS & OBJECTIVES:

In 2023 the Town Council established the following housing goals:

Providing more affordable workforce housing options within the Village enables community members to contribute to the local economy AND helps to build a strong, emotionally connected and engaged community. Town Council remains committed to implementing the 2021 Housing Master Plan.

Understanding that Village residents are served by local governmental organizations that are physically outside of the town, TOSV will work closely with those partner entities to create a more inclusive workforce housing framework that will integrate additional people/positions/organizations into our housing program. TOSV will endeavor to leverage additional financial resources from these partners to help meet our respective housing needs.

The TOSV Housing Program provides the foundation for this goal and has set us apart from most Colorado ski communities since its inception.

COUNCIL OPTIONS:

Not applicable – this is for discussion only.

STAFF RECOMMENDATION:

Not applicable – this is for discussion only.

ATTACHMENTS:

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

March 10, 2025

AGENDA ITEM:

Mall Transit Station Continued Discussion

PRESENTED BY:

Clint Kinney, Town Manager

Sam Guarino, Transportation Director

BACKGROUND:

On January 21, 2025, a conceptual design with a two-level parking garage on the site of the current Lot 5 was presented to the Council with a cost estimation of approximately \$58 million. Due to the challenges presented by the cost of the project, staff were asked to eliminate the garage component to reduce the overall cost. This revised design that removed the parking garage was shown on February 3, 2025. The revised projected cost was \$44 million and would require 40 months of construction.

On February 18th, 2025, Council directed staff to discontinue pursuit of a \$13.5 million grant due to the timeline. It was determined that the time needed to refine the design, find additional funding sources, generate potential public private partnerships, and garner sufficient public feedback was too short.

On March 3rd, 2025, Council directed staff to prepare a proposed timeline outlining a continued effort to construct a transit center at the Snowmass Mall. This proposed timeline is designed to serve as a potential road map to take this project forward utilizing Federal and State grant funds.

TIMELINE:

1. Spring/ Summer/ Fall 2025
 - a. **Council guides the scope of project**
 - i. Should the interim plan (bathroom, flattening, new shelter, improved stairs) be considered or only the complete 2-level project?
 - ii. Should the long-term plan design be with or without parking garage and other potential features?
 - iii. Continue discussing the proposal/ideas with key stakeholders such as Ski Co, Romero Group, RFTA, adjacent lodges.
 - iv. After a consensus from Council and key stake holders is developed (or at least underway), actively request broad public feedback on the concepts of scope, cost, timelines.

2. Summer 2025 – Summer 2026
 - a. **Area Planning Project**
 - i. (Per the draft Council goal) The Town will lead an effort to involve all stakeholders in an area planning process for the area around the Snowmass Mall. This will require the hiring of a consulting firm to help lead the effort. One intended result of this project would be a plan for a redeveloped Snowmass Mall and surrounding area. The direction and results of this project will likely have a foundational impact on the design of the new transit center, which is to be seen as a central piece.
 - b. **Continued design development.**
 - i. Utilizing the feedback received, complete further design in conjunction with a designated stakeholders that would participate in a private public partnership. RFTA will need to have more direct involvement with the project, particularly if they are going to contribute considerable funding.
3. Fall 2026
 - a. **Special Review and Public Feedback**
 - i. The Transit Center would enter the Special Review land use process with the Planning Commission and Town Council for necessary land use approvals.
4. Early 2027-Early 2028
 - a. **Construction Documents**
 - i. Once the design is approved through the Special Review Process the development of construction documents starts.
5. Winter-Spring 2029
 - a. **Grant Applications Submitted**
 - i. While this is the most difficult timeframe to predict, we believe this (four years from now) will be the earliest opportunity to prepare a new application to the State or Federal Government for significant grant funds. It will likely take a shovel ready project ready to construct to make this a viable application.
6. Summer-Fall 2029
 - a. **Grant Applications Awarded**
 - i. This is likely the earliest a potential grant application could be awarded.
7. Winter 2030
 - a. **Project Funding Obligated**
 - i. It could take 3-6 months after the grant award until we receive a contract allowing us to proceed.

8. Spring 2030-Fall 2032/3

a. Project Construction

- i. This is likely the earliest that the project could start construction if significant grant funds are needed. Construction duration will depend on design.

FINANCIAL IMPACT:

Financial Impact could vary greatly depending on direction and could be spread out over many years. The two currently proposed Transit Center designs, with or without a parking garage, are estimated at \$44 million - \$60 million respectively, but this cost would likely rise over the next 5 years.

Depending on scope, design development with an architecture firm would likely cost between \$50-\$100k to simply improve the design as drawn but could cost more if substantial changes were needed.

Currently the Town has \$9.5 million in available funding to put towards this project with Town (\$3 million), EOTC (\$6 million), and RFTA (\$.5 million) money put aside.

APPLICABILITY TO COUNCIL GOALS & OBJECTIVES:

The 2023 Council Goal Statement states:

Encourage transit ridership by providing a Mall Transit experience that balances improved levels of service, safety and functionality with high quality aesthetics that satisfies community needs and meets our rural Village character.