



Town Council
Monday, October 20, 2025
4:30 PM

Regular Meeting
130 Kearns Road
Town Council Chambers
Snowmass Village, CO 81615

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

Council will meet at the Rodeo Grounds for a 20-minute site visit at 4pm to review design material samples for the bleachers. Town Council Regular Meeting will start at 4:30pm in Town Council Chambers in Town Hall.

Agenda

1. Call to Order

2. Roll Call

3. Proclamations and Presentations

4. Public Comment

This section is set aside for the Town Council to LISTEN to comments by the public regarding items that do not otherwise appear on this agenda. Generally, the Town Council will not discuss the issue and will not take an official action under this section of the agenda. (Five Minute Time Limit)

5. Consent Agenda

These are items where all conditions or requirements have been agreed to or met prior to the time they come before the Council for final action. A Single Public Hearing will be opened for all items on the Consent Agenda. These items will be approved by a single motion of the Council. The Mayor will ask if there is anyone present who has objection to such procedure as to certain items. Members of the Council may also ask that an item be removed from the consent section and fully discussed. All items not removed from the consent section will then be approved. A member of the Council may vote no on specific items without asking that they be removed from the consent section for full discussion. Any item that is removed from the consent agenda will be placed on the regular agenda.

5.A. 2025 Town Council Draft Agendas

5.B. Minutes for Approval

5.C. Resolution No. 30, 2025 Approving a subdivision exemption to modify and combine lots in Woodrun Unit One subdivision

5.D. Winter Parking Plan 2025-26

6. Public Hearings - Quasi-Judicial Hearings

Public Hearings are the formal opportunity for the Town Council to LISTEN to the public regarding the issue at hand. For land use hearings the Council is required to act in a quasi-judicial capacity. When acting as a quasi-judicial body, the Council is acting in much the same capacity as a judge would act in a court of law. Under these circumstances, the judicial or quasi-judicial must limit its consideration to matters which are placed into evidence and are part of the public record. The Council must base their decision on the law and the evidence presented at the hearing.

7. Policy/Legislative Public Hearings

8. Administrative Reports

8.A. Prep for EOTC meeting on Thursday 10/24/25

8.B. 2026 Budget Discussion

8.C. Discussion regarding site visit to Rodeo and materials reviewed

9. Town Council Reports and Actions

Reports and Updates

9.A. Resolution in support of Confluence Early Childhood Development Service
District Ballot Issue 7A

10. Executive Session

10.A. Quarterly update from Town Attorney

11. Adjournment

2025 DRAFT Agenda Overview

- Regular Meetings begin at 4:00 p.m. unless otherwise noted
- Work Sessions begin at 4:00 p.m. and aim to end at 6:00 p.m.
- The dates on which agenda items are listed are only a best approximation. Agenda items are added to this list as they arise. Agenda items may well be moved to different meeting dates. Agendas are generally not finalized until the Thursday prior to the meeting.
- In addition to agenda items, this document also lists expected absences of Town Council members. In compliance with section 2-49 of the municipal code, once the consent agenda is approved, the absences noted will be considered to have received the prior approval necessary of the majority of the Council for members to be absent from meetings.

Topic to incorporate:

- In 2025 - Town Attorney and Town Clerk provide an Ordinance to Review Town Ordinances – Required every five years since 1994 Re-codification Adoption per the Town Charter. See Ord 19, Series 2020 as example.
- Add spring clean up/annual trash pickup to a future workshop agenda.
- a discussion about how to change the housing mitigation rate for uncovered decks
- Discussion RE electric mowers and leaf blowers
- E-Bikes

Monday Oct 13 – Work Session

- Budget -CIP, other FAB
- Discussion regarding community survey/ check-in
- Rodeo / Entryway Update

Monday Oct 20 – Regular Meeting

- EOTC Prep
- Budget – Comments from Tourism, other
- a Resolution approving a subdivision exemption to modify and combine the previously platted 1966 lots 103, 104, and 105, Woodrun Unit One subdivision, into two lots (lots 103 and 105).
- Reso in support of Ballot issue – Bright Future
- Entryway site visit
- Executive Session - Town Attorney Update
-

EOTC – Thursday October 23 – City of Aspen

Monday Nov 3 – Regular Meeting

- GID Meeting - Adopting the GID Budget
- **Joint Meeting with P.C.** on the Draw Site - Resolution
- Budget Adoption public hearing
- Road Mil levy presentation public hearing
- POST Grant – 1st reading
- Adopt DMP
- 2nd reading - Ord No 11 RE Workforce Housing Special Review Code Amendment?
- Willows Preliminary PUD Review - Resolution

2025 DRAFT Agenda Overview

- Resolution for Melton Ranch Trail Authorization

Tuesday Nov 10 – Work Session

- Airport Update at 4:00
-

Monday Nov 17 – Regular Meeting

- B & C Applications
- Mall Comprehensive Sign Plan Review
- Divide SHOP Preliminary PUD
- Ord RE Code language with STRs – common exp date & adding a late fee? - 1st reading
- POST Grant – 2nd reading
-

Monday Dec 1 – Regular Meeting (DeAngelo out)

- Reso RE 2025 Meeting Dates
- Reso on Delinquent Solid Waste / Trash
- B & C Interviews
- 1st reading - an Ordinance approving an amended and restated consolidated comprehensive sign plan for the Snowmass Village Mall and Gateway buildings.
- 1st reading – Ord re Deerbrook Townhomes Final PUD, rezoning to MF, plat amendment & subdivision exemption request
- 2nd reading - Ord RE Code language with STRs – common exp date & adding a late fee?

Monday Dec 8 – Special Meeting

- **GID Meeting – set Mill Levy**
- B & C Discussion

Monday Dec 15 – Regular Meeting

- B & C Resolution appointing new Members
- 2nd reading - an Ordinance approving an amended and restated consolidated comprehensive sign plan for the Snowmass Village Mall and Gateway buildings.
- 2nd reading - Ord re Deerbrook Townhomes Final PUD, rezoning to MF, plat amendment & subdivision exemption request

Topics for Work Sessions or Other Meetings Requested by Town Council Members

- Schedule Updates will all of the Town Boards to review priorities and current initiatives.
 - EAB
 - FAB
 - PTRAB
 - POSTR
 - Tourism – quarterly updates
 - Grants – Recent Awards; Review of Criteria; Purpose, etc.
 - SAAB

2025 DRAFT Agenda Overview

- Planning



**Town Council
Tuesday, September 2, 2025
4:00 PM**

Regular Meeting
130 Kearns Road
Town Council Chambers
Snowmass Village, CO 81615

You can watch the meeting live online on our website at [tosv.com](https://www.tosv.com).

Minutes

1. Call to Order

Mayor Shenk called to order the Regular Meeting of the Snowmass Village Town Council on Tuesday, September 2, 2025, at 4:01 P.M.

A complete live recording of this meeting can be found at www.tosv.com under Town Council Meetings. This meeting will be archived indefinitely, allowing you to view it at anytime.

2. Roll Call

Council Members Present: Alyssa Shenk, Tom Fridstein, Britta Gustafson, Cecily DeAngelo and Susan Marolt.

Council Members Absent: none.

Staff Present: Clint Kinney, Town Manager; Jeff Conklin, Town Attorney; Greg LeBlanc, Assistant Town Manager; Anne Martens, Public Works Director; Mike Horvath, Town Engineer; Sam Guarino, Transportation Director; Betsy Crum, Housing Director; Theresa Cook, Office Manager.

Public Present: Susan Garrett, Mike Sura, Robert Goldstein, John Orton, Chris Lungren, Julie Ressler, Sarah Daniels, Jeff Steinberg, Darrell Smith, Elizabeth Stewart Severy, Jami McMannes, Peter Waanders, Joseph Goodman, Kit Hamby.

3. Proclamations and Presentations

3.A. Community input meeting regarding Brush Creek & Owl Creek Roads Roundabout

Presentation by Anne Martens, Director of Public Works and Project Engineer Mike Horvath on history and design of the roundabout with public comment, issues and questions following. Discussion of how the water line replacement at the intersection would coincide or not with the project was addressed by Kit Hamby, Snowmass Water and Sanitation. Mike Fowler from SGM spoke to the grade of the intersection at different sections; Sam Guarino, Transportation Director addressed the RFTA review of the project, the gradation of the road, buses, shuttles and the bus pullouts; John Mele, Roaring Fork Fire Marshal weighed in on the issues at the intersection for fire and emergency vehicles.

Public comment by Joseph Goodman, Mike Sura, Julie Ressler, Jim Gustafson, Peter Waanders, Dan Clausen, Elizabeth Stewart-Severy, Jamie McMannes, Susie Garrett, Matt Dube, Milo Shima.

4. Joint Meeting with Planning Commission

The Planning Commission joint meeting with the Council was launched and roll call taken.

Planning Commission members present: Chair Matthew Dube, Commissioners David Seglin, Stan Clauson, Jamie McMannes, Doug Faurer, Jim Gustafson.
Planning Commission members absent: Vice Chair Brian Marshack.

4.A. Willows Reconstruction – Minor Preliminary PUD

Senior TOSV Planner Brian McNellis introduced Project Architect and Representative of the Willows HOA, Dana Ellis of Outpost Studio. This is a minor PUD meaning it can bypass the sketch plan and begin the process with the preliminary plan being introduced to both the council and planning commission at the same time. The Willows Minor PUD proposal is a request to redevelop Building D with an additional four free market units. This is an informational presentation, allowing for clarifying questions with Council Members and Commissioners reserving comments on the application for subsequent hearings, the first of which is scheduled for September 17, 2025. Resolution No. 29 of Series 2025 is in the packet and may be modified with any additional conditions of approval from council for that future meeting.

Joining the presentation was Bill Ardrose, Willows HOA attorney, Rich Reno with Togala, the pre-construction contractor.

Council Member Fridstein moved to approve Resolution 29 of Series 2025 as proposed, Cecily DeAngelo seconded. All in favor.

Motion to adjourn the joint meeting of the Town Council and Planning Commission by Chairman Dube. Seconded by Commissioner Gustafson. All in favor.

5. Public Comment

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None.

6. Consent Agenda

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6.A. 2025 Draft Agendas

Community Health and Lift Up requests for funding. They are also being discussed by the Pitkin County Commissioners.

6.B. Ordinance No. 11, 2025 regarding Workforce Housing LUC changes - 2nd reading

Continuance of the public hearing to September 15, 2025.

Council Member Fridstein moved to approve the Consent Agenda with the Continuance. Council Member Gustafson seconded. All in favor.

7. Public Hearings - Quasi-Judicial Hearings

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8. Policy/Legislative Public Hearings

8.A. Ordinance No. 13, 2025 - SVPEF Ballot Issue - 2nd Reading

Second reading of Ballot Measure Ordinance No. 13, 2025 - RE assess a fixed Mill levy rate of 1.19 for the Aspen school district.

Council Member Fridstein motioned to approve this ordinance be placed on the ballot. Seconded by Council Member Marolt. Roll Call vote. All in favor.

8.B. Ordinance No. 10, 2025 - Amendment to Code regarding outdoor lighting regulations - 2nd Reading

Dave Shinneman, Director of Community Development, Mike Metheny, Chief Building Official, and Sara Nester, Business Code Compliance Manager, presented changes made based on discussion at the previous reading. A few more questions and concerns were addressed along with discussion of education and compliance issues given the new regulations.

Motion to approve Ordinance 10 series of 2025 with the three following amendments:

1. Sec. 16A-4-610 No. 17 to read: "...and commercial zone districts between 10pm and 7am, unless business operating hours end or begin within the nighttime hours."
 2. Sec. 16A-4-610 No. 20 changed to read "Walkway and driveway security lighting shall be under 42 inches in height."
 3. Sec. 16A-4-680 No. 6 "Landscape Lighting: Shall be low lux (under 40 lux) and is considered non-essential and seasonal lighting."
- Council Member Fridstein motioned to approve Ordinance 10 as amended and read by the town attorney. Seconded by Council Member Marolt.
Roll call vote. All in favor.

8.C. Additional Funding Participation for Tenant Purchase of Roaring Fork Valley Mobile Home Parks

Betsy Crum, Director of Housing, is asking for additional funding for the residential acquisition of the Aspen Basalt and Mountain Valley mobile home parks. Their lender is willing to make a reduced interest rate loan if the residents have raised at least 16 million by the due diligence period. The request is for an additional \$250,000 funding from the council. A letter of commitment for 1.25 million dollars which the mayor would sign will be needed before the due diligence period and it would then be presented as an Ordinance in two weeks.

Council Member Marolt motioned to approve the letter of intent for the purchase of the Roaring Fork Valley mobile home parks. Council Member DeAngelo seconded. All in favor.

9. Administrative Reports

10. Town Council Reports and Actions

Reports and Updates

Council Member Gustafson reported the FAB meeting resulted in no updates to the Ballot language for the Ordinance 13.

Council Member Fridstein reported PTRAB wants to pass a resolution on the Brush Creek and Owl Creek Roundabout. Another topic of conversation was the JAS Aspen Festival's impact on the town vs. benefits of the event for the town. Council Member Fridstein noted that EAB was getting information on the town's use of pesticides at their meeting.

Council member DeAngelo reported on the Nordic Council and their plans to pursue snowmaking at two locations; a presentation from them might be a work session item in the future.

Mayor Shenk verified next week's work session timing with the Fire Mitigation

discussion before the Krabloonik visit. And gave a reminder that the Strong Start, Bright Futures valley-wide childcare ballot initiative will be presenting as well.

11. Adjournment

Council Member Marolt motioned to adjourn. Council Member Fridstein seconded. All in favor.

Adjourned at 07:26 P.M.

The Snowmass Village Town Council approved this set of meeting minutes at their Regular Meeting on Monday October 20, 2025.

Submitted By,

Megan Harris Boucher, Town Clerk



**Town Council
Monday, September 15, 2025
4:00 PM**

Regular Meeting
130 Kearns Road
Town Council Chambers
Snowmass Village, CO 81615

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Minutes

1. Call to Order

Mayor Shenk called to order the Regular Meeting of the Snowmass Village Town Council on Monday, September 15, 2025, at 4:00 PM.

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2. Roll Call

Council Members Present: Tom Fridstein, Britta Gustafson, Susan Marolt, Cecily DeAngelo and Alyssa Shenk.

Council Members Absent: none.

Staff Present: Clint Kinney, Town Manager; Jeff Conklin, Town Attorney; Greg LeBlanc, Assistant Town Manager; Anne Martens, Public Works Director; Brian McNellis, Senior Planner; Betsy Crum, Housing Director; Mike Metheny, Chief Building Officer, Sara Nester, Business Code Compliance Manager; Mike Horvath, Town Engineer; Josh Zeeb, Project & GIS Manager; and Megan Harris Boucher, Town Clerk.

Public Present: Harper Powell

3. Proclamations and Presentations

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5.A. 2025 Draft Agendas

Council had a brief discussion regarding upcoming events. Due to schedule conflicts, there will be no Share a Drink with Council on 9/22/25. It is rescheduled for 9/29/25 at the Little Red Schoolhouse at 4pm.

5.B. Ordinance No. 11, 2025 - RE Workforce Housing LUC changes - 2nd reading

Mayor Shenk opened the public hearing for Ordinance No. 11, 2025 second reading. Staff recommended continuing the second reading while they waited for some additional information from the State of Colorado. Recommended October 3rd.

Council Member Fridstein motioned to continue the public hearing with the second reading of Ordinance No. 11, 2025 to October 3, 2025. Council Member Marolt seconded the motion. All in favor.

Council Member Fridstein motioned to approve the Consent Agenda. Council Member Marolt seconded the motion. All in favor.

6. Public Hearings - Quasi-Judicial Hearings

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7. Policy/Legislative Public Hearings

7.A. Emergency Ordinance No. 16, 2025 RE Budget appropriation - \$250k for mobile home park purchase

Emergency Ordinance due to the timing of the appropriation. With the closing in early October, this needs to be done in one reading.

Clint summarized the ordinance.

Council Member Fridstein motioned to approve Emergency Ordinance No. 16, 2025. Seconded by Council Member Marolt. Roll call vote. All in favor.

8. Administrative Reports

8.A. STR Update & continued discussion

Housing Director Betsy Crum and Business Code Compliance Manager Sara Nester summarized the agenda item. Council reviewed updated data on short-term rentals (STRs), noting that 42% of residential units in Snowmass have STR licenses, mostly in properties designed for that use. Only about 10–12% of single-family homes are STRs. Staff presented examples of incentive programs used in other communities to convert STRs to long-term rentals. These were largely discontinued due to high costs. Council discussed the potential for using STR fees to fund similar efforts locally.

Council discussed the possibility of a linkage fee study in 2026 to explore the impact of STRs on housing. Council discussed potential changes to short-term rental (STR) policies, focusing mainly on further restricting Type 4 permits, which apply to single-family homes. Council members expressed interest in aligning regulations with existing HOA rules that typically allow only 1–2 short-term rentals per year, each lasting 1–2 weeks. The goal is to maintain the residential character of neighborhoods while still permitting limited STR use. There was general agreement that reducing the commercial impact of STRs in residential areas is a priority.

Council agreed to continue exploring both STR restrictions and housing-related incentives as key priorities.

8.B. Construction Impact Map demonstration

Anne Martens, Josh Zeeb, Mike Horvath, Mike Methany

Public Works Director Anne Martens presented with staff members Josh Zeeb, Mike Horvath, and Mike Methany a new interactive GIS map displaying building permits, right-of-way permits, and capital projects. The tool, now live online, aims to improve transparency and help identify high-impact areas. Staff acknowledged challenges consolidating permit data at single addresses and may propose future improvements.

Council discussed growing concerns over construction-related impacts, including traffic, parking, safety, and noise—especially from long-duration or high-value projects. Members suggested improved enforcement, better public communication, and low-cost mitigation like fencing, signage, and stricter parking rules. Staff noted additional enforcement would require more resources and sought guidance on balancing project efficiency with residents quality of life. Council supported tracking demolition trends and emphasized the tool's value in monitoring activity and guiding policy decisions.

9. Town Council Reports and Actions

Reports and Updates

Council Member Marolt and DeAngelo attended a recent Transportation Coalition meeting. Past meetings have focused on information gathering and now moving towards solution recommendations. Group will approach GWS and involved them more in the discussion with the idea that traffic issues are valley wide and each community impacts the others.

Council Member Fridstein will attend an upcoming PTRAB meeting. Attended RFTA with Shenk. RFTA reported that they were finally successful in receiving a 32 million federal grant which had been previously approved but not granted. Many Congressional and Senate level people helped with the final push.

Council Member Gustafson attended a Sister Cities last week. Gustafson and Shenk will attend NWCCOG in GWS next week.

Mayor Shank reported on the recent RFTA meeting where they had the first draft of the Budget presentation and discussed the media kit for the Zero Fare project. Zero Fare will be from Oct 1 to Nov 30th. Outreach includes: Pop-up tables at markets, bus stops, banners, mobile app and social media campaigns. They also discussed updating the passenger code of conduct. RFTA is adding 105 seats to the AM rush for winter service. Plan to running additional trips to help address these busy times. They are fully staffed with drivers. RFTA has been hearing many complaints from public regarding bikes and e-bike fast speeds on the Rio Grande trail.

Mayor Shank will attend the upcoming SAAB meeting. Shank also had the opportunity to read to kids at the Little Red Schoolhouse the Sauce Boss Book. Fun interaction with the kids!

10. Adjournment

Council Member Fridstein motioned to adjourn. Council Member Marolt seconded. All in favor.

Adjourned at 6:59pm

The Snowmass Village Town Council approved this set of meeting minutes at their Regular Meeting on Monday, October 20, 2025.

Submitted By,

Megan Harris Boucher, Town Clerk

Town of Snowmass Village
Town Council
Agenda Item Summary

October 20, 2025

Agenda Item:

RESOLUTION NO. 30, SERIES OF 2025: A RESOLUTION APPROVING A SUBDIVISION EXEMPTION TO MODIFY AND COMBINE THE PREVIOUSLY PLATTED 1966 LOTS 103, 104, AND 105, WOODRUN UNIT ONE SUBDIVISION INTO TWO LOTS (LOTS 103 AND 105).

Presented By:

Jim Wahlstrom, AICP, Senior Planner
Community Development Department

Background:

On July 10, 2025, the Applicant, Brian J. Nelson, initially applied for a Subdivision Exemption, with an update of the exemption plat received July 29, 2025, to modify and combine the 1966 Lots 103, 104 and 105, Woodrun Unit One Subdivision into two lots (Lots 103 and 105).

The original 1966 Woodrun Unit One Subdivision was approved in Pitkin County and recorded on December 21, 1966 at Plat Book 3, Page 116. The accompanying 1966 Woodrun Unit One Setback Map was approved and recorded on December 30, 1966 at Plat Book 3, Page 120 with Reception No. 126314 in the County Clerk and Recorder's Office. This subdivision included the platting of Lots 103, 104 and 105. The Town of Snowmass Village was subsequently incorporated in 1977.

On September 18, 1967, a private Snowmass-at-Aspen 'Consent to Removal of Common Setback Lines and Easements' for Lots 103, 104 and 105, Woodrun Unit One Subdivision, was executed on September 18, 1967 and recorded the same date at Book 229, Page 290, with Reception No. 128523 at the Pitkin County Clerk and Recorder's Office. The 1967 private Consent agreement noted above was listed as an exception item in the application's title commitment.

While the Town does not enforce private agreements or covenants, the private agreement states:

"Said consent to become effective upon the recording of this instrument and the recording of deeds to these lots to one common owner. When the removal of the common setback lines is affected then the combined parcels shall thereafter be deemed one parcel and may not thereafter be split and developed as separate

parcels. The combined parcels will then have a new setback line established by connecting the outer setback lines of the three lots...”

The development parameters for the three lots to two lots would change under the current SF-30 zone district standards with the lots’ modifications as follows:

Category	Existing Conditions 1966 Woodrun Unit One	Proposed Conditions by Subdivision Exemption (Combinations for Two Lots)	
Site Area (acres)	Lot 103: 0.468 acre Lot 104: 0.821 acre Lot 105: 0.739 acre	Lot 103: 0.775 acre Lot 105: 1.267 acre	
Lot Sizes (sq. ft.)	Lot 103: 20,389 sq. ft. Lot 104: 35,761 sq. ft. Lot 105: 32,198 sq. ft.	Lot 103: 33,750 sq. ft. Lot 105: 55,200 sq. ft.	
Minimum Setbacks for each lot	Front: 20 feet Sides: 11 feet Rear: 11 feet	Front: 20 feet Sides: 11 feet Rear: 11 feet	
Category	Existing Conditions 1966 Woodrun Unit One	Proposed Conditions by Subdivision Exemption (Combinations for Two Lots)	
Floor Area Ratio (F.A.R.) Maximum, per SF-30 zone district.	Lot 103: 0.15:1 FAR Lot 104: 0.13:1 FAR Lot 105: 0.13:1 FAR	Lot 103: 0.13:1 FAR Lot 105: 0.10:1 FAR	
Maximum Floor Area	Lot 103: 3,900 sq. ft. Lot 104: 4,500 sq. ft. Lot 105: 4,500 sq. ft.	Lot 103: 4,500 sq. ft. Lot 105: 5,500 sq. ft.	
Minimum Lot Area	Set by adopted subdivision plat	Set by adopted subdivision plat	Set by adopted subdivision plat
Minimum Lot Width	Set by adopted subdivision plat	Set by adopted subdivision plat	Set by adopted subdivision plat

Public Hearing Notification Requirements:

Sec. 16A-5-60, ‘Notice of public hearings,’ and Sec. 16A-5-510, ‘Review procedure.’ According to the municipal code, a public hearing for a Subdivision Exemption application is not required. No new single-family lots will be created.

Subdivision Exemption review standards:

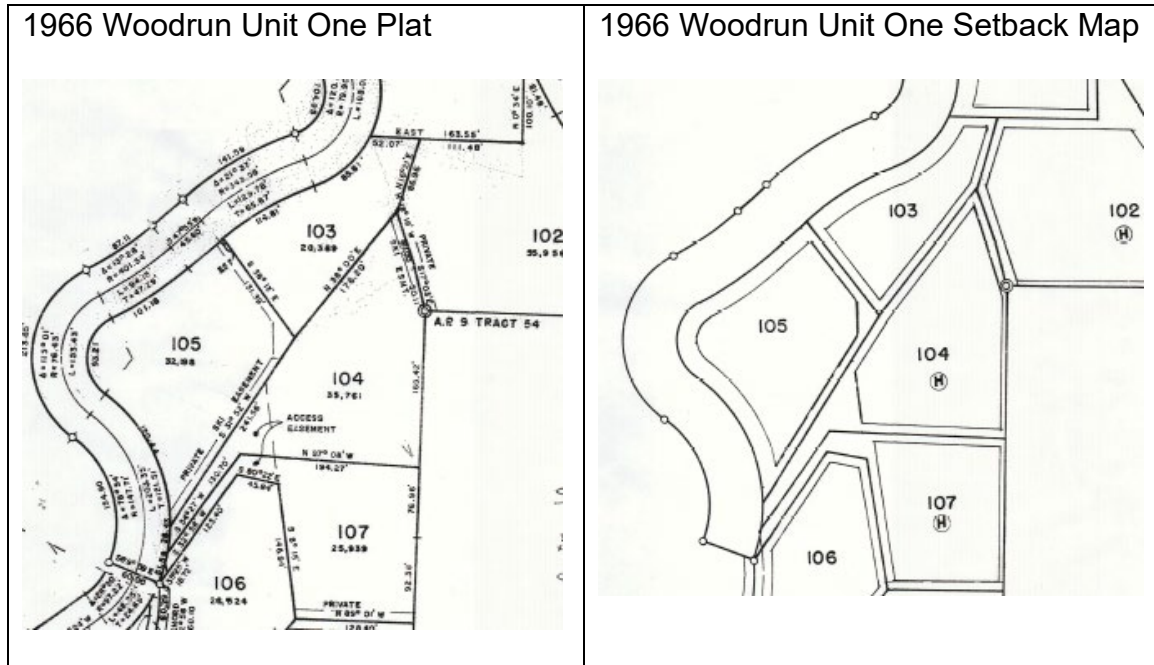
Sec. 16A-5-450(3). – ‘Review standards.’ The application, subject to satisfying the recommended conditions in attached Resolution No. 30, is compliant with the applicable review standards specified within Section 16A-5-430 of the Municipal Code for a Subdivision Exemption as follows:

- a) *Exemption is necessary.*

Town staff comments: The exemption is necessary for the preservation and enjoyment of substantial property rights of the applicant.

b) Consistent with subdivision.

Town staff comments: Lots 103, 104 and 105, Woodrun Unit One were originally subdivided within Pitkin County in 1967 prior to Town incorporation in 1977. The exemption is generally consistent with the preservation of the goals, objectives and standards of the Woodrun Unit One Subdivision or the land area involved. Reference the excerpts below:



In addition, pursuant to a subsequent separate and private Snowmass-at-Aspen 'Consent to Removal of Common Setback Lines and Easements' for Lots 103, 104 and 105, Woodrun Unit One Subdivision, executed on September 18, 1967, the Town's municipal code states as follows:

Sec. 16A-1-60. Word usage and construction of language.

This Section establishes rules that shall be observed and applied when interpreting the language of this Development Code, unless the context clearly requires otherwise.

(1) *Conflicting provisions.*

- c. ***Private agreements. It is not the intent of this Land Use and Development Code to interfere with, abrogate or annul any easement, covenant, deed restriction or other agreement between private parties. If the provisions of this Development Code impose a greater restriction than imposed by a private agreement, the provisions of the Development Code shall control; if the provisions of a private agreement impose the greater restriction, the provisions of the private agreement shall control. The Town shall not be responsible for monitoring or enforcing private agreements.***

Town staff comments: While the Town does not enforce private agreements, the 1967 consent agreement imposes a greater restriction, as referenced above, and

therefore would control — despite the prior 1966 Woodrun Unit One Subdivision Plat of three lots and the proposed Subdivision Exemption (for two versus three lots). Given this, Town staff suggested the Applicant obtain SDRC authorization and/or a revised consent agreement prior to consideration of any plat amendment, easement modifications, vacation, release, or updates to any off-site or adjacent easements or agreements. The Town received the attached response packet on September 23, 2025 from the Applicant addressing the review comments submitted on the application which includes a modified consent agreement dated September 19, 2025 from the Snowmass Homeowners Association.

c) *No new lots created.*

Town staff comments: The granting of the exemption does not create any new lots in the single-family subdivision. Instead, it reduces the number of single family detached lots by one.

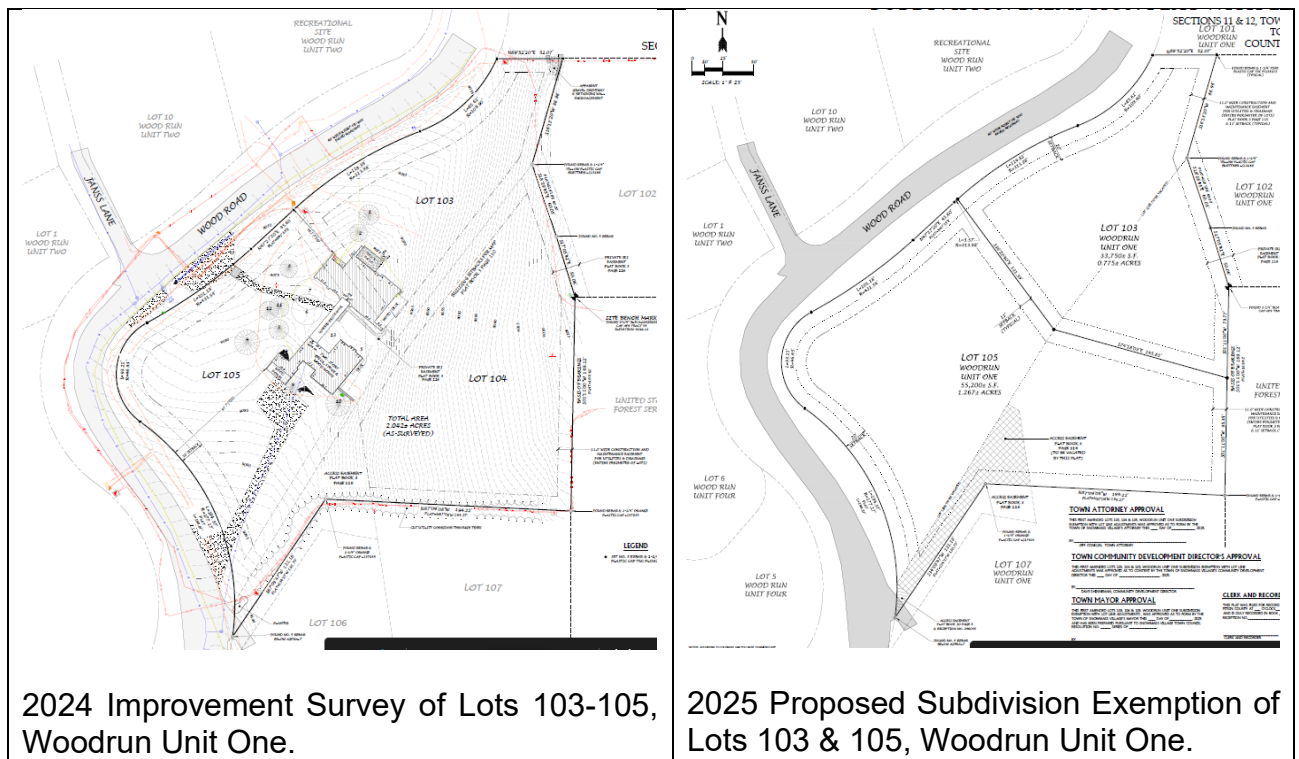
d) *Comply with Development Code.*

Town staff comments: The exemption complies with the standards of the underlying SF-30 zoning district in which the property is located and all other applicable standards of the Development Code. With respect to an application for a subdivision exemption involving lot line adjustments, if any of the lots or structures thereon are nonconforming prior to the adjustment, then no adjustment shall be allowed that increases the nonconformity of the lot or structure.

The steep slope standards outlined in the Municipal Code for slopes exceeding 30 percent are not applicable in this case. The applicant is proposing to combine and replat three previously platted lots. The original subdivision—Woodrun Unit One—was approved by Pitkin County in 1966, prior to the Town's incorporation in 1977. As such, the property qualifies under the exemption for subdivisions approved prior to January 1, 1987, and is not subject to the current steep slope compliance requirements.

e) *No adverse impacts.*

Town staff comments: The granting of the exemption will not be detrimental to the public welfare and will not affect in a substantially adverse manner the enjoyment of land abutting upon or within the area in which the subject property is situated. The home on the property was originally built in 1968 within the Pitkin County jurisdiction. The entire property was resurveyed, as certified on July 17, 2024, utilizing updated surveying equipment, methods and techniques. Reference below the excerpts from the 2024 Improvements Survey of the existing platted three lots and the proposed Subdivision Exemption drawing regarding the combination for two lots updated on July 29, 2025:



The Applicant will need to remove and remediate the existing features or structures on property via a separate subsequent building permit application with follow-up inspections prior to recordation of an executed mylar version of the subdivision exemption plat. The Town already has a copy of the proposed Subdivision Exemption plat per above (and included as a resolution exhibit) meeting the code's 90-day requirement for submittal.

A revegetation plan for disturbed areas and a tree mitigation and removal plan will also be required with a building permit application. The Town's administrative review of the building permit application(s) will determine the zoning compliance against the modified lot configurations. This will be in accordance with the revised and proposed lot sizes and the underlying SF-30 zone district standards, to determine consistency with the removal and remediation plans of the existing features and structures within the property. This would particularly apply if new homes are proposed for construction later. Considering the upcoming winter season, a reasonable timeframe to implement the remediation plan, prior to recording of an executed subdivision exemption plat, should be May 31, 2025 with allowances for the Community Development Director to make exceptions.

- f) *Not increase total allowable floor area.*

Town staff comments: The granting of the exemption does not increase the total allowable floor area on a lot or lots affected by the proposed exemption beyond the total allowed without the exemption, and any change in allowable floor area permitted by the exemption within those totals is consistent with the surrounding area. One lot is being removed while the underlying zoning of SF-30 and municipal code's floor area cap limits for certain sized lots remain unchanged.

- g) *Special circumstances.*

Town staff comments: In the instance where the Town Council is unable to find that an application is consistent with any of the above standards, the exemption may only be granted if the Town Council finds that there are special circumstances or conditions affecting the subject property such that the strict application of these standards would result in undue hardship and deprive the applicant of the reasonable use of the land. Regarding Review Criterion “e” above, the existing home location on the property would become nonconforming if the Subdivision Exemption is granted, therefore triggering the Condition requiring a submitted building permit application and a subsequent permit issuance for removal of the home and remediation or restoration of disturbed areas prior to the recordation of the final execution of the Subdivision Exemption plat mylar.

Financial Impact:

The proposed Subdivision Exemption is not anticipated to result in any significant financial impact to the Town. Future development of the reconfigured lots, such as the construction of new residences, would generate building permit fees, potential floor area excise taxes, and increased property tax revenues that would benefit the Town, the County, and associated service districts. Additionally, new residents would likely contribute to the local economy through increased spending within the Town.

Applicability to Council Goals & Objectives:

Not applicable for this item.

Council Options:

Town Council may approve, approve with conditions or deny the attached Resolution No. 30, Series of 2025, which may be amended at the meeting.

Staff Recommendation:

Staff recommend approval of attached Resolution No. 30, Series of 2025, as written.

Attachments:

1. Town Council Resolution No. 30, Series of 2025.
2. Exhibit “A” of Resolution 30 (Subdivision Vicinity & Aerial maps, Improvements Survey, and proposed Subdivision Exemption plat).
3. 1967 private Consent to Removal of Common Set Back Lines and Easement.
4. Applicant’s response packet dated September 23, 2025 to the prior review comments with a modified consent agreement dated September 19, 2025 from the Snowmass Homeowners Association.

1 **TOWN OF SNOWMASS VILLAGE**
2 **TOWN COUNCIL**

3
4 **RESOLUTION NO. 30**
5 **SERIES 2025**
6

7 **A RESOLUTION APPROVING A SUBDIVISION EXEMPTION TO MODIFY**
8 **AND COMBINE THE PREVIOUSLY PLATTED 1966 LOTS 103, 104, AND 105,**
9 **WOODRUN UNIT ONE SUBDIVISION INTO TWO LOTS (LOTS 103 AND 105).**
10

11 WHEREAS, the original 1966 Woodrun Unit One Subdivision was
12 approved in Pitkin County and recorded on December 21, 1966 at Plat Book 3,
13 Page 116, and the accompanying 1966 Woodrun Unit One Setback Map was
14 approved and recorded on December 30, 1966 at Plat Book 3, Page 120 with
15 Reception No. 126314 in the County Clerk and Recorder's Office; and
16

17 WHEREAS, a private Snowmass-at-Aspen '*Consent to Removal of*
18 *Common Setback Lines and Easements*' for Lots 103, 104 and 105, Woodrun
19 Unit One Subdivision, was executed on September 18, 1967 and recorded the
20 same date at Book 229, Page 290, with Reception No. 128523 at the Pitkin
21 County Clerk and Recorder's Office. Such agreement states, "*said consent to*
22 *become effective upon the recording of this instrument and the recording of*
23 *deeds to these lots to one common owner. When the removal of the common*
24 *setback lines is affected then the combined parcels shall thereafter be deemed*
25 *one parcel and may not thereafter be split and developed as separate parcels.*
26 *The combined parcels will then have a new setback line established by*
27 *connecting the outer setback lines of the three lots...*"; and
28

29 WHEREAS, Town of Snowmass Village incorporation occurred in 1977;
30

31 WHEREAS, the Applicant, Brian J. Nelson, applied for a Subdivision
32 Exemption on July 10, 2025, with an update of the exemption plat received July
33 29, 2025, to modify and combine the 1966 Lots 103, 104 and 105, Woodrun Unit
34 One Subdivision into two lots (Lots 103 and 105); and
35

36 WHEREAS, a public hearing notice is not required for Subdivision
37 Exemption applications when combining lots per the Town of Snowmass Village
38 Municipal Code ("Municipal Code"); and
39

40 WHEREAS, the Town Council was scheduled to review the application on
41 October 20, 2025 pursuant to Section 16A-5-500-530, "*Division V, Subdivision*
42 *Exemptions,*" of the Municipal Code, to consider the application and the
43 recommendations of Town Staff.
44

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

Section One: Findings. Based upon the information contained in the Application, the supplemental or updated information submitted to Town Staff, and the testimony in the record, the Town Council hereby finds:

- 1) The Applicant has submitted sufficient information pursuant to Section 16A-5-40 and 16A-5-520 of the Municipal Code to permit the Town Staff and Town Council an adequate review of the Subdivision Exemption application.
- 2) No public hearing notice is required for Subdivision Exemption applications per the Municipal Code Sec. 16A-5-60, 'Notice of public hearings,' and Sec. 16A-5-510, 'Review procedure.'
- 3) According to Section 16A-4-50(d)(2), "*Development may be allowed on lots and within approved building envelopes containing areas of slopes greater than thirty percent (30%) if the lot was subdivided prior to January 1, 1987.*" The proposed Minor Subdivision Plat Amendment meets this standard as current platted Lots 103, 104, and 105, were originally subdivided in 1966 by the Woodrun Unit One and the Woodrun Unit One Setback Map in Pitkin County.
- 4) Pursuant to the private Snowmass-at-Aspen '*Consent to Removal of Common Setback Lines and Easements*' for Lots 103, 104 and 105, Woodrun Unit One Subdivision, which was executed on September 18, 1967, Section 16A-1-60(2)c of the TOSV Municipal Code addresses conflicting provisions between the Town Code and private agreements. The Applicant acceptably provided a modified consent agreement dated September 19, 2025 from the Snowmass Homeowners Association consistent with the proposed Subdivision Exemption plat.
- 5) The proposed Subdivision Exemption plat with two lots reflects a total property area of 88,950 square feet, whereas the original configuration of three lots calculate to 88,348 square feet as shown in the 1966 Woodrun Unit One plat. The attached Improvements Survey certified on June 5, 2015 which was prepared based on measurements between the found monuments accurately and acceptably represents the total property size of 88,950 square feet.
- 6) The application, subject to satisfying the conditions stated below, is compliant with the applicable review standards specified within Section

16A-5-530 of the Municipal Code for a Subdivision Exemption application as follows:

- a) *Exemption is necessary.* The exemption is necessary for the preservation and enjoyment of substantial property rights of the applicant.
- b) *Consistent with subdivision.* The exemption is generally consistent with the preservation of the goals, objectives and standards of the particular subdivision or land area involved.
- c) *No new lots created.* Granting of the exemption does not create any new lots in any single-family subdivision. Instead, it reduces the number of single family detached lots by one.
- d) *Comply with Development Code.* The exemption complies with the standards of the underlying SF-30 zoning district in which the property is located and all other applicable standards of the Development Code. With respect to an application for a lot line adjustment, if any of the lots or structures thereon are nonconforming prior to the adjustment, then no adjustment shall be allowed that increases the nonconformity of the lot or structure.
- e) *No adverse impacts.* Granting of the exemption shall not be detrimental to the public welfare and shall not affect in a substantially adverse manner the enjoyment of land abutting upon or within the area in which the subject property is situated.
- f) *Not increase total allowable floor area.* Granting of the exemption does not increase the total allowable floor area on a lot or lots affected by the proposed exemption beyond the total allowed without the exemption, and any change in allowable floor area permitted by the exemption within those totals is consistent with the surrounding area.
- g) *Special circumstances.* In the instance where the Town Council is unable to find that an application is consistent with any of the above standards, the exemption may only be granted if the Town Council finds that there are special circumstances or conditions affecting the subject property such that the strict application of these standards would result in undue hardship and deprive the applicant of the reasonable use of the land. Regarding Review Criterion “e” above, the existing home location on the property would become

nonconforming if the Subdivision Exemption is granted, therefore triggering the Condition requiring a submitted building permit application and a subsequent permit issuance for removal of the home and remediation or restoration of disturbed areas prior to the final execution and recording of the Subdivision Exemption plat mylar.

Section Two: Action. The Town Council hereby approves the Subdivision Exemption application modifying and combining Lots 103, 104, and 105, Woodrun Unit One Subdivision into two lots (Lots 103 and 105), as described and illustrated in attached Exhibit “A” copied exemption plat incorporated herein, subject to the conditions in Section Three below.

Section Three: Conditions. The approval granted herein is subject to the following conditions:

- 1) The surveyed and modified Lots 103 and 105 and the setback dimensions are approved as shown on the Subdivision Exemption plat in attachment Exhibit ‘A,’ incorporated herein.
- 2) For modified Lot 103, the following revised development parameters are allowed in the underlying SF-30 zone district:
 - a) Lot 103 size: 33,750 square feet; 0.775 acre,
 - b) Lot 103 setbacks: Front: 20 feet; Sides and Rear: 11 feet
 - c) Maximum Floor Area Ratios per the SF-30 zone district: 0.13:1.
 - d) Floor Area Maximum: 4,500 square feet.
- 3) For re-created Lot 105, the following development parameters are allowed in the underlying SF-30 zone district:
 - a) Lot 105 size: 55,200 square feet; 1.267 acres;
 - b) Lot 105 setbacks: Front: 20 feet; Sides and Rear: 11 feet.
 - c) Maximum Floor Area Ratios per the SF-30 zone district: 0.10:1.
 - d) Floor Area Maximum: 5,500 square feet.
- 4) Following execution, but prior to recording an executed resolution and its exhibits with the accompanying Subdivision Exemption plat document (at the Applicant’s expense with the Pitkin County Clerk and Recorder), the Applicant shall file a building permit application(s) to the Town for purposes of removing or demolishing the affected noncompliant structures and features on the property as a result of this Subdivision Exemption pursuant to remediation or restoration of disturbed areas prior to the

174 recordation of the executed exemption plat mylar and subsequent
175 issuance of a building permit for new structures on the modified lots.

176
177 5) In accordance with the review standard regarding the application for a lot
178 line adjustment, if any of the lots or structures thereon are nonconforming
179 prior to the adjustment, then no adjustment shall be allowed that increases
180 the nonconformity of the lot or structure. Subsequent building permit
181 applications for removal of the nonconforming structures on Lots 103 and
182 105 shall include a remediation or revegetation plan for disturbed areas as
183 well as a tree removal and mitigation plan for review, as may be needed;
184 and demonstrate compliance with building and fire codes, driveway
185 access permits, parking matters, with no structures or landscaping
186 improvements permitted in the public right-of-way without Town Public
187 Works approval.

188
189 6) At the time of a building permit application for the homes on the lots, the
190 Applicant shall demonstrate compliance with Sec. 16A-4-240. "*Fire*
191 *protection*," specifically subsection (b) "*Development and New*
192 *Construction on existing lots in Areas Subject to Wildfire Hazards*." The
193 Roaring Fork Fire Rescue Authority recommends pursuant to review
194 comments dated July 23, 2025 that the combination of lots be approved
195 based on the condition that a wildfire mitigation plan be submitted for
196 review and approval by the code official as a part of any site plans
197 required for all new building permits on these lots. These plans shall be
198 based on the Colorado State Forest Service guidelines for "*The Home*
199 *Ignition Zone*". Approved wildfire mitigation plans shall be implemented
200 before a Certificate of Occupancy or Certificate of Completion can be
201 issued for new structures. Wildfire vegetation mitigation measures shall
202 take place as soon as possible.

203
204 7) The developer will need to make application to Snowmass Water and
205 Sanitation District and submit final drawings for review for SWSD to
206 determine if additional tap fees are required and when the applicant
207 wishes to complete the waterline work.

208
209 8) The Applicant shall complete all actions or matters which in the opinion of
210 the Planning Director and the Town Attorney are necessary to satisfy or
211 dispense with the completion, execution and/or recording of all documents
212 necessary to implement the conditions of this Resolution and the
213 requirements of the Municipal Code. Should disagreements
214 arise regarding matters requiring Planning Director approval or completion
215 of the necessary documents that cannot be resolved between Town Staff

and the Applicants, the matter will be referred to the Town Council for final direction and/or determination.

- 9) Prior to execution, Plat Note No. 6 on the Subdivision Exemption should reference the modified signed private Snowmass Homeowners Association Consent dated September 19, 2025, which should also be recorded.

Section Four: Severability. If any provision of this Resolution or application hereof to any person or circumstance is held invalid, the invalidity shall not affect any other provision or application of this Resolution which can be given effect without the invalid provision or application, and, to this end, the provisions of this Resolution are severable.

READ, APPROVED AND ADOPTED by the Town Council of the Town of Snowmass Village on October 20, 2025 upon a motion by Council Member _____, the second of Council Member _____, and upon a vote of ___ in favor and ___ opposed.

TOWN OF SNOWMASS VILLAGE

Alyssa Shenk, Mayor

ATTEST:

Megan Harris Boucher, Town Clerk

APPROVED AS TO FORM:

Jeffrey Conklin, Town Attorney

Attachments Incorporated Herein:

Exhibit "A" – Subdivision Vicinity and Aerial maps; Improvements Survey certified June 5, 2025, and the updated Subdivision Exemption plat drawing dated July 29, 2025.

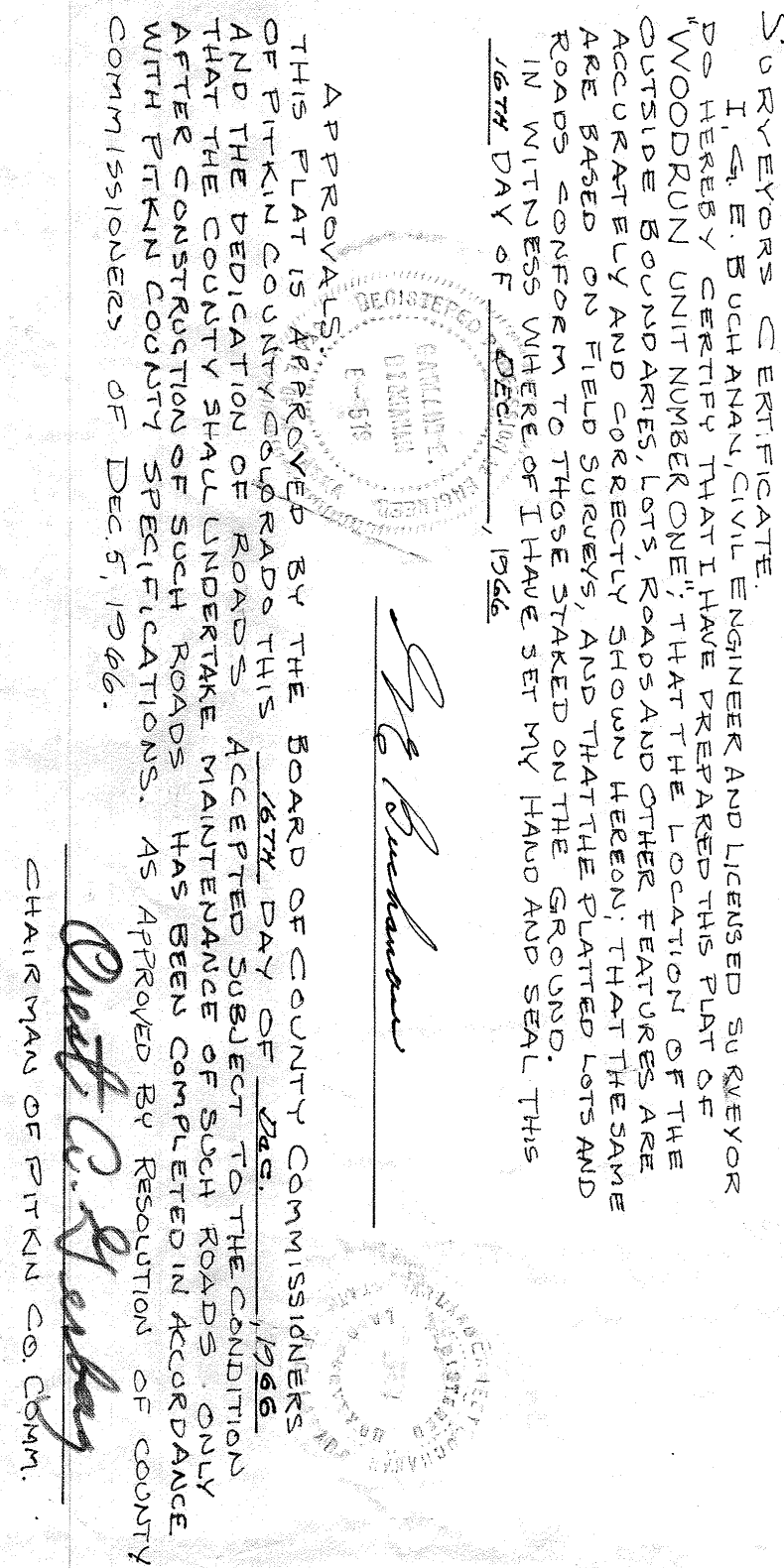
Incorporated herein by reference:

Applicant's response to review comments dated September 23, 2025.

WOODRUN UNIT ONE
BEING PARTS OF SECTIONS
2-10-86, 1-10-86, 11-10-86,
12-10-86.

3

RECEIVED
07/11/2025



CHAIRMAN OF PITKIN CO. COMM.

THE MATR' OF WOOD-RUN UNIT NUMBER ONE WAS APPROVED
BY RESOLUTION OF THE PITMAN BOARD PLANNING
AND ZONING COMMISSION THIS 4TH DAY OF DEC., 1966.

Edgar Spaulding,
Chairman

Edgar Allan Poe

STATE OF COLORADO) ss.
COUNTY OF PITKIN)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY AND ON BEHALF OF THE FIRST NAMED PARTY OF THE PART, H. B. HERNING, A SINGLE MAN, IN THE CITY AND COUNTY OF COLORADO, IN THE STATE OF COLORADO, ON AND FOR THE PURPOSES SET FORTH IN SAID INSTRUMENT, BETWEEN SAID H. B. HERNING, AS GRANTOR, AND AMERICAN CEMENT PROJECT, A CORPORATION, AS GRANTEE, ON 11/15/87.
WITNESS MY HAND AND OFFICIAL SEAL
Attorney in

CRATION,

1

Attachment #2B



Lots 103, 104 & 105
Wood Run One

RECEIVED

07/11/2025

Page 28 of 255

Attachment #2C

25 LITTLE LN

1581 WOOD RD

LITTLE LN

24 LITTLE LN

1668 WOOD RD

20 LITTLE LN

65 JANSS LN

WOOD RD

1686 WOOD RD

Lots 103,
104 & 105
Wood
Run One

751 WOOD RD

1775 WOOD RD

1742 WOOD RD

WOOD RD

18 PINE LN

RECEIVED

07/11/2025

1779 WOOD RD

WORK RD

IMPROVEMENT SURVEY PLAT W/TOPOGRAPHY

LOTS 103, 104 & 105 - WOODRUN UNIT ONE
SECTIONS 11 & 12, TOWNSHIP 10 SOUTH, RANGE 86 WEST OF THE 6TH PM
TOWN OF SNOWMASS VILLAGE,
COUNTY OF PITKIN, STATE OF COLORADO
PARCEL NO. 2733-122-01-067

TITLE EXCEPTION NOTES:

- 9) RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THESAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 5, 1908, IN BOOK 55 AT PAGE 545. (AFFECTS THE SUBJECT PROPERTY)
- 10) RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 5, 1908, IN BOOK 55 AT PAGE 545. (AFFECTS THE SUBJECT PROPERTY)
- 11) RESTRICTIONS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, AS CONTAINED IN INSTRUMENT RECORDED DECEMBER 30, 1966, IN BOOK 225 AT PAGE 6, AS AMENDED BY INSTRUMENT RECORDED MAY 26, 1967, IN BOOK 227 AT PAGE 124; JUNE 19, 1970 IN BOOK 249 AT PAGE 58; DECEMBER 30, 1966, IN BOOK 225 AT PAGE 34; MAY 26, 1967, IN BOOK 227 AT PAGE 130. (AFFECTS THE SUBJECT PROPERTY)
- 12) TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS CONTAINED IN THE AGREEMENT BETWEEN SNOWMASS AMERICAN CORPORATION AND THE SNOWMASS WATER AND SANITATION DISTRICT RECORDED SEPTEMBER 28, 1971 IN BOOK 258 AT PAGE 164 AND DEED OF WATER RIGHTS RECORDED SEPTEMBER 28, 1971 IN BOOK 258 AT PAGE 194. (AFFECTS THE SUBJECT PROPERTY)
- 13) TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS CONTAINED IN THE RIGHT OF WAY AGREEMENT RECORDED NOVEMBER 25, 1977 IN BOOK 339 AT PAGE 200. (DOES NOT AFFECT THE SUBJECT PROPERTY)
- 14) PRIVATE ROAD AND ACCESS EASEMENTS, COMMON AREA, SKI AND SKI LIFT EASEMENTS, EQUESTRIAN EASEMENTS AND UTILITY AND DRAINAGE EASEMENTS AS SET FORTH AND RESERVED ON THE PLAT OF WOODRUN UNIT ONE RECORDED DECEMBER 21, 1966, IN PLAT BOOK 3 AT PAGE 116 AS RECEPTION NO. 126197. (EASEMENTS ARE SHOWN HEREON)
- 15) SETBACK RESTRICTIONS AND ALL OTHER MATTERS AS SHOWN ON THE MAP OF SETBACKS RECORDED DECEMBER 30, 1966 IN PLAT BOOK 3 AT PAGE 120. (BUILDING ENVELOPE IS SHOWN HEREON)
- 16) TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS CONTAINED IN THE CONSENT TO REMOVAL OF COMMON SET BACK LINES AND EASEMENTS FOR LOTS 103, 104, AND 105 RECORDED SEPTEMBER 18, 1967 IN BOOK 229 AT PAGE 290 AS RECEPTION NO. 128523. (AFFECTS THE SUBJECT PROPERTY AND OVERALL SETBACKS ARE SHOWN HEREON)
- 17) EASEMENT AND RIGHT OF WAY FOR CONSTRUCTION, MAINTENANCE AND OPERATION OF SKI-TOWNS AND SKI-LIFTS, INCLUDING GONDOLA-TYPE LIFTS OR CHAIR-TYPE LIFTS, AND TOWERS, CABLES, CHAIRS, GONDOLAS AND OTHER FACILITIES NECESSARY, BY INSTRUMENT RECORDED JULY 10, 1973, IN BOOK 277 AT PAGE 690, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED THEREIN. (AFFECTS THE SUBJECT PROPERTY)
- 18) TERMS, CONDITIONS, PROVISIONS, COVENANTS, RESTRICTIONS AND OBLIGATIONS AS CONTAINED IN DEED RECORDED DECEMBER 8, 1976 IN BOOK 321 AT PAGE 05 AS RECEPTION NO. 189869. (DOES NOT AFFECT THE SUBJECT PROPERTY)
- 19) COVENANTS, CONDITIONS, RESTRICTIONS, NOTES, EASEMENTS, RESERVATIONS AND RIGHTS OF WAYS AS SHOWN ON THE SUBDIVISION EXEMPTION AND REPLAT, WOODRUN UNIT ONE RECORDED JUNE 11, 1992 IN PLAT BOOK 29 AT PAGE 11 AS RECEPTION NO. 345711. (DOES NOT AFFECT THE SUBJECT PROPERTY)
- 20) COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT PROVISIONS CONTAINED IN THE EASEMENT AGREEMENT RECORDED JUNE 20, 1992 IN BOOK 681 AT PAGE 446 AS RECEPTION NO. 346055, SUPPLEMENTS THERETO RECORDED OCTOBER 21, 1992 IN BOOK 692 AT PAGE 006 AS RECEPTION NO. 349893, AND IN BOOK 692 AT PAGE 16 AS RECEPTION NO. 349894, AND SUPPLEMENT THERETO RECORDED NOVEMBER 6, 1992 IN BOOK 693 AT PAGE 812 AS RECEPTION NO. 350512, AND AMENDMENT THERETO RECORDED JUNE 17, 1998 AS RECEPTION NO. 418212. (AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON)
- 21) ACCESS EASEMENT AS SHOWN ON PLAT RECORDED NOVEMBER 5, 1992 IN PLAT BOOK 30 AT PAGE 004 AS RECEPTION NO. 350498. (AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON)
- 22) NOTES, EASEMENTS, RIGHTS OF WAYS, ENCROACHMENTS AND ALL OTHER MATTERS AS SHOWN ON THE IMPROVEMENT SURVEY PLAT DATED JULY 17, 2024 BY TRUE NORTH COLORADO AT PROJECT NO. 2024-220, AND RECORDED FEBRUARY 12, 2025 AS RECEPTION NO. 707695. (AFFECTS THE SUBJECT PROPERTY)
- 23) THIS PROPERTY IS SUBJECT TO ANY AND ALL LEASES AND OR TENANCIES AND ANY AND ALL PARTIES CLAIMING BY, THROUGH, OR UNDER SUCH LEASES AND OR TENANCIES.

NOTES:

- BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S01°11'00"W ALONG THE EAST LINE OF LOT 104 BETWEEN A FOUND 3-1/4" BLM ALUMINUM CAP AP 9 TRACT 54 AND A FOUND REBAR & 1-1/4" ORANGE PLASTIC CAP LS 37935 AS SHOWN AND DESCRIBED HEREON.
- DATE OF FIELD SURVEY: JULY 10 & 11, 2024, UPDATED JUNE 5, 2025.
- LINEAR UNITS USED TO PERFORM THIS SURVEY WERE U.S. SURVEY FEET.
- THIS SURVEY IS BASED ON WOODRUN UNIT ONE RECORDED DECEMBER 21, 1966 IN PLAT BOOK 3 AT PAGE 116, SETBACK MAP RECORDED DECEMBER 30, 1966 IN PLAT BOOK 3 AT PAGE 130 AND MONUMENTS FOUND IN PLACE AS SHOWN HEREON.
- THIS IMPROVEMENT SURVEY PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY TRUE NORTH COLORADO, LLC FOR ALL INFORMATION REGARDING EASEMENT, RIGHTS-OF-WAY AND/OR TITLE OF RECORD, TRUE NORTH COLORADO, LLC, RELIED UPON TITLE COMMITMENT NO. 7003529-C ISSUED BY TITLE COMPANY OF THE ROCKIES, EFFECTIVE DATE: MAY 27, 2025.
- ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) REFERENCED FROM NATIONAL GEODETIC SURVEY (NGS) STATION S159 HAVING AN ELEVATION OF 7720.88.
- CONTOUR INTERVAL EQUALS ONE FOOT.
- BUILDING DIMENSIONS SHOWN HEREON ARE TO THE EXTERIOR FINISHED MATERIALS AND DO NOT REPRESENT THE MEASUREMENTS TO THE FOUNDATION WALLS.

SURVEYOR'S CERTIFICATION

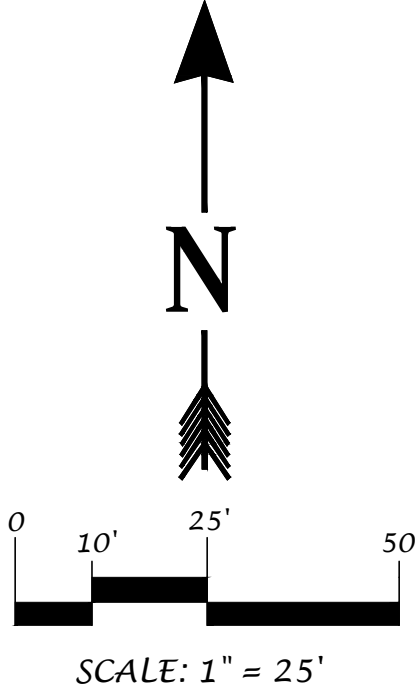
I, RODNEY P. KISER, HEREBY CERTIFY TO MORGAN D. HODGSON, BROOKE H. LATIMER, PETER J. HODGSON, DREW HODGSON, GST EXEMPT TRUST U/W/O PHILIP REED HODGSON DATED MAY 5, 2020, HOOVER LLC, A COLORADO LIMITED LIABILITY COMPANY, QUINN YOUNG GST EXEMPT TRUST U/W/O PHILIP REED HODGSON DATED MAY 5, 2020, AND HAYLEY PACE GST EXEMPT TRUST U/W/O PHILIP REED HODGSON DATED MAY 5, 2020 (SELLERS), BRIAN NELSON(BUYER) AND TITLE COMPANY OF THE ROCKIES THAT THIS IS AN "IMPROVEMENT SURVEY PLAT" AS DEFINED BY C.R.S. 38-51-102(9) AND THAT IT IS A MONUMENTED LAND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE, SHOWING THE LOCATION OF ALL STRUCTURES, VISIBLE UTILITIES, FENCES, HEDGES, OR WALLS SITUATED ON THE DESCRIBED PARCEL AND WITHIN FIVE FEET OF ALL BOUNDARIES OF SUCH PARCEL, ANY CONFLICTING BOUNDARY EVIDENCE OR VISIBLE ENCROACHMENTS, AND UNDERGROUND UTILITIES, AND TUNNELS DESCRIBED IN THE TITLE COMPANY OF THE ROCKIES COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 7003529-C OR OTHER SOURCES AS SPECIFIED ON THE IMPROVEMENT SURVEY PLAT. THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, HOWEVER IT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

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

PETER HODGSON
IMPROVEMENT & TOPOGRAPHIC SURVEY
1742 WOOD ROAD - SNOWMASS VILLAGE
COUNTY OF PITKIN - STATE OF COLORADO

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

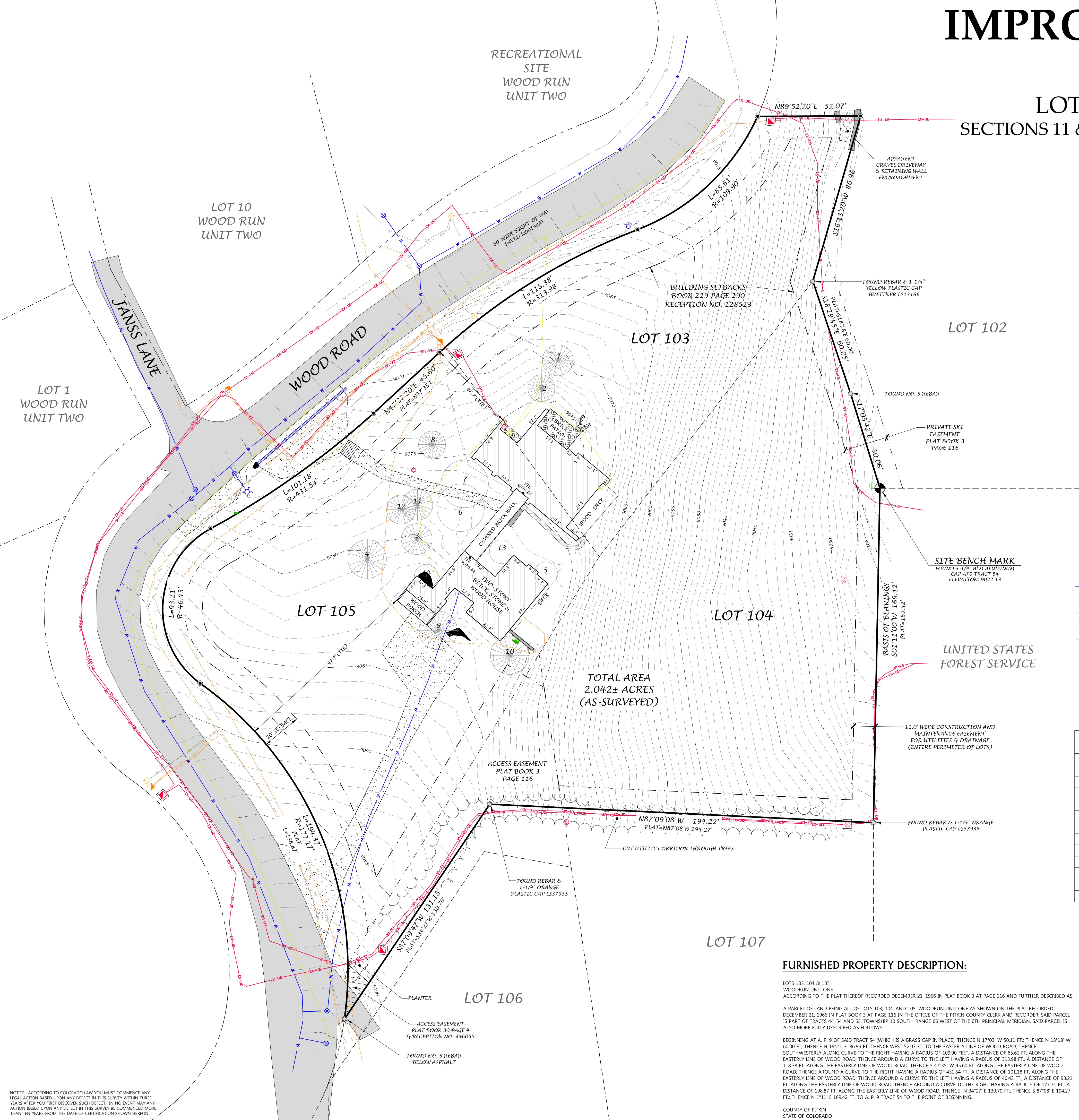
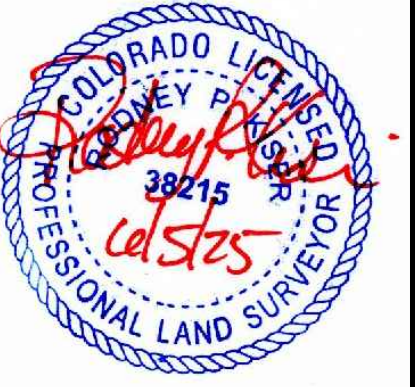
PROJECT NO: 2024-220	DRAWN RPK	SHEET 1 OF 1
DATE: JULY 17, 2024	SURVEYED DJB-GEL	



- ### LEGEND
- ELECTRIC MANHOLE
 - ELECTRICAL TRANSFORMER
 - ELECTRIC PEDESTAL
 - LIGHT POLE
 - ELECTRICAL METER
 - ELECTRIC MARKER
 - TELEPHONE PEDESTAL
 - COMCAST PEDESTAL
 - GAS VALVE
 - GAS METER
 - FIRE HYDRANT
 - WATER VALVE
 - WATER LINE
 - TELEPHONE LINE
 - FIBER OPTIC LINE
 - GAS LINE
 - ELECTRIC LINE
 - FOUND NO. 5 REBAR & 1-1/4" PINK PLASTIC CAP TNC-PLS38215

TREE	TYPE	TRUNK	DRIP
1	CONIFEROUS	10"	16'
2	CONIFEROUS	8"	15'
3	CONIFEROUS	10"	16'
4	CONIFEROUS	12"	20'
5	ASPEN	7"	12'
6	ASPEN	12"	24'
7	ASPEN	16"	24'
8	CONIFEROUS	8"	14'
9	CONIFEROUS	12"	20'
10	CONIFEROUS	12"	20'
11	CONIFEROUS	10"	16'
12	CONIFEROUS	8"	14'
13	ASPEN	7"	12'
14	ASPEN	7"	12'

REVISED: JUNE 5, 2025; UPDATED SURVEY AND CERTIFIED TO BUYER.



FURNISHED PROPERTY DESCRIPTION:

LOTS 103, 104 & 105
WOODRUN UNIT ONE
ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 21, 1966 IN PLAT BOOK 3 AT PAGE 116 AND FURTHER DESCRIBED AS:
A PARCEL OF LAND BEING ALL OF LOTS 103, 104, AND 105, WOODRUN UNIT ONE AS SHOWN ON THE PLAT RECORDED DECEMBER 21, 1966 IN PLAT BOOK 3 AT PAGE 116 IN THE OFFICE OF THE PITKIN COUNTY CLERK AND RECORDER, SAID PARCEL IS PART OF TRACTS 44, 54 AND 55, TOWNSHIP 10 SOUTH, RANGE 86 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID PARCEL IS ALSO MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT A P. 9 OF SAID TRACT 54 (WHICH IS A BRASS CAP IN PLACE); THENCE N 17°03' W 50.11 FT.; THENCE N 18°18' W 60.00 FT.; THENCE N 16°21' E 86.96 FT. TO THE EASTERLY LINE OF WOOD ROAD; THENCE SOUTHWESTERLY ALONG CURVE TO THE RIGHT HAVING A RADIUS OF 109.90 FEET, A DISTANCE OF 85.61 FT. ALONG THE EASTERLY LINE OF WOOD ROAD; THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 313.98 FT., A DISTANCE OF 118.38 FT. ALONG THE EASTERLY LINE OF WOOD ROAD; THENCE S 47°35' W 45.60 FT. ALONG THE EASTERLY LINE OF WOOD ROAD; THENCE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 431.54 FT., A DISTANCE OF 101.18 FT. ALONG THE EASTERLY LINE OF WOOD ROAD; THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 46.43 FT., A DISTANCE OF 93.21 FT. ALONG THE EASTERLY LINE OF WOOD ROAD; THENCE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 177.71 FT., A DISTANCE OF 198.87 FT. ALONG THE EASTERLY LINE OF WOOD ROAD; THENCE N 34°27' E 130.70 FT.; THENCE S 87°08' E 194.27 FT.; THENCE N 1°11' E 169.42 FT. TO A P. 9 TRACT 54 TO THE POINT OF BEGINNING.
COUNTY OF PITKIN
STATE OF COLORADO

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

FIRST AMENDED LOTS 103, 104 & 105 - WOODRUN UNIT ONE

SUBDIVISION EXEMPTION PLAT WITH LOT LINE ADJUSTMENTS

REVIEWED

By Jim Wahlstrom at 11:34 am, Jul 31, 2025

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT MORGAN D. HODGSON AND BROOKE H. LATIMER, PETER J. HODGSON, DREW HODGSON GST EXEMPT TRUST U/W/O PHILIP REED HODGSON DATED MAY 5, 2020, HOOVER LLC, A COLORADO LIMITED LIABILITY COMPANY, QUINN YOUNG GST EXEMPT TRUST U/W/O PHILIP REED HODGSON DATED MAY 5, 2020 AND HAYLEY PACE GST EXEMPT TRUST U/W/O PHILIP REED HODGSON DATED MAY 5, 2020 BEING THE SOLE OWNERS IN FEE SIMPLE OF ALL THAT REAL PROPERTY SITUATED IN PITKIN COUNTY, SHOWN ON THIS FIRST AMENDED LOTS 103, 104 & 105, WOODRUN UNIT ONE, SUBDIVISION EXEMPTION WITH LOT LINE ADJUSTMENTS HAS BY THESE PRESENTS SUBDIVIDED AND PLATTED SUCH REAL PROPERTY AS SHOWN HEREON AND IS DESCRIBED AS FOLLOWS:

LOTS 103, 104 AND 105, WOODRUN UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 21, 1966 IN PLAT BOOK 3 AT PAGE 116

OWNERS: MORGAN D. HODGSON AND BROOKE H. LATIMER, PETER J. HODGSON, DREW HODGSON GST EXEMPT TRUST U/W/O PHILIP REED HODGSON DATED MAY 5, 2020, HOOVER LLC, A COLORADO LIMITED LIABILITY COMPANY, QUINN YOUNG GST EXEMPT TRUST U/W/O PHILIP REED HODGSON DATED MAY 5, 2020 AND HAYLEY PACE GST EXEMPT TRUST U/W/O PHILIP REED HODGSON DATED MAY 5, 2020

BY: MORGAN D. HODGSON - OWNER

STATE OF _____)
COUNTY OF _____)

THE FOREGOING CERTIFICATION OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2025 BY MORGAN D. HODGSON.

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

BY: BROOKE H. LATIMER - OWNER

STATE OF _____)
COUNTY OF _____)

THE FOREGOING CERTIFICATION OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2025 BY BROOKE H. LATIMER.

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

BY: PETER J. HODGSON - OWNER

STATE OF _____)
COUNTY OF _____)

THE FOREGOING CERTIFICATION OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2025 BY PETER J. HODGSON.

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

BY: DREW HODGSON - TRUSTEE

STATE OF _____)
COUNTY OF _____)

THE FOREGOING CERTIFICATION OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2025 BY DREW HODGSON.

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

BY: WYLEY HODGSON - OWNER

STATE OF _____)
COUNTY OF _____)

THE FOREGOING CERTIFICATION OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2025 BY WYLEY HODGSON.

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

BY: QUINN YOUNG - TRUSTEE

STATE OF _____)
COUNTY OF _____)

THE FOREGOING CERTIFICATION OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2025 BY QUINN YOUNG.

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

BY: HAYLEY PACE - TRUSTEE

STATE OF _____)
COUNTY OF _____)

THE FOREGOING CERTIFICATION OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2025 BY HAYLEY PACE.

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

BRIAN NELSON

FIRST AMENDED LOTS 103, 104 & 105 - WOODRUN UNIT ONE
SUBDIVISION EXEMPTION PLAT WITH LOT LINE ADJUSTMENTS
1742 WOOD ROAD - SNOWMASS VILLAGE
COUNTY OF PITKIN - STATE OF COLORADO

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

PROJECT NO: 2024-220

DATE: JULY 29, 2025

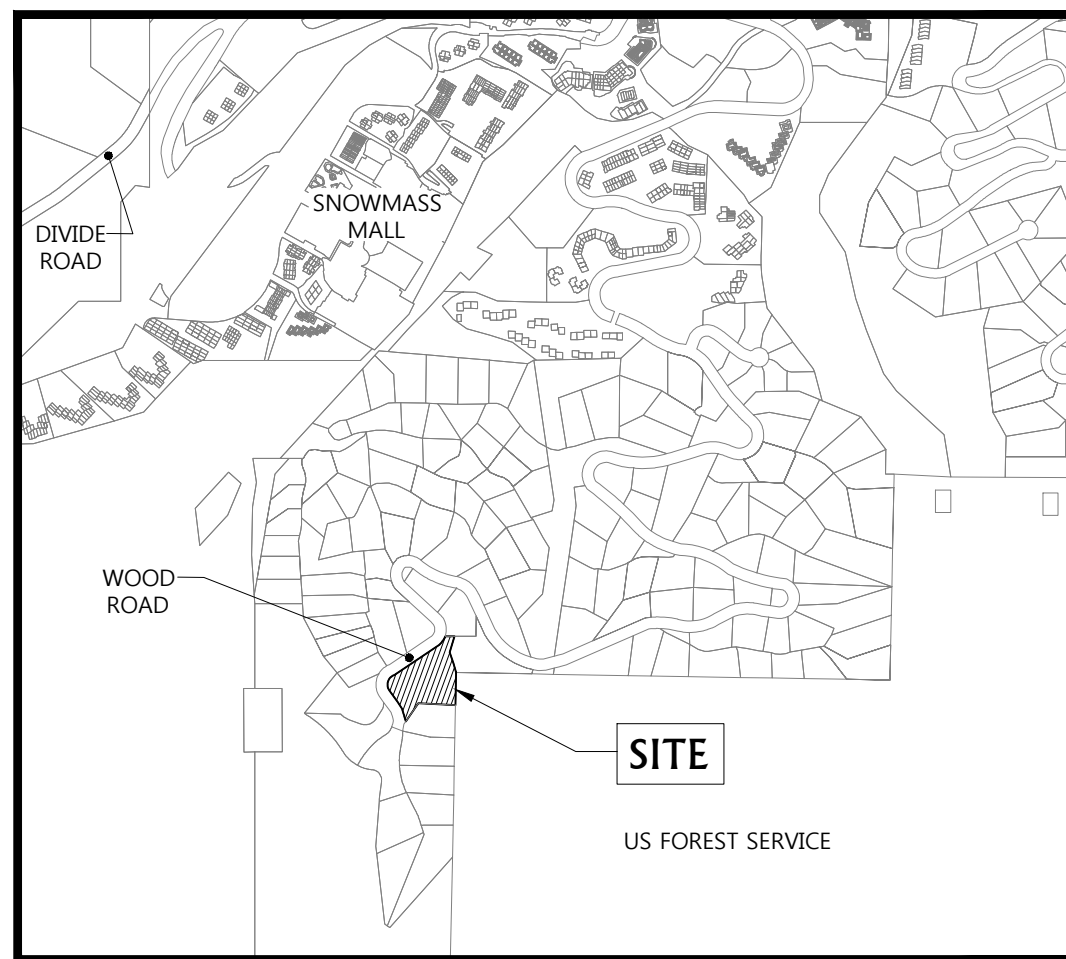
DRAWN
RPK

SHEET
1 OF 1

SURVEYED
DJB-GBL

SECTIONS 11 & 12, TOWNSHIP 10 SOUTH, RANGE 86 WEST OF THE 6TH PM
TOWN OF SNOWMASS VILLAGE,
COUNTY OF PITKIN, STATE OF COLORADO
PARCEL NO. 2733-122-01-067

THE PURPOSE OF THIS FIRST AMENDED PLAT IS TO
ADJUST THE LOT LINES BETWEEN LOTS 103, 104 & 105 AND
TO VACATE THE ACCESS EASEMENT AS SHOWN HEREON.



VICINITY MAP

SCALE: 1" = 1000'

TITLE CERTIFICATE

I, _____, AN AGENT AUTHORIZED BY TITLE COMPANY OF THE ROCKIES, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH LANDS IS VESTED IN: MORGAN D. HODGSON AND BROOKE H. LATIMER, PETER J. HODGSON, DREW HODGSON GST EXEMPT TRUST U/W/O PHILIP REED HODGSON DATED MAY 5, 2020, HOOVER LLC, A COLORADO LIMITED LIABILITY COMPANY, QUINN YOUNG GST EXEMPT TRUST U/W/O PHILIP REED HODGSON DATED MAY 5, 2020 AND HAYLEY PACE GST EXEMPT TRUST U/W/O PHILIP REED HODGSON DATED MAY 5, 2020 IS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES (INCLUDING MORTGAGES, DEEDS OF TRUST, JUDGMENTS, EASEMENTS, CONTRACTS AND AGREEMENTS OF RECORD AFFECTING THE REAL PROPERTY IN THIS PLAT), EXCEPT AS SET FORTH IN THE COMMITMENT FOR TITLE INSURANCE ISSUED BY TITLE COMPANY OF THE ROCKIES COMMITMENT NO. 7003529-C DATED MAY 27, 2025.

DATED THIS ____ DAY OF _____, A.D., 2025

TITLE COMPANY OF THE ROCKIES
711 E. VALLEY ROAD UNIT 2018
BASALT, CO 81621

BY: _____
AUTHORIZED AGENT

NOTES:

- BASIS OF BEARINGS FOR THIS PLAT IS A BEARING OF 501°11'00"W ALONG THE EAST LINE OF LOT 104 BETWEEN A FOUND 3-1/4" BLM ALUMINUM CAP AP 9 TRACT 54 AND A FOUND REBAR & 1-1/4" ORANGE PLASTIC CAP L537935 AS SHOWN AND DESCRIBED HEREON.
- DATE OF FIELD SURVEY: JULY 10 & 11, 2024, UPDATED JUNE 5, 2025.
- LINEAR UNITS USED TO PERFORM THIS SURVEY WERE U.S. SURVEY FEET.
- THIS PLAT IS BASED ON WOODRUN UNIT ONE RECORDED DECEMBER 21, 1966 IN PLAT BOOK 3 AT PAGE 116, SETBACK MAP RECORDED DECEMBER 30, 1966 IN PLAT BOOK 3 AT PAGE 130 AND MONUMENTS FOUND IN PLACE AS SHOWN HEREON.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY TRUE NORTH COLORADO, LLC FOR ALL INFORMATION REGARDING EASEMENT, RIGHTS-OF-WAY AND/OR TITLE OF RECORD, TRUE NORTH COLORADO, LLC, RELIED UPON TITLE COMMITMENT NO. 7003529-C ISSUED BY TITLE COMPANY OF THE ROCKIES, EFFECTIVE DATE: MAY 27, 2025.
- THIS PROPERTY IS SUBJECT TO THE PRIVATE AGREEMENT CONSENT TO REMOVAL OF COMMON SETBACK LINES AND EASEMENT AGREEMENT RECORDED IN RECEPTION NO. 128523 FOR LOTS 103, 104 AND 105 DATED SEPTEMBER 18, 1967.

SURVEYOR'S CERTIFICATE

I, RODNEY P. KISER, BEING A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STAT THAT THIS FIRST AMENDED LOTS 103, 104 & 105, WOODRUN UNIT ONE SUBDIVISION EXEMPTION WITH LOT LINE ADJUSTMENTS SHOWN HEREON WAS PERFORMED UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE AND THIS FIRST AMENDED LOTS 103, 104 & 105, WOODRUN UNIT ONE SUBDIVISION EXEMPTION WITH LOT LINE ADJUSTMENTS MEETS THE REQUIREMENTS OF A LAND SURVEY PLAT AS SET FORTH IN C.R.S. SECTION 38-51-106 AND IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS ____ DAY OF _____, 2025.

RODNEY P. KISER
LICENSED PROFESSIONAL SURVEYOR
COLORADO REGISTRATION NO. 38215

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF PITKIN COUNTY AT ____ O'CLOCK ____ M., ON THE ____ DAY OF _____, A.D. 2025, AND IS DULY RECORDED IN BOOK ____ PAGE ____ RECEPTION NO. ____

CLERK AND RECORDER

DEPUTY

TOWN ATTORNEY APPROVAL

THIS FIRST AMENDED LOTS 103, 104 & 105, WOODRUN UNIT ONE SUBDIVISION EXEMPTION WITH LOT LINE ADJUSTMENTS WAS APPROVED AS TO FORM BY THE TOWN OF SNOWMASS VILLAGE'S ATTORNEY THIS ____ DAY OF _____, 2025.

BY: _____
JEFF CONKLIN, TOWN ATTORNEY

TOWN COMMUNITY DEVELOPMENT DIRECTOR'S APPROVAL

THIS FIRST AMENDED LOTS 103, 104 & 105, WOODRUN UNIT ONE SUBDIVISION EXEMPTION WITH LOT LINE ADJUSTMENTS WAS APPROVED AS TO CONTENT BY THE TOWN OF SNOWMASS VILLAGE'S COMMUNITY DEVELOPMENT DIRECTOR THIS ____ DAY OF _____, 2025.

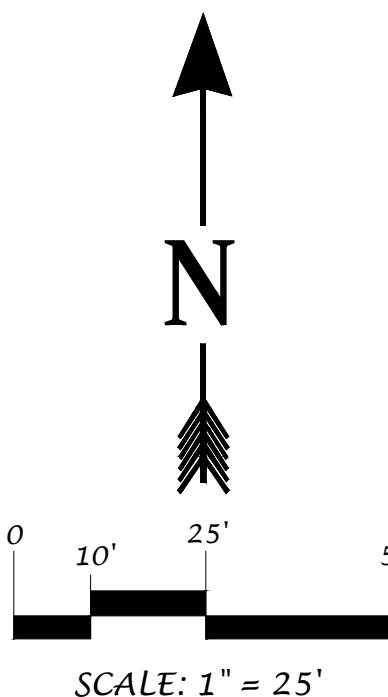
BY: _____
DAVE SHINNEMAN, COMMUNITY DEVELOPMENT DIRECTOR

TOWN MAYOR APPROVAL

THIS FIRST AMENDED LOTS 103, 104 & 105, WOODRUN UNIT ONE SUBDIVISION EXEMPTION WITH LOT LINE ADJUSTMENTS, WAS APPROVED AS TO FORM BY THE TOWN OF SNOWMASS VILLAGE'S MAYOR THIS ____ DAY OF _____, 2025 AND HAS BEEN PREPARED PURSUANT TO SNOWMASS VILLAGE TOWN COUNCIL RESOLUTION NO. ____ SERIES OF ____

BY: _____
ALYSSA SHENK, MAYOR

ATTEST: _____
MEGAN BOUCHER, TOWN CLERK



RECREATIONAL
SITE
WOOD RUN
UNIT TWO

LOT 10
WOOD RUN
UNIT TWO

LOT 1
WOOD RUN
UNIT TWO

LOT 103
WOODRUN
UNIT ONE
33,750± S.F.
0.775± ACRES

LOT 105
WOODRUN
UNIT ONE
55,200± S.F.
1.267± ACRES

LOT 6
WOOD RUN
UNIT FOUR

LOT 5
WOOD RUN
UNIT FOUR

LOT 107
WOODRUN
UNIT ONE

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

SNOWMASS-AT-ASPEN

BOOK 229 PAGE 290

WOODRUN I, LOTS 103, 104, 105

CONSENT TO REMOVAL OF COMMON SET BACK LINES AND EASEMENTS

The following action is taken in accordance with Sec. 6.2 of the Master Declaration of Protective Covenants for Snowmass-at-Aspen Residential Areas, Pitkin County, Colorado recorded December 30, 1966, in Book 225 page 6 of the records of the County Clerk and Recorder of Pitkin County, Colorado.

I. Removal of Common Set Back Lines

This is to certify that the Design Committee has found and determined that any improvements constructed within the setback lines along boundaries common to lots 103, 104, and 105 will not cause unreasonable diminution of the view from other property. The Design Committee hereby consents to the removal of the setback lines along the boundaries common to lots 103, 104, 105, said consent to become effective upon the recording of this instrument and the recording of deeds to these lots to one common owner. When the removal of the common setback lines is affected then the combined parcels shall thereafter be deemed one parcel and may not thereafter be split and developed as separate parcels. The combined parcels will then have a new setback line established by connecting the outer setback lines of the three lots as shown in Exhibit A attached hereto.

George Heneghan
Member Design Committee

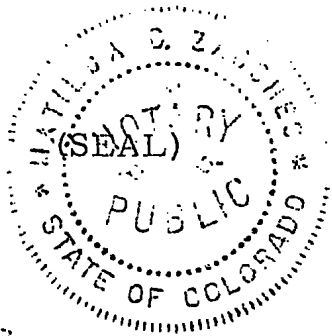
C. A. Vidal
Member Design Committee

STATE OF COLORADO) ss.
COUNTY OF PITKIN)

The foregoing instrument was acknowledged before me this 18th day of September, 1967, by George Heneghan and C. A. Vidal as members of the Design Committee for Snowmass-at-Aspen.

WITNESS my hand and official seal
My commission expires 11/15/67

Matilda C Zoselick
Notary Public



BOOK 629 PAGE 501

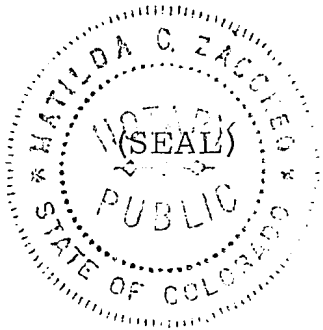
Snowmass-at-Aspen, a joint venture,
and Janss Colorado Corporation, as a member
thereof, and American Cement Properties, Inc.,
as a member thereof

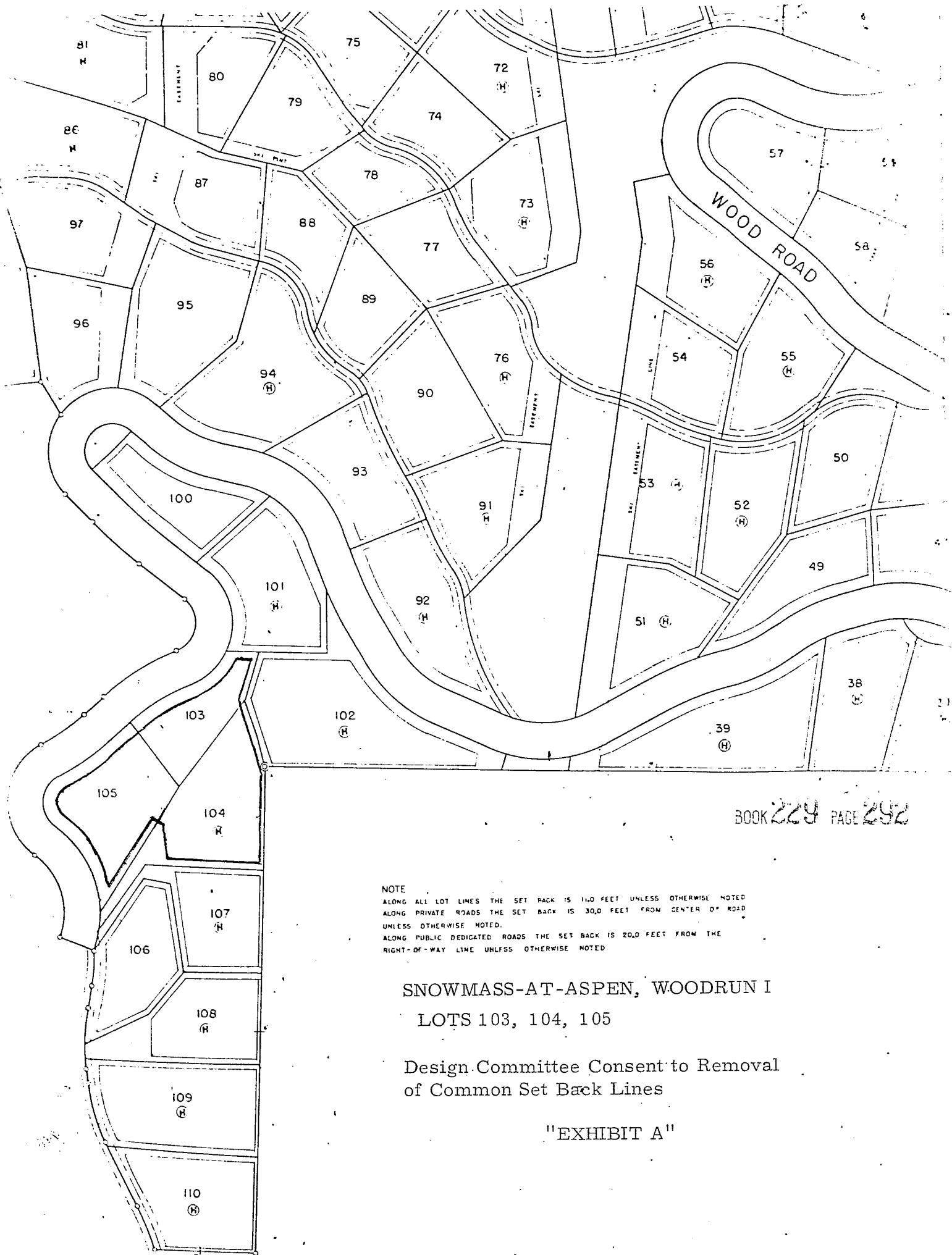
by R. L. Herberg
R. L. Herberg, Attorney-in-Fact

STATE OF COLORADO) ss.
COUNTY OF PITKIN)

WITNESS my hand and official seal
My commission expires 11/15/67

Martina C. Zaccaro
Notary Public





BOOK 229 PAGE 292

NOTE
 ALONG ALL LOT LINES THE SET BACK IS 110 FEET UNLESS OTHERWISE NOTED
 ALONG PRIVATE ROADS THE SET BACK IS 30.0 FEET FROM CENTER OF ROAD
 UNLESS OTHERWISE NOTED.
 ALONG PUBLIC DEDICATED ROADS THE SET BACK IS 20.0 FEET FROM THE
 RIGHT-OF-WAY LINE UNLESS OTHERWISE NOTED

SNOWMASS-AT-ASPEN, WOODRUN I
 LOTS 103, 104, 105

Design Committee Consent to Removal
 of Common Set Back Lines

"EXHIBIT A"

September 23, 2025

Jim Wahlstrom – Senior Planner
Dave Shinneman – Community Development Director
Snowmass Village Town Council
Town of Snowmass Village
Snowmass Village, Colorado 81615

RE: Subdivision Exemption to secure a Lot Line Adjustment
Response to comments from Town Division Heads

Dear Jim, Dave and members of the Town Council,

We have received the comments from various departments of the Town. This letter is a set of responses to those comments:

1. RFFR - We will be removing all of the dead tree material and various log stacks as soon as the Land Use Process is completed and the weather is cooperative. All future work, under our control, will include required wildfire mitigation as required.
2. SWSD – water service taps will be utilized or modified with existing abandonment at the time of building permit applications.
3. Town Attorney – as requested, we have obtained consent from the HOA and Design Review committee to proceed with this application. See more information below.
4. Town Engineer – Did not have any comments.
5. Public Works – Any structures or landscape improvements contemplated will be to Public Works for approval.

I have attached copies of these comments.

I have also attached a copy of the Design Review committee approval documents and the Letter of Consent from the HOA. The letter explicitly replaces the 1967 consent.

Lastly, given the time of year that we are in at this point, I would like to incorporate some flexible language relative to the time frame for the removal of the existing residence. We had asked for 120 days after the passing of the resolution. That may work, but I would like to give the Planning Director to extend that with reasonable justifications.

I believe we are now ready to get on the Town Council agenda. Let me know if there is anything more you need from me.

Sincerely,



T. Michael Manchester
Architect
Manchester Architects, Inc.

ROARING FORK FIRE RESCUE DISTRICT, 7-12-2025

From: John Mele <JMele@roaringforkfire.org>

Sent: Wednesday, July 23, 2025 10:53 AM

To: Jim Wahlstrom <JWahlstrom@tosv.com>

Subject: FW: Subdivision Exemption application re: combination of Lots 103-105, Woodrun I into two lots



Jim,

These three lots have decades of decaying dead forest trees, overgrown ladder fuels, and several old high-stacked wood piles. We actually contacted the owners of this property in 2020 on these wildfire concerns, with no resolve.

Sec. 16A-4-240 Fire protection

(b) “Development and New Construction on existing lots in Areas Subject to Wildfire Hazards.”

Roaring Fork Fire Rescue Authority recommends that the combination of lots be approved based on the condition that a wildfire mitigation plan be submitted for review and approval by the code official as a part of any site plans required for all new building permits on these lots. These plans shall be based on the Colorado State Forest Service guidelines for “The Home Ignition Zone”. We further recommend that the approved wildfire mitigation plans shall be implemented before a Certificate of Occupancy or Certificate of Completion can be issued.

Wildfire vegetation mitigation measures should take place as soon as possible.

If I can answer any questions, please let me know.

John Mele
Fire Marshal

SNOWMASS WATER & SANITATION DISTRICT – Review Comments 8-11-25

From: Chris Lehrman <ChrisL@sgm-inc.com>

Sent: Monday, August 11, 2025 9:43 AM

To: Jim Wahlstrom <JWahlstrom@tosv.com>; Dave Shinneman <dshinneman@tosv.com>; Brian McNellis <bmcnellis@tosv.com>; Clint Kinney <CKinney@tosv.com>; Greg LeBlanc <gleblanc@tosv.com>; Jeff Conklin <jjc@mountainlawfirm.com>; Anne Martens <amartens@tosv.com>; Mike Horvath <mhorvath@tosv.com>; Andy Worline <AWorline@tosv.com>; Betsy Crum <bcrum@tosv.com>; Sam Guarino <sguarino@tosv.com>; Brian Olson <BOlson@tosv.com>; Mike Metheny <mmetheny@tosv.com>; Lauren Litchet <LLitchet@tosv.com>; khamby@swsd.org <khamby@swsd.org>; jmele <jmele@roaringforkfire.org>

Subject: RE: Subdivision Exemption application re: combination of Lots 103-105, Woodrun I into two lots

Jim,

Sorry for the late response.

The three lots have two water services, one to lot 103 and one to 105. We do not believe there is a water service to lot 104. The water service that is not being used for this project needs to be abandoned at the main line. If the applicant wishes to upsize to a 2-inch service, both existing taps need to be abandoned. The water main was replaced in the last 10 years and is now a 12-inch DIP line. SWSD will need to provide inspection of the taps when they are abandoned.

Chris Lehrman, PE

Senior Engineer II



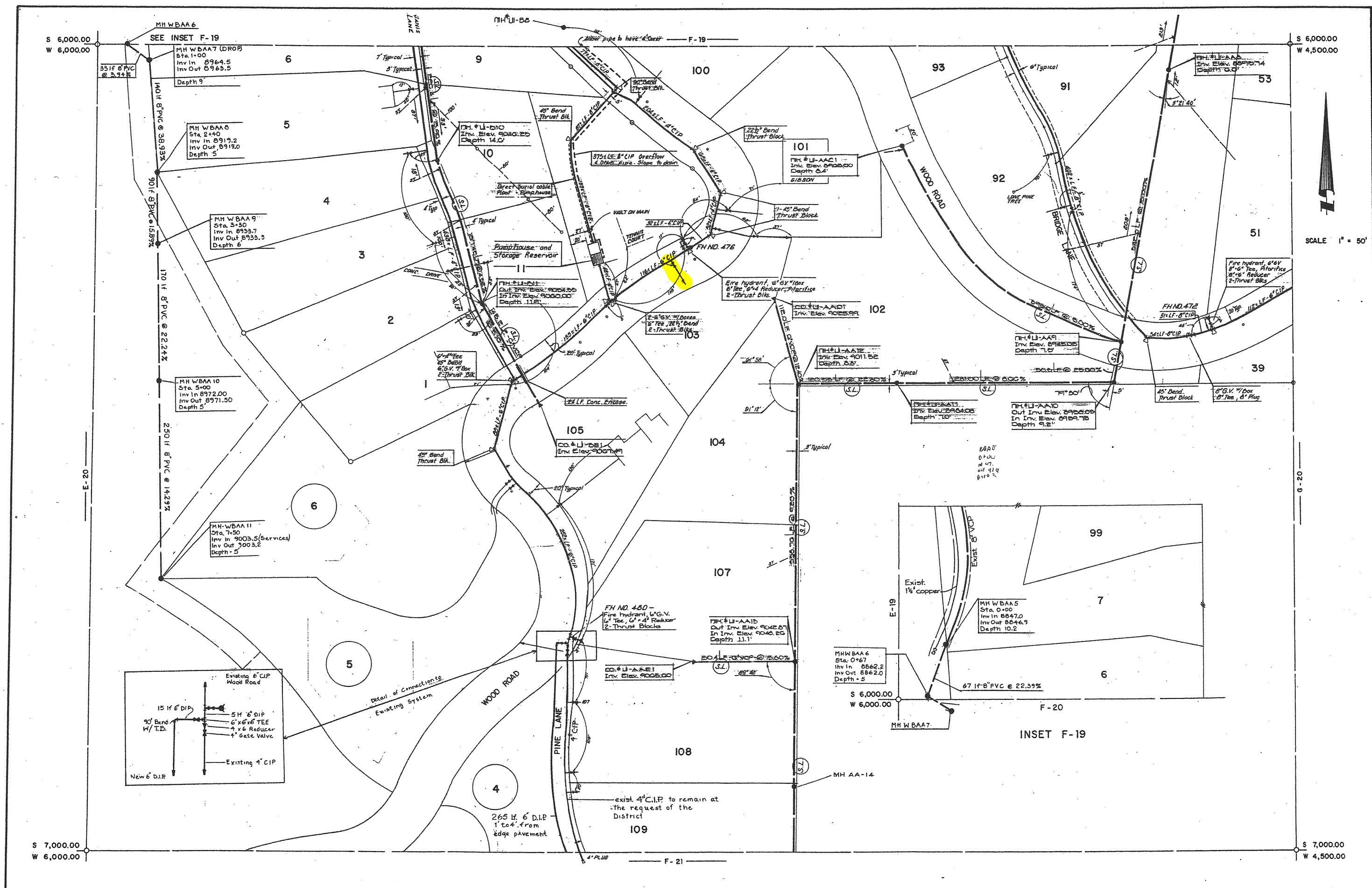
phone (970) 384-9043

email ChrisL@sgm-inc.com

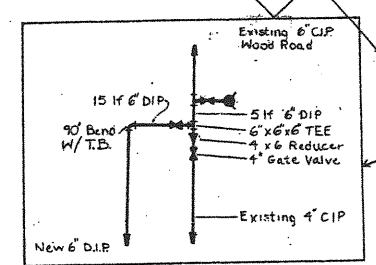
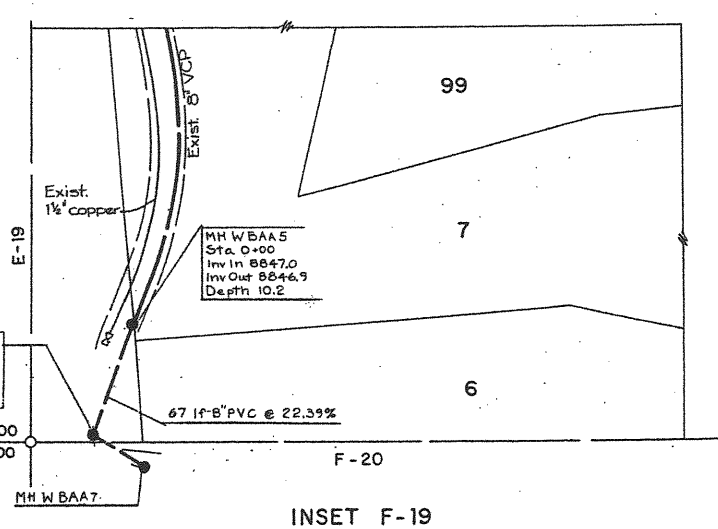
118 W. 6th Street, Suite 200

Glenwood Springs, CO 81601





SCALE 1" = 50'



TOWN ATTORNEY COMMENTS, 7-14 & 22-2025

From: Jeffrey J. Conklin <jjc@mountainlawfirm.com>

Sent: Tuesday, July 22, 2025 10:01 AM

To: Jim Wahlstrom <JWahlstrom@tosv.com>

Subject: RE: Subdivision Exemption application re: combination of Lots 103-105, Woodrun I into two lots

Hi Jim,

A few thoughts:

1. Private Ski Easement. In reviewing the plat, I don't think the old private ski easements run to the benefit of any lots other than 103-105. So, in combination with the Consent, the applicants have the authority to address those easements.
2. Lot Combination. It may have been the case that in 1967 all that was needed for a lot merger was notice and not a formal platting process. Not sure. I don't have any history on this other than what's in the title commitment. The Consent appears to be consistent with Section 6.2 of the Declaration.
3. Subdivision Exemption. To now create two parcels, I think the owners likely need the consent/approval of the Association/DRC given the language in the Consent and consistent with Section 6.2 of the Declaration.

Let me know if you'd like to discuss.

Jeff Conklin | Managing Partner

Karp Neu Hanlon, P.C.

Direct: 970.928.2124 | Cell: 970.309.3872

Office: 200 Basalt Center Circle, Suite 200, Basalt, CO 81621

Mailing: P.O. Drawer 2030, Glenwood Springs, CO 81602

Glenwood Springs | Basalt | Aspen | Ridgway

jjc@mountainlawfirm.com | www.mountainlawfirm.com

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From: Jeffrey J. Conklin <jjc@mountainlawfirm.com>

Sent: Monday, July 14, 2025 7:25 PM

To: Jim Wahlstrom <JWahlstrom@tosv.com>

Subject: RE: Subdivision Exemption application re: combination of Lots 103-105, Woodrun I into two lots

Hi Jim,

I think we should likely get the consent from the properties benefited by the ski easement for its release. The most thorough release would be from the Association, but the lots that use this existing path appear to be the specific beneficiaries. Happy to discuss more.

Jeff Conklin | Managing Partner

Karp Neu Hanlon, P.C.

Direct: 970.928.2124 | Cell: 970.309.3872

Office: 200 Basalt Center Circle, Suite 200, Basalt, CO 81621

Mailing: P.O. Drawer 2030, Glenwood Springs, CO 81602

Glenwood Springs | Basalt | Aspen | Ridgway

jjc@mountainlawfirm.com | www.mountainlawfirm.com

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From: Jeffrey J. Conklin <jjc@mountainlawfirm.com>

Sent: Monday, July 14, 2025 10:37 AM

To: Jim Wahlstrom <JWahlstrom@tosv.com>

Subject: RE: Subdivision Exemption application re: combination of Lots 103-105, Woodrun I into two lots

Hi Jim,

I have this a preliminary review. Two quick comments/questions:

- It appears that the ski easement along the existing Lot 103/105 boundary is not carried over to the draft plat – am I missing something there?
- Has the Homeowners Association approved this?

Jeff Conklin | Managing Partner

Karp Neu Hanlon, P.C.

Direct: 970.928.2124 | Cell: 970.309.3872

Office: 200 Basalt Center Circle, Suite 200, Basalt, CO 81621

Mailing: P.O. Drawer 2030, Glenwood Springs, CO 81602

Glenwood Springs | Basalt | Aspen | Ridgway

jjc@mountainlawfirm.com | www.mountainlawfirm.com

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TOSV TOWN ENGINEER, No comments, 7-21-2025

From: Mike Horvath <mhorvath@tosv.com>

Sent: Monday, July 21, 2025 12:04 PM

To: Jim Wahlstrom <JWahlstrom@tosv.com>

Subject: Re: Subdivision Exemption application re: combination of Lots 103-105, Woodrun I into two lots

Jim,

Don't worry about it. I can split view and cross reference the existing plans. I don't have any public works comments for this one.

Mike Horvath, PE

Town Engineer

Town of Snowmass Village, CO

Direct: (970) 922-2324



@TownofSnowmass



facebook.com/TownofSnowmass



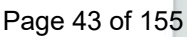
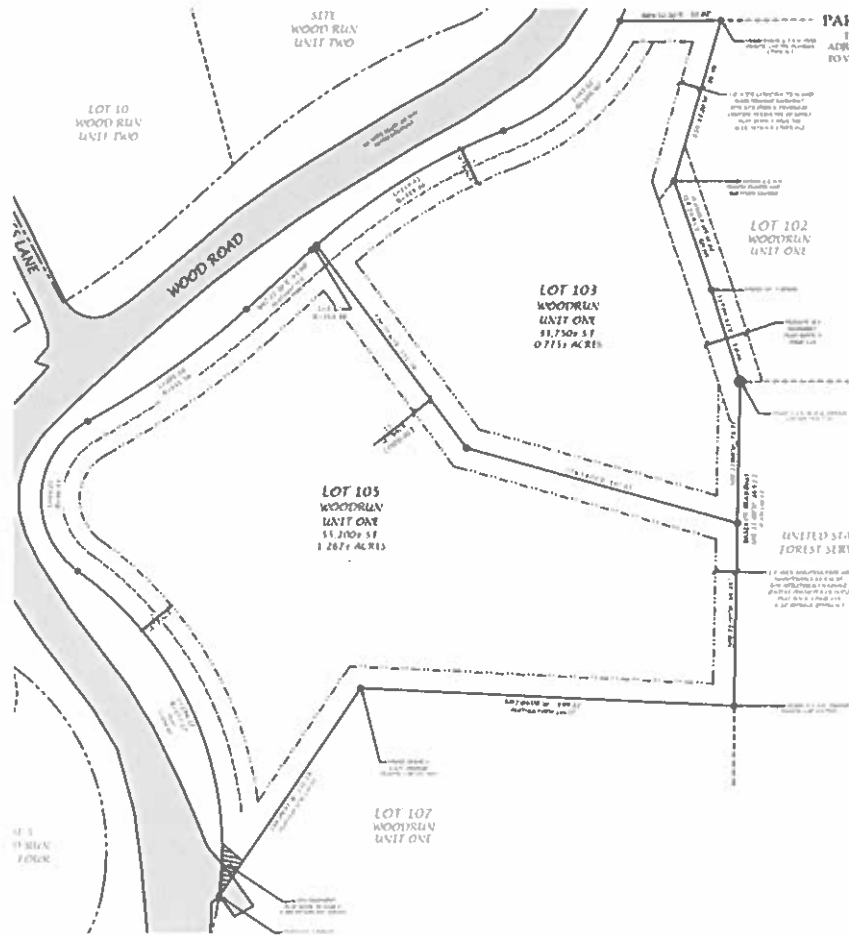


EXHIBIT A
(Lots 103, 104, and 105)
Resulting Lots configuration



WOODRUN I
Lots 103,104 and 105

SNOWMASS HOMEOWNERS ASSOCIATION
CONSENT REGARDING APPLICATION FOR SUBDIVISION EXEMPTION

~~August~~ September 19, 2025

WHEREAS, pursuant to that Consent to Removal of Common Setback Lines and Easements recorded September 18, 1967, as Reception No. 128523 (the "1967 Consent"), the Design Committee for Snowmass Homeowners Association (the "Association") approved the removal of setbacks along common boundaries of Lots 103, 104, 105, Woodrun Unit One (the "Lots") and the vacation of certain platted easements.

WHEREAS, the owner of the Lots has requested the Association's consent to an application for a subdivision exemption for the Lots (the "Application") which will result in the Lots being configured as 2 lots as generally set forth on Exhibit A attached hereto (referred to as the Resulting Lots defined below).

WHEREAS, the Association has agreed to such request.

NOW, THEREFORE, the following action is taken by the Association:

1. Approval of Subdivision Exemption Application. The Association hereby consents to the Application for the reconfiguration of the Lots as set forth on Exhibit A, resulting in 2 separate lots (the "Resulting Lots"). The owner shall cause an amended plat of the Lots to be recorded upon approval of the Application by Town of Snowmass Village.
2. Setbacks. The Resulting Lots shall be subject to setbacks along the common boundary lines as set forth on the final, approved amended plat, to be recorded upon approval of the Application by the Town of Snowmass Village, and which shall replace and supersede in all respects any setbacks shown on the map of setbacks recorded December 30, 1966 in Plat Book 3 at Page 120.
3. 1967 Consent. The 1967 Consent shall be deemed replaced and superseded by this Consent, except that easements vacated under the 1967 Consents shall remain vacated.

IN WITNESS WHEREOF, this Consent is executed as of the day and year first written above.

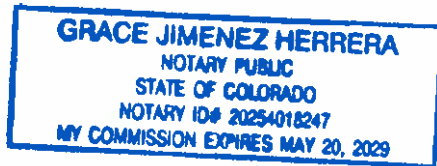
SNOWMASS HOMEOWNERS ASSOCIATION, INC.

By: James A. Gustafson
Name: James Gustafson
Title: Chairman - DRC

STATE OF Colorado)
)ss
COUNTY OF Eagle)

The foregoing instrument was acknowledged before me this 22 day of ~~August~~ September, 2025, by
The Romero Group as Property Manager of Snowmass Homeowners Association.

Witness my hand and official seal.



Grace Jimenez Herrera
Notary Public

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

October 20, 2025

AGENDA ITEM:

Parking Plan for Winter 2025/2026

PRESENTED BY:

Sam Guarino, Transportation Director
Robin Patrick, Parking Program Manager

BACKGROUND:

The proposed agreement on the Parking Plan (see attached) between the Town, the Aspen Skiing Company (ASC), Snowmass Mountain Lodging, LLC (SML), and Base Village Metropolitan District #1 (BVMD1) is provided for your review. Staff have communicated with the ASC, SML and a representative of BVMD1 on the parking plan for the coming winter season. The parking plan defines the goals and objectives for the parking system which include:

- Keeping parking usage at or below 85% (National standard for a full lot) of capacity so that guests can find the available parking; and
- Reducing vehicle miles travelled and thus carbon emissions; and
- Promoting alternative modes of travel.

Enforcement and the responsibilities of the various parties will remain the same as last winter. The Town will continue to use its digital parking system with vehicles being registered and tracked by their license plate.

The parking garage in Base Village will remain free for the first hour of parking. For the 2024-2025 season garage parking was \$9 per hour up to \$63 for the day until 4:00 pm with a peak season rate of \$12 per hour up to \$84 for the day. The metro district has yet to set prices for the 2025-2026 season. ASC pricing at Two Creeks for the 2025/2026 ski season will remain at \$25 for weekdays and \$35 for weekends and holidays.

FINANCIAL IMPACT:

No impact is expected in comparison to 2024/25

APPLICABILITY TO COUNCIL GOALS & OBJECTIVES:

The parking management plan is consistent with the Town's objectives of managing the available public parking within the Town to help control traffic volume in the community, thus reducing greenhouse gas emissions. Additionally, this plan helps promote the operations of locally owned and locally serving businesses.

COUNCIL OPTIONS:

1. Approve the Parking Plan as recommended.
2. Amend and approve the Parking Plan.
3. Do not approve the Parking Plan.

STAFF RECOMMENDATION:

It is the recommendation of Staff, that the Council, BY MOTION,

Approve 2025/2026 Winter Parking Plan.

ATTACHMENTS:

1. Winter Parking Plan 2025-2026



TOWN OF SNOWMASS VILLAGE

AGREEMENT ON PARKING PLAN FOR WINTER 2025/2026

This agreement is entered into on a date to be determined, by and between the Town of Snowmass Village ("Town"), Aspen Skiing Company ("ASC"), Snowmass Mountain Lodging, LLC ("SML"), and Base Village Metropolitan District No. 1 ("BVMD").

RECITALS

The Town, ASC, SML, and BVMD (the "Parties") agree to share and coordinate the management of parking operations and facilities within Snowmass Village ("Village") for the winter season of 2025/2026. The Town owns the land for the parking areas known as "Numbered," "Town Park," "Rodeo Contestant" and "Divide Lot E" parking lots. ASC owns and/or is managing parking in the areas known as "Tree House," "Two Creeks," and "Black Saddle Clubhouse." BVMD manages the parking within the parking garage in "Base Village." The Parties agree to observe the parking and transit goals of the Town's Comprehensive Plan - Ordinance NO. 09 Series of 2018 (the "Comprehensive Plan"), and the conditions of Ordinance NO. 09, Series of 1994 ("Ordinance 9") approving the ski area expansion. This parking plan is an effort by the Parties to observe these guidelines and objectives for the betterment of the whole community. The Parties will communicate during the ski season to monitor the parking and traffic activities resulting from this plan.

NOW, THEREFORE, the Parties hereto agree as follows:

To comply with the three parking/transit goals and directives of the Comprehensive Plan and Ordinance 9: 1.) Manage the total number of day parking spaces within the community and the lots west of the Wooden Skier Bridge for the purpose of controlling traffic volume; 2.) Work to achieve a parking utilization rate of 85% of the day use parking spaces, and 3.) Monitor traffic impacts to maintain a Level of Service (LOS) standard of "D" or better to be consistent with the community's goal in the current Comprehensive Plan. Agreement on the parking program elements that affect these goals and directives are as follows:

- A. **Traffic Volume/Level of Service:** The Parties agree to continue to monitor the traffic volume/level of service (LOS) on Brush Creek Rd, Owl Creek Rd and Highline Rd. In the past, variations have occurred in the traffic volume/LOS on Brush Creek Rd and Owl Creek Rd; however, they were not considered consistent or significant enough to change the relative traffic volume/LOS for those roadways as they are established in the Comprehensive Plan. If the traffic volume increases to a point where it exceeds any limit set in the Comprehensive Plan, the Parties will meet to discuss possible changes to parking fees and parking distribution to bring the traffic volumes back to acceptable limits.
- B. **Parking Capacity and Distribution:** The Parties have agreed to a limit of 2,425 public parking spaces to be managed by the Parties to ensure a balanced distribution of the



parking within the Village that supports the traffic volume/LOS on our roadways. The Parties agree to the allocation of parking space numbers in general and accept that some flexibility to shift parking spaces between locations is beneficial under certain conditions. With the completion of the Base Village elements to date, the number of public parking spaces in this agreement will be 2,387 spaces. The distribution of parking spaces in the Village for Winter 2025/2026, will be:

<u>LOCATION</u>	<u>CAPACITY</u>
Numbered Lots	1,000 spaces in the Mall area;
Base Village Garage	299 spaces in Base Village parking garage;
Base Village Valet Parking	50 spaces in Base Village parking garage (as staffing levels allow);
Two Creeks	400 spaces at the Two Creeks portal;
Divide Lot E	30 spaces in "Divide Lot E;"
Tree House	33 short-term spaces in the Tree House traffic circle;
Black Saddle	150 spaces at the Black Saddle Clubhouse;
Town Park	275 spaces in the Town Park lot (25 will be reserved for the Recreation Center);
Rodeo Contestant Lot	150 spaces in the Rodeo Contestant area

- C. **Parking Groups:** Parking groups referred to in this document will be identified by their historical titles: Day Skier, Day Skier High Occupancy Vehicle ("Day Skier HOV"), Base Village Garage, Resident (including restricted resident access to Numbered lots 10-13), Guest, Employee (including restricted employee access to Numbered lots 10 - 13), Gold Pass, Senior, Merchant, Disabled, and Temporary/Construction access.
- D. **Parking Prices:** Parking prices will be consistent with the Town's Municipal Code and associated with the following user groups:

<u>USER GROUP</u>	<u>PRICING</u>
Day Skier:	The variable price of Day Skier access will generally be between \$0 and \$35 (Two Creeks will be \$25 for a weekday and more for weekend & holidays, \$35);
Day Skier HOV:	HOV access will be free to vehicles with four or more occupants at Two Creeks and Divide Lot E - this does not apply to the Base Village parking garage.
Base Village Garage:	The fee for use of the Base Village parking garage will be free for the first hour and then \$9 for every hour after that up to \$63 for the day (subject to the Metro Improvement District approval). Base Village will charge for vehicles parking before 4:00 pm and for vehicles entering after 4:00 pm parking will be free. The price for Day Skier parking access will attempt to achieve a parking utilization rate of 85% in the Base Village and Two Creeks lots (as stated in



	Ordinance 9, Series of 1994) as long as the traffic volumes along roadways in the Village stay within the parameters set in the Comprehensive Plan;
Base Village Garage Valet:	The fee for Base Village Public Valet Parking will be at an hourly rate not to exceed the maximum of the day parking fee.
Resident 1 st Vehicle:	Residents' first vehicle will be \$80;
Resident 2 nd Vehicle:	Residents' second vehicle will be \$120;
Resident 3 rd Vehicle:	Residents' third vehicle will be \$220;
Restricted Resident:	Residents' having restricted access will be \$60;
Guest Access:	Access for guest vehicles will be \$15/day;
Gold Access:	Resident or guest within the Roaring Fork Valley will be \$650;
Senior Access:	Resident or guest within the Roaring Fork Valley 70 years of age or older will be \$325. Gold and Senior permits combined are restricted to 100 permits (15 Gold & 85 Senior), which will be drawn through a lottery system.;
Employee Single Vehicle:	Employee single vehicle will be \$70;
Employee Transferable:	For employees to have access for one of multiple vehicles will be \$110;
Restricted Employee:	Employee access to restricted areas will be \$60;
ASC Employee:	Access to the Black Saddle lot will be in the \$0 to \$50 range;
Merchant Parking:	Merchant parking will be \$750/space with a maximum five vehicles/space;
Temporary/Construction:	Access will be issued at the discretion of the Parking Department in conjunction with the Police Department.
Social/Non-Profit:	Access will be issued at the discretion of the Parking Department in conjunction with the Police Department.

E. **User Group Authorization by Lot:** The parking groups allowed in a specific lot are listed below by location:

<u>LOCATION</u>	<u>USER GROUP ALLOWED</u>
Numbered Lots 1-3:	Employee, Employee Trans., Gold Pass, Guest, Resident 1-3, and Senior;
Numbered Lots 4-Lower 5:	Gold Pass, Guest, Resident 1-3, and Senior;
Numbered Lot Upper 5:	Gold Pass, Guest, Resident 1-3, Senior, and Time Restricted;
Numbered Lot 6:	Disabled, Taxi and Time Restricted;
Numbered Lot 7:	Disabled, Merchant and Time Restricted;
Numbered Lots 8-9:	Gold Pass, Guest, Resident 1-3, and Senior;



Numbered Lots 10-13:	Employee, Employee Trans., Restricted Employee, Gold Pass, Guest, Resident 1-3, Restricted Resident, Senior, and Merchant;
Base Village Garage:	Free for One Hour, then Paid Parking until 4:00 pm - No overnight parking without prior approval by owner;
Tree House:	Time Restricted and Pickup/Drop-off only;
Divide Lot E:	Day Skier, Day Skier HOV, Employee, Employee Trans., Gold Pass, Guest, Resident 1-3, and Senior - No overnight parking without prior approval by owner;
Two Creeks Lots:	Day Skier, Day Skier HOV, "Equal Access" will be applied to all day parking here - No overnight parking without prior approval by owner;
Black Saddle Clubhouse:	ASC Employee and Day Skier - No overnight parking without prior approval by owner;
Town Park:	Free to all for day parking for recreation and/or shopping purposes - No overnight parking without prior approval by owner; and
Rodeo Contestant Lot:	Free to all for day parking for recreation and/or shopping purposes – no overnight parking without prior approval by owner.

1. The enforcement of parking access in the Numbered lots will be from 8:00 am to 1:00 pm. Time Restricted parking in the Numbered lots will be enforced from 8:00 am to 7:00 pm. The enforcement of parking in the ASC lots will be from 8:00 am to 12:00 pm. The enforcement of parking in Base Village will be from 7:30 am to 4:00 pm. The Town may patrol the Garage and assist with enforcement of certain aspects of this parking agreement, subject to the parties agreeing to do so.

2. ASC is limited to 175 applications for the Town's Employee parking access. ASC employees without a parking permit for the numbered lots will be encouraged to park at the Black Saddle or to use public transportation. Employees parking at the Town Park Lot will be discouraged.

3. The Town will be responsible for the management, signing, leasing, and maintenance of the parking lots in the West Village known as the Numbered lots and the Divide Lot E.

4. ASC will be responsible for the management, signing, leasing, and maintenance of the Black Saddle, Town Park, Rodeo Contestant, and Two Creeks lots. ASC will also be responsible for the management of the parking in the Tree House lots during peak ski school activity. ASC will manage access and enforcement at the Two Creeks lots.



5. ASC will be responsible for providing parking attendants at the Town Park Lot on Weekends and any other day when parking demand reaches a level requiring the presence of attendants to ensure efficient use of the Lot.

6. BVMD will be responsible for the Base Village parking garage, and the Tree House lots outside of peak ski school activity.

7. Any services provided by one organization to the other for the management, signing or maintenance of the parking areas, such as sanding or plowing, will be compensated on a case-by-case basis.

8. Each party will retain the revenues derived from their respective parking sales parking enforcement ticket payments.

9. The Parties agree to allow police enforcement in all lots under this general management parking plan, compliant with the Snowmass Village Municipal Code, Chapter 8, Article II, Parking Regulations.

10. The Town will be responsible for management of vehicles having access to Town parking lots and delivery vehicles; and ASC, SML and BVMD will be responsible for management of day visitors.

11. ASC will advertise on their app, website, and/or social media to encourage day skiers to utilize public transportation and inform skiers of limited public parking in the Village during peak periods (as stated in Ordinance 9).

12. Should it appear that the ski area parking lots will be full, ASC will update their app to reflect which lots are at their capacity. The Variable Messaging Sign (VMS) on eastbound Highway 82 west of Brush Creek will be updated to reflect that lots have reached their capacity. ASC will also make this information available to the public via Pitkin County Emergency Alert, in conjunction with Town Police Department (as stated in Ordinance 9).

13. Term. The term of this agreement shall be from November 27th through and until April 12th, 2026 or the closing of the Winter 2025/2026 ski season at the Snowmass Ski Area, whichever occurs first.

14. Default and Dispute Resolution. In the event of any default in performance of any obligations hereunder, within 15 days of any default, the non-defaulting party shall give the other written notice of the default. After delivery of notice, the defaulting party shall then have fifteen days in which to cure the default. If the default is not cured within such period, then the non-defaulting



party may terminate this agreement after such period. The Parties agree to use reasonable best efforts to informally discuss and attempt to resolve any apparent event of default prior to delivery of notice thereof.

The Town of Snowmass Village, Colorado

Clinton M. Kinney, Town Manager

Date: _____

Aspen Skiing Company, Colorado

Date: _____

Susan Cross, General Manager Snowmass Ski Area

Base Village Metropolitan District No. 1,

a quasi-municipal corporation and political subdivision of the State of Colorado

Date: _____

Andy Gunion, President, Board of Directors

Snowmass Mountain Lodging, LLC

Date: _____

Kelly Brockett, Director of Operations

TOWN OF SNOWMASS VILLAGE COUNCIL
AGENDA ITEM SUMMARY

MEETING DATE: October 20, 2025

AGENDA ITEM TITLE: Prep for EOTC 2026 Budget and Work Plan Mtg

STAFF RESPONSIBLE: Linda DuPriest, Regional Transportation Director

ISSUE STATEMENT: This is an Information Only item to prepare for the EOTC meeting on October 23, 2025, wherein the 2026 proposed work plan and budget will be presented for approval, along with the Brush Creek Monitoring & Management Plan recommendations, and updates on current EOTC projects.

BACKGROUND: The creation of an annual Budget and Work Plan is a requirement of the EOTC Strategic Plan. This Plan is to bring together the following work projects facing the EOTC through 2026. The Plan is not intended to be all-inclusive and is anticipated to be updated as needed.

EOTC REVENUES: Funding for EOTC initiatives in 2026 will increase slightly over 2025. In 2026, revenues will exceed 2025 by approximately 2%. The attached proposed budget document shows expected revenues and expenditures from 2024 through 2030. Revenue details are as follows:

0.5% Transit Sales Tax – 2025 year-end estimated revenues for the EOTC’s portion of the transit sales tax is **\$2,180,849**. The 2026 projection is **\$2,257,178**.

Other EOTC Revenues -- This includes construction use tax, intergovernmental contributions and interest income. Total revenues in these categories in 2025 is **\$1,412,357**. In 2026 this category represents **\$1,406,690**.

Fund Balance – With the expected revenues and proposed projects and work plan, fund balance at the end of 2025 is expected at **\$12,775,259**. In 2026, the fund balance projection is **\$14,361,350**. Both of these amounts are in addition to the **\$6,000,000** in reserve for the Snowmass Transit Center.

2026 WORK PLAN AND BUDGET: Note that while the Work Plan includes all proposed projects to be undertaken by the EOTC in the coming year, some projects also require a budget

expenditure to proceed, while others require funding from EOTC but no significant staff time. EOTC staff proposes the following for 2026:

Brush Creek Park & Ride Monitoring, Management and Operations Plan – Work Plan and Budget: \$250,000

Should the EOTC approve the recommendations from the Brush Creek Monitoring & Management Plan, it is expected that costs to implement monitoring and enforcement of the lot will not exceed \$250,000. EOTC Director will assume management/operations of the lot from the City of Aspen, and will pursue stakeholder input on specific management strategies, for example, event and large truck storage permitting system and procedures, and private business use of the lot. Additional details of the plan will be presented in a separate item at the October 23rd meeting.

Brush Creek Park & Ride Restrooms Design-- Work Plan and Budget: \$350,000

Due to the exorbitant costs of the restroom design created for the Brush Creek FLAP project, staff has pursued a new strategy for providing improved restroom facilities at the lot. An initial estimate provided by an on-call engineering firm for design and/or site prep of a prefab facility is \$350,000. Construction estimates for a prefab design are considerably less than the FLAP project design and could come in as low as \$650,000 to \$1,000,000. Should the EOTC choose to move forward with a prefab design, unused funds that were previously obligated for the FLAP project could cover a significant portion of the total cost. It is possible that construction could begin in 2026; if so, staff will request a budget amendment to pursue the project.

Airport Closure Transportation Planning – Work Plan only

To address concerns about how the 2027 airport closure may impact regular visitor transportation to the region, staff is proposing a collaboration with the Airport team and the Aspen Chamber and Resort Association and other areas tourism interests on possible alternate transport strategies. These could include sourcing alternative transit and shuttle services from outside of the RFTA service area, as well as local solutions.

Airport Multimodal Planning -- Work Plan only

In January 2025 Pitkin County was notified of award for the Airport Multimodal Options for Decarbonization, Efficiency, and Safety (MODES) Planning Project under the USDOT's BUILD grant (formerly known as RAISE). This \$2.5 million project will analyze transportation issues and opportunities from Brush Creek Park & Ride to roughly the area of the roundabout, centering around the airport, future Lumberyard housing development, and Aspen Airport Business Center. Funds for the project have been confirmed but not yet obligated. The EOTC director will have a role in project management of the BUILD grant, and will contribute to the current airport modernization project, supporting the multimodal planning activities as appropriate.

EOTC Retreat – Work Plan; budget covered by contingency

At the August 14, 2025, EOTC meeting, members directed staff to plan a retreat for the first quarter of 2026. At the upcoming October 23rd meeting, staff will request members to designate a planning subcommittee to begin planning of the retreat in late 2025 or in the first weeks of 2026.

Ongoing Projects

Buttermilk Bike/Pedestrian At-Grade Crossing Improvements – Work Plan and Budget: \$342,000

Design will be completed on the project in 2025. Construction, estimated at \$342,000 additional to current budget, will begin in the spring of 2026 and will include relocation of the pedestrian signal activator, a dedicated right-turn-only lane, additional streetlighting and signal improvements.

Permanent Automated Vehicle Counters -- Work Plan and Budget: \$10,000

The counter system installation was completed in 2025, and all counters have passed the technical audit. Ongoing tech support will be provided by Pitkin County Telecommunications staff, at an estimated cost of \$10,000 per year. EOTC staff is recommending a monthly reporting routine for this traffic data, to be posted on web sites of the three partner agencies.

Maroon Bells Comprehensive Recreation Management Plan Implementation Plan – Work Plan and budget TBD

This project will continue into 2026, with minimum budget participation from the EOTC, to be determined. Due to the federal workforce labor reductions in 2025, details of the work and budget are not known at this time.

AABC Bicycle/Pedestrian Transportation Plan – Work Plan

Planning work will continue for the Aspen Airport Business Center multimodal plan. Funds for this project were obligated in 2025.

Additional Work Plan and Budget Items

WE-Cycle System Funding – Budget Only: \$140,000

This budget item is the ongoing contribution to regional WE-Cycle system. The EOTC director participates in the RFTA regional First/Last Mile Mobility advisory committee.

X Games Transit Subsidy –Budget only: \$115,000

Ongoing support for transit operations during the Aspen X Games in January.

Member jurisdictions transportation projects support – Work Plan only – EOTC staff will participate as appropriate in studies, committees and other work carried out by Pitkin County, City of Aspen, Town of Snowmass Village and RFTA.

RECOMMENDED ACTION: None at this time; Information Only.

ATTACHMENTS:

1. Proposed 2026 Budget

Pitkin County Transit Sales & Use Tax Fund
2026 Budget & Five-Year Plan

	2024 Actual	2025 Initial Budget	2025 Budget Adjustments	Savings & Overages	2025 Year-End Estimate	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
Revenues										
0.5% Transit Sales Tax	2,096,970	2,124,215	-	56,634	2,180,849	2,257,178	2,031,460	2,315,864	2,408,499	2,504,839
Use Taxes	1,061,433	775,000	-	75,000	850,000	850,000	850,000	850,000	850,000	850,000
Intergovernmental	129,923	-	-	-	-	-	-	-	-	-
Other Revenue	-	55,200	-	-	55,200	-	-	-	-	-
Interest Income	645,909	507,157	-	-	507,157	556,690	565,990	622,310	687,010	692,050
Total Net Revenues	3,934,235	3,461,572	-	131,634	3,593,206	3,663,868	3,447,450	3,788,174	3,945,509	4,046,889
Expenditures										
Salaries and Wages	141,410	156,720	-	-	156,720	161,491	167,951	174,669	181,656	188,922
Employee Benefits	28,779	31,301	-	-	31,301	32,998	34,318	35,691	37,119	38,604
Health Insurance	11,653	14,552	-	-	14,552	14,382	15,389	16,466	17,619	18,852
Professional & Technical Services	59,219	103,436	-	-	103,436	278,200	285,016	292,141	299,445	306,931
Studies / Planning / Consultants	113,578	342,000	134,450	-	476,450	350,000	-	-	-	-
Property Services	28,104	115,500	-	-	115,500	114,500	117,305	120,238	123,244	126,325
Other Services	9,240	13,600	-	-	13,600	13,600	13,933	14,281	14,638	15,004
Supplies	1,023	1,000	-	-	1,000	1,000	1,025	1,051	1,077	1,104
Property										
Machinery & Equipment	213,095	-	39,405	-	39,405	-	-	-	-	-
Computers & Computer Equipment	-	2,000	-	-	2,000	2,000	-	-	-	-
Projects										
Pedestrian Access to SMV Mall	-	-	650,000	(650,000)	-	-	-	-	-	-
Brush Creek P&R FLAP Grant Match	-	1,068,355	-	(1,068,355)	-	-	-	-	-	-
Buttermilk Pedestrian Crossing Improv.	6,788	250,000	-	-	250,000	342,000	-	-	-	-
WE-Cycle Site Planning	55,644	-	-	-	-	-	-	-	-	-
Maroon Bells Management Plan	92,000	-	-	-	-	-	-	-	-	-
Other Grants & Contributions	223,590	255,000	-	-	255,000	255,000	261,248	267,779	274,473	281,335
Other Expenditures	187,697	397,257	-	(171,554)	225,703	512,606	525,165	538,294	551,751	565,545
Total Expenditures	1,171,820	2,750,721	823,855	(1,889,909)	1,684,667	2,077,777	1,421,350	1,460,610	1,501,022	1,542,622
Annual Surplus/(Deficit)	2,762,415	710,851	(823,855)	2,021,543	1,908,539	1,586,091	2,026,100	2,327,564	2,444,487	2,504,267
Beginning Available Fund Balance					10,866,720	12,775,259	14,361,350	16,387,450	18,715,014	21,159,501
Ending Available Fund Balance					12,775,259	14,361,350	16,387,450	18,715,014	21,159,501	23,663,768
Reserved for Snowmass Village					6,000,000	6,000,000	6,000,000	6,000,000	6,000,000	6,000,000
Total Fund Balance					18,775,259	20,361,350	22,387,450	24,715,014	27,159,501	29,663,768

Elected Officials Transportation Committee (EOTC)

Thursday, October 23, 2025 - 4:00 – 6:00pm

Pitkin County Board of County Commissions Room

530 East Main, Aspen, CO 81611

Host and Chair – Pitkin County

MEETING IS VIRTUAL AND IN PERSON

You can view the livestream on Grassroots TV (Channel 11 CGTV)

Please click the link below to join the meeting:

<https://us02web.zoom.us/j/84592173004?pwd=REuvqWds3SyjYgj2QTfmE9KOZMK5gW.1>

Meeting ID: 845 9217 3004

Passcode: 499741

AGENDA

- I. 4:00 – 4:05 CALL TO ORDER AND ROLL CALL**
- II. 4:05 – 4:10 APPROVAL OF AUGUST 14, 2025, ACTION MINUTES**
- III. 4:10 -- 4:20 PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA**
Comments limited to three minutes per person
- IV. 4:20 – 4:50 PUBLIC HEARING: BRUSH CREEK PARK & RIDE
MONITORING AND MANAGEMENT PLAN**
Decision needed: Administrative direction authorizing staff recommendation
- V. 4:50 – 5:35 PUBLIC HEARING: 2026 WORKPLAN AND BUDGET**
Decision needed: Approval of work plan and budget
- VI. 5:35 – 5:55 MEMBER UPDATES**
- VII. 5:55 – 6:00 ADJOURN MEETING**

EOTC Background, Documents, and Packet Materials may be found here:

<https://pitkincounty.com/1322/Elected-Officials-Transportation-Committ>

EOTC Vision: We envision the Roaring Fork Valley as the embodiment of a sustainable transportation system emphasizing mass transit and mobility that contributes to the happiness and wellbeing of residents and visitors.

EOTC Mission: Work collectively to reduce and manage the volume of vehicles on the road and parking system and continue to develop and support a comprehensive multimodal, long-range strategy that will ensure a convenient, equitable and efficient transportation system for the Roaring Fork Valley.

Summary of State Statute and Ballot Requirements: The 0.5% County Transit Sales and Use Tax shall be used for the purpose and financing, constructing, operating and managing a public, fixed route mass transportation system within the Roaring Fork Valley.

ELECTED OFFICIALS TRANSPORTATION COMMITTEE (EOTC)

ACTION MINUTES REGULAR MEETING AUGUST 14, 2025

**Location (In Person and Virtual) – City Hall
City of Aspen - Host & Chair**

- For a video production of this meeting, go to:
https://www.youtube.com/watch?v=38-7n9CBs8c&list=PLYAoFMw_qLSv-q6AcF02Zi07y-aPnU3Mp&index=1
- To access the Elected Officials Transportation Committee meeting packet material:
<https://www.pitkincounty.com/1322/Elected-Officials-Transportation-Committ>, then
'EOTC Archived Packets')

Elected Officials in Attendance:

Aspen – 3

Mayor Rachael Richards
Christine Benedetti
John Doyle

Pitkin County – 4

Chair Kelly McNicholas-Kury
Patti Clapper
Greg Poschman
Jeffrey Woodruff

Snowmass - 5

Mayor Alyssa Shenk
Cecily DeAngelo
Tom Fridstein
Britta Gustafson
Susan Marolt

CALL TO ORDER AND ROLL CALL

Meeting Chair Mayor Rachael Richards called the meeting of the Elected Officials Transportation Committee (EOTC) to order at 4:05 p.m., followed by a roll call for attendance. It was noted that there were technical difficulties with the internet, so it was not known if members who were not previously confirmed as absent were attempting to join the meeting.

APPROVAL OF THE MAY 15, 2025 DECISIONS REACHED

Mayor Richards asked for a motion to approve the Decisions Reached from May 15, 2025. Patti Clapper moved for approval; John Doyle seconded. Members approved by group "ayes".

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Sam Gimás stated that he has 100 solutions for transportation challenges in the valley and offered to share those at a later meeting with Mayor Richards, whom he praised for her long commitment to improving transportation. He expressed a wish that the community could begin to talk about issues other than the Castle Creek Bridge. Mayor Richards directed Ms. DuPriest to get Mr. Gimás' contact information to set up a meeting with him.

Toni Kronberg thanked Jenn Ooten for her service to the City of Aspen. In addition, Ms. Kronberg thanked the local newspapers for articles on her proposal for an aerial tram system in

the upper valley. She stated that she has obtained backers throughout the community to possibly fund a feasibility study for a tram system.

BRUSH CREEK PARK & RIDE MONITORING AND MANAGEMENT PLAN

Mayor Richards opened the public hearing. Ms. DuPriest introduced Bill Delo from DJ&A, the consultant engaged for the plan. Mr. Delo gave a presentation on the study progress, beginning with the purpose of the plan, then describing the data collection process, public outreach and survey and the recommendations. Those are: 1) Revise the local agreement with CDOT to transfer ownership to Pitkin County, 2) Conduct a visioning workshop on short and long term goals, 3) Set up a recurring stakeholder meeting to address issues with various uses, 4) Identify and pursue funding strategy for implementation, 5) Implement recommended enforcement and monitoring strategies, 6) Monitor and evaluate effectiveness.

EOTC members asked questions about the technology packages recommended in the plan, specifically the differences in capabilities and cost estimates; if Pitkin County is prepared to take on the enforcement of parking issues; when the County can expect to officially take over ownership of the lot from CDOT; and whether Brush Creek might be made available for overflow parking for the airport. Pitkin County Deputy Parker Lathrop offered comments on the challenges with law enforcement and parking management. Sheriff Michael Buglione stated concerns that prohibiting camping and overnight parking at the lot could make it difficult for people who had too much to drink to “sleep it off” in their vehicles rather than drive while intoxicated. Ms. DuPriest asked for EOTC approval to pursue the recommendations from the plan. Members requested additional information, and to further the discussion at the next EOTC meeting on October 23rd, directing staff to meet with the Sheriff to discuss his concerns, and to reach out to Pitkin County Human Services staff on potential issues with displacing unhoused individuals who may be living at the lot. In addition, EOTC members wish to wait until the County officially approves the ownership transfer, scheduled for second reading before the Board of County Commissioners on August 28, before approving the recommendations.

Mayor Richards asked for a straw poll of the members to approve these next steps. They did so with nods and vocal approvals. Within the public hearing, Toni Kronberg stated concerns about prohibiting camping at Brush Creek and how that may affect the workforce who depend on being able to live at the lot. She also stated support for how important the facility is to managing congestion in the upper valley and providing a location to stage and manage special events.

ENTRANCE TO ASPEN REEVALUATION PROCESS UPDATE

Jenn Ooten, Project Manager in the City Manager’s office gave an update on the Entrance to Aspen Reevaluation, including a brief history of the project and the City’s two resolutions passed in July 2025 to conduct a revaluation of the existing Record of Decision. The total timeline for the project is expected to be 15 months and will include public and stakeholder outreach, engineering survey and identification of possible Preferred Alternative modifications, engineering and traffic analysis, reevaluation prep and agency approvals and final decision. Ms. Ooten noted that if the environmental evaluation results in new significant impacts, it could trigger a supplemental environmental impact statement (EIS). The next step for the City is to deliver a letter to CDOT and the FHWA requesting the reevaluation.

Members asked how the timeline would be affected if a supplemental EIS was needed, and what the project is expected to cost. Ms. Ooten stated the estimate is \$150 million. Members discussed options for pursuing grants and other funding sources, and at what point the project might be determined a priority by the Intermountain Transportation Planning Region. This item was for discussion only and no action was requested.

MEMBER UPDATES

Mayor Shenk gave an update on the Town of Snowmass Village's new on-demand transit service and E-bikes being added to their WE-Cycle system. She also expressed concerns about the truck traffic turning onto Smith Hill Rd.

Commissioner McNicholas-Kury informed the group on the upcoming 2nd reading before the BOCC to accept two safety grants from CDOT for the Smith Hill Rd "Michigan Left" improvements and the acceleration lane project at Lazy Glen.

Commissioner Clapper stated that the Northwest Colorado Council Governments board plans to hold its next meeting in the Roaring Fork Valley and was interested in learning about local agencies' first/last mile systems including on-demand transit and bike share.

Commissioner Poschman reminded the group that RFTA's Zero Fare pilot will occur in October and November and encouraged members to ride the bus and take the survey.

Councilmember Doyle reminded the group about the importance of supporting the two-bridge pathway connection from Brush Creek to the Aspen Airport Business Center still under study and recommends that the project be approved now rather than waiting until the future when it will be too expensive.

Councilmember Benedetti reported on attending the music festival the previous weekend and how well the "no car festival" functioned with encouraging attendees to use transportation other than their cars.

Mayor Richards reminded members about the challenges the valley will face during the 2027 airport closure. She also asked for a "nod" from members to approve staff to organize a retreat in early 2026 to refocus EOTC on challenges ahead, including the airport modernization project, Lumberyard development, the Entrance to Aspen and other projects.

MEETING ADJOURNMENT

Mayor Richards adjourned the meeting at 5:55 pm.

City of Aspen

Rachael Richards, Mayor
City Council

Nicole Henning
City Clerk

Town of Snowmass Village

Alyssa Shenk, Mayor
Town Council

Megan Boucher
Town Clerk

Pitkin County

Kelly McNicholas-Kury, Chair
Board of County Commissioners

Sam Engen
Clerk to the Board of County Commissioners

Linda DuPriest
Regional Transportation Director

AGENDA ITEM SUMMARY

EOTC MEETING DATE: October 23, 2025

AGENDA ITEM TITLE: Brush Creek Park & Ride Monitoring & Management Plan

STAFF RESPONSIBLE: Linda DuPriest, Regional Transportation Director

ISSUE STATEMENT: Staff seeks direction to pursue the next phase of the Brush Creek Park & Ride Monitoring and Management plan, begun in 2024 and presented to the EOTC on August 14, 2025. The purpose of the study is to analyze current operations for efficiency and effectiveness, address public safety issues, maximize parking capacity for commuters and visitors particularly in the winter ski and summer tourism seasons and to support the shift from vehicle trips to transit and other modes.

BACKGROUND: Upon completion of the park & ride expansion and improvement project funded by the FHWA's Federal Lands Access Program and completed in 2023, staff recognized the need to update operations and management of the space. In preparing for that project, staff observed many issues of public safety due to camping and overnight use in the back of the lot, unauthorized storage of private business vehicles and trailers, trash and sanitation problems and other activity not authorized by the agreement with CDOT for use of the land. In addition, the City of Aspen had expressed that it was becoming increasingly difficult and impractical for the City's parking department to manage parking enforcement and special event permitting. The Pitkin County Sheriff's Office had concurred that law enforcement at the lot required modifications to the current operations and management.

In 2024 staff engaged consultant DJ&A to conduct the study. The project team proposed six recommendations for the for the next phase of the project; these recommendations were presented to the EOTC on August 14th. One of the key recommendations is to prohibit overnight parking, camping and long-term vehicle residency at the lot. During the public hearing for this item on August 14th, Pitkin County Sheriff Michael Buglione presented concerns for how intoxicated drivers parked at the lot to "sleep it off" may be tempted to drive to avoid a citation for sleeping in their cars. Staff convened a meeting with Sheriff Buglione and deputy to pursue alternatives, and arrived at a potential solution:

- Restrict overnight parking prohibition to 3:00 am to 6:00 am;
- Work with parking enforcement vendor to be aware of this type of overnight parking and show leniency;
- Should it be required to issue a parking citation, the driver would be given the option to contest the ticket with the County;
- Monitor if particular individuals continue to violate the "no overnight parking" rules and consider alternate strategies for behavior change.

Two additional concerns were expressed by EOTC members at the August 14 meeting: 1) finalizing ownership transfer from CDOT to Pitkin County, which was subsequently approved by the Board of County Commissioners upon second reading on August 28th, and 2) outreach to Pitkin County Human

Services on impacts the overnight parking and camping prohibition might have on unhoused individuals. Staff have met with Human Services and their consultants and will collaborate closely on current goals to find alternate accommodation for many of these individuals in early 2026.

A key task in moving forward with the plan is to shift operational responsibilities from the City of Aspen to Pitkin County, with EOTC Director managing operations with support from County staff. In addition to the current operations activities such as snow removal, lighting and landscaping maintenance, trash removal and miscellaneous repairs, EOTC/County will be responsible for parking enforcement and permitting/oversight of special event staging and truck/equipment storage. For the latter, staff will establish an online permitting process similar to the system currently used for permitting use of County right-of-way.

NEXT STEPS

Should the EOTC approve the plan, staff will pursue the following next steps:

Q4 2025 through Q1 2026

- Hold visioning workshop; include additional outreach to human services organizations who work with unhoused individuals
- Create permitting system for special events and truck/equipment storage
- Outreach to known event promoters that use the property
- Engage parking lot management contractor
- Create new regulations

Q2 and Q3 2026

- Convene recurring stakeholder group to advance goals and coordinate with law enforcement and other community interests
- Procure parking management technology package
- Conduct public notification of new regulations
- Launch parking enforcement program

Q4 2026 and beyond

- Evaluate effectiveness of parking enforcement program
- Evaluate new operational procedures
- Solicit public input on operations

BUDGETARY IMPACT: Costs are currently estimated at between \$150,000 and \$250,000 for monitoring technology and management/enforcement.

RECOMMENDED ACTION:

EOTC staff requests direction to pursue the Recommendations and Next Steps.

ATTACHMENTS:

Brush Creek Park & Ride Monitoring and Management Executive Summary

ELECTED OFFICIALS
TRANSPORTATION COMMITTEE

Brush Creek Park & Ride Monitoring and Management Plan

EXECUTIVE SUMMARY

JULY 2025



Executive Summary

The Elected Officials Transportation Committee (EOTC) of Pitkin County initiated the Brush Creek Park & Ride Monitoring and Management Plan to identify strategies to enhance the operation and effectiveness of the Brush Creek Park & Ride.

The park & ride, located along Highway 82 at Brush Creek Road is a critical component of the Roaring Fork Valley's multimodal transportation network, encouraging travelers and commuters to transfer from personal vehicles to transit, shuttles, carpools, and active transportation modes into and out of the City of Aspen and Town of Snowmass Village. This Plan recommends strategies to help the EOTC improve access to high quality transit, promote multimodal travel, enhance safety, and reduce parking and traffic congestion in nearby communities.

The study included an existing conditions analysis, community engagement in the form of a survey, a peer review of similar park & ride facilities, and a best practices analysis. Based upon this framework, management, operational, and technological strategies are recommended to enhance Brush Creek Park & Ride operations. The recommendations are supplemented with next steps for implementation.

Recommendations

<i>Management & Operations</i>	<i>Technology</i>
Revise Site Management Leadership and Practices	<u><i>Package 1:</i></u> Baseline Monitoring and Surveillance
Improve the Special Event Permitting Process	▪ IP-based surveillance ▪ Video Mgmt. System
Address Overnight Parking and Public Safety Concerns	<u><i>Package 2:</i></u> Smart Parking Technology
Implement Wayfinding Signage	▪ AI-ALPR Cameras ▪ Smart Parking Mgmt. ▪ IP-based surveillance (supplemental) ▪ Dynamic Message Signs (optional)
Revisit On-Site Infrastructure & Operations	
Enhance Access to Transit Services	

Next Steps

1. Revise the intergovernmental agreement
2. Host a visioning workshop on short and long-term goals for the park & ride
3. Set up a recurring park & ride stakeholder meeting to advance goals & coordinate with other local law enforcement agencies
4. Identify and pursue funding for strategy implementation
5. Implement recommended strategies and/or technology packages
6. Monitor and evaluate effectiveness of implemented strategies

Management & Operations Recommendations

Revise Site Management Leadership and Practices



Consolidate management responsibilities under a single agency to streamline responsibilities. Pitkin County would best be suited for this role, with management in-house or through a contracted service. EOTC should set policies for park & ride use to ensure consistent enforcement and to manage site use.

Improve the Special Event Permitting Process



Update the existing permitting process for special events to improve efficiency and record-keeping. The special event permit application should be made publicly available through the Pitkin County website and feature expedited applications for recurring or annual events. The event application may also apply to commercial operators that utilize the park & ride for daily parking.

Address Overnight Parking and Public Safety Concerns



Adopt a regulation that prohibits overnight parking every day. Enforcement responsibilities should be transferred from the City of Aspen to the Pitkin County Sheriff's Office or a contracted service managed by the County. The EOTC may also work with local law enforcement agencies and community groups to mitigate the effects of displacement for illegal campers.

Implement Wayfinding Signage



Implement wayfinding signage to the park & ride for all access points. Static signage would promote the park & ride and increase driver awareness. Dynamic signage would be especially useful on special event days, as the signage would be able to provide real-time information to drivers and enhance user access experience.

Revisit On-Site Infrastructure & Operations



Determine the applicability of non-transit related uses of the site. These uses may include: the Aspen Carpool Permit program, hosting RVs/ truckers overnight through a permit, and an airport/ employee shuttle service paired with a long-term parking zone. If these uses are maintained or added, seek to maximize efficiency through new site infrastructure and updated management.

Enhance Access to Transit Services



Implement on-site and off-site improvements to enhance access to transit. On-site improvements include enhanced pick-up/ drop-off areas, real-time bus location information, and bus access and circulation enhancements. Engagement results revealed the public desire for increased transit frequency and new routes.

Technology Recommendations

Package 1: Baseline Monitoring and Surveillance



Package 1 aims to deter unauthorized or overnight parking through viewable surveillance. This package would utilize IP-based surveillance cameras at the parking lot, paired with a remote video management system to view live video and review recordings for any time of day. The IP-surveillance would be beneficial in assessing if any vehicles are parked in the lot overnight without being physically present at the park & ride.



IP-Based Surveillance Cameras



Video Management System (VMS)



Enforcement and Surveillance Signage

Package 2: Smart Parking Technology



Package 2 is designed for active parking management by using smart technologies to guide, monitor, and enforce parking regulations. This package would utilize AI-powered ALPR to track site utilization and vehicle dwell times, and ultimately determine if a vehicle is parked overnight. This package may be paired with IP-based network cameras for increased surveillance, as well as dynamic message signage to improve visitor access experience.



AI-ALPR Cameras



Smart Parking Management Service



IP-based Surveillance Cameras (Supplemental)



Enforcement and Surveillance Signage (supplemental)



Dynamic Message Signs (optional)

Next Steps

1. Revise the intergovernmental agreement

In addition to purchasing the 27-acre lot that houses the Brush Creek Park & Ride from CDOT, the EOTC should review and update the existing intergovernmental agreement (IGA) to reflect current priorities, roles, and responsibilities of each party involved. This revision should address any outdated provisions and ensure alignment with the EOTC's long-term transportation objectives, while collaborating with the stakeholders in the Upper Roaring Fork Valley.

2. Host a visioning workshop on short and long-term goals for the park & ride

The EOTC should organize a visioning session with key stakeholders, including local government representatives, RFTA, ski resort representatives, and other relevant organizations, to define a shared vision for the park & ride. This workshop would focus on identifying immediate needs, long-term aspirations, and guiding principles for development, operations, and user experience.

3. Set up a recurring park & ride stakeholder meeting to advance goals

Establish a recurring meeting schedule (e.g., quarterly, half-yearly) for a designated stakeholder group to review and coordinate ongoing efforts related to the park & ride. These meetings will provide a platform to track progress, address challenges, advance implementation plans, and maintain accountability across all partners. An enforcement advisory group may need to convene separately and more frequently than the stakeholder group depending on the effects of camping displacement stemming from new overnight parking regulations.

4. Identify and pursue funding for strategy implementation

Develop a prioritized list of funding opportunities at the local, state, and federal levels—including grants, public-private partnerships, and regional transportation funds. Match these opportunities with specific strategies and technology enhancements that align with the EOTC's goals.

5. Implement recommended strategies and/or technology packages

Execute selected projects and enhancements based on stakeholder consensus, funding availability, and technical feasibility. Implementation of projects should follow the established guiding principles and direction from the recurring stakeholder committee to ensure that the strategies are in the best interest of the community's mobility and access needs.

6. Monitor and evaluate the effectiveness of each implemented strategy

Develop and apply metrics and evaluation methods to assess the performance of implemented strategies and technologies. Key indicators might include user satisfaction, ridership levels, environmental impact, cost-effectiveness, and operational efficiency. The evaluation results would inform future decision-making and allow for continuous improvement of the park & ride.

AGENDA ITEM SUMMARY

EOTC MEETING DATE: October 23, 2025

AGENDA ITEM TITLE: 2026 Work Plan and Budget

STAFF RESPONSIBLE: Linda DuPriest, Regional Transportation Director

ISSUE STATEMENT: The creation of an annual Budget and Work Plan is a requirement of the EOTC Strategic Plan. This Plan is to bring together the following work projects facing the EOTC through 2026. The Plan is not intended to be all-inclusive and is anticipated to be updated as needed.

EOTC REVENUES: Funding for EOTC initiatives in 2026 will increase slightly over 2025. In 2026, revenues will exceed 2025 by approximately 2%. The attached proposed budget document shows expected revenues and expenditures from 2024 through 2030. Revenue details are as follows:

0.5% Transit Sales Tax – 2025 year-end estimated revenues for the EOTC’s portion of the transit sales tax is **\$2,180,849**. The 2026 projection is **\$2,257,178**.

Other EOTC Revenues -- This includes construction use tax, intergovernmental contributions and interest income. Total revenues in these categories in 2025 is **\$1,412,357**. In 2026 this category represents **\$1,406,690**.

Fund Balance – With the expected revenues and proposed projects and work plan, fund balance at the end of 2025 is expected at **\$12,775,259**. In 2026, the fund balance projection is **\$14,361,350**. Both of these amounts are in addition to the **\$6,000,000** in reserve for the Snowmass Transit Center.

2026 WORK PLAN AND BUDGET: Note that while the Work Plan includes all proposed projects to be undertaken by the EOTC in the coming year, some projects also require a budget expenditure to proceed, while others require funding from EOTC but no significant staff time. EOTC staff proposes the following for 2026:

Brush Creek Park & Ride Monitoring, Management and Operations Plan – Work Plan and Budget: \$250,000

Should the EOTC approve the recommendations from the Brush Creek Monitoring & Management Plan, it is expected that costs to implement monitoring and enforcement of the lot

will not exceed \$250,000. EOTC Director will assume management/operations of the lot from the City of Aspen, and will pursue stakeholder input on specific management strategies, for example, event and large truck storage permitting system and procedures, and private business use of the lot.

Brush Creek Park & Ride Restrooms Design-- Work Plan and Budget: \$350,000

Staff has pursued a new strategy for providing improved restroom facilities at the lot. An initial estimate for design and/or site prep of a prefab facility is \$350,000. Construction estimates for a prefab design are considerably less than the FLAP project design and could come in as low as \$650,000 to \$1,000,000. It is possible that construction could begin in 2026; if so, staff will request a budget amendment to pursue the project.

Airport Closure Transportation Planning – Work Plan only

To address concerns about how the 2027 airport closure may impact regular visitor transportation to the region, staff proposes a collaboration with area tourism interests to consider options for alternate transportation, such as shuttle services from outside of the RFTA service area, as well as local solutions.

Airport Multimodal Planning -- Work Plan only

In January 2025 Pitkin County was notified of award for the Airport Multimodal Options for Decarbonization, Efficiency, and Safety (MODES) Planning Project under the USDOT's BUILD grant. This \$2.5 million project will analyze transportation issues and opportunities from Brush Creek Park & Ride to roughly the area of the roundabout, centering around the airport, future Lumberyard housing development, and Aspen Airport Business Center. Staff will have a role in project management of the BUILD grant, and will contribute to the current airport modernization project, supporting the multimodal planning activities as appropriate.

EOTC Retreat – Work Plan; budget covered by contingency fund

At the August 14, 2025, EOTC meeting, members directed staff to plan a retreat for the first quarter of 2026. At the upcoming October 23rd meeting, staff will request members to designate a planning subcommittee to begin planning of the retreat in late 2025 or in the first weeks of 2026. Costs are not known at this time.

Ongoing Projects

Buttermilk Bike/Pedestrian At-Grade Crossing Improvements – Work Plan and Budget: \$342,000

Design will be completed on the project in 2025. Construction, estimated at \$342,000 additional to current budget, will begin in the spring of 2026 and will include relocation of the pedestrian signal activator, a dedicated right-turn-only lane, additional streetlighting and signal improvements.

AABC Bicycle/Pedestrian Transportation Plan – Work Plan

Planning work will continue for the Aspen Airport Business Center multimodal plan. Funds for this project were obligated in 2025. Recommendations for bicycle and pedestrian facilities, plus parking and vehicle circulation options will be represented in April 2026.

Additional Work Plan and Budget Items**WE-Cycle System Funding – Budget Only: \$140,000**

This budget item is the ongoing contribution to regional WE-Cycle system. The EOTC director participates in the RFTA regional First/Last Mile Mobility advisory committee.

X Games Transit Subsidy –Budget only: \$115,000

Ongoing support for transit operations during the Aspen X Games in January.

Member jurisdictions transportation projects support – Work Plan only – EOTC staff will participate as appropriate in studies, committees and other work carried out by Pitkin County, City of Aspen, Town of Snowmass Village and RFTA.

RECOMMENDED ACTION: Approval of 2026 work plan and budget.

ATTACHMENTS:

1. Proposed 2026 Transit Sales and Use Tax Budget

Pitkin County Transit Sales & Use Tax Fund

2026 Budget & Five-Year Plan

	2024 Actual	2025 Initial Budget	2025 Budget Adjustments	Savings & Overages	2025 Year-End Estimate	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
Revenues										
0.5% Transit Sales Tax	2,096,970	2,124,215	-	56,634	2,180,849	2,257,178	2,031,460	2,315,864	2,408,499	2,504,839
Use Taxes	1,061,433	775,000	-	75,000	850,000	850,000	850,000	850,000	850,000	850,000
Intergovernmental	129,923	-	-	-	-	-	-	-	-	-
Other Revenue	-	55,200	-	-	55,200	-	-	-	-	-
Interest Income	645,909	507,157	-	-	507,157	556,690	565,990	622,310	687,010	692,050
Total Net Revenues	3,934,235	3,461,572	-	131,634	3,593,206	3,663,868	3,447,450	3,788,174	3,945,509	4,046,889
Expenditures										
Salaries and Wages	141,410	156,720	-	-	156,720	161,491	167,951	174,669	181,656	188,922
Employee Benefits	28,779	31,301	-	-	31,301	32,998	34,318	35,691	37,119	38,604
Health Insurance	11,653	14,552	-	-	14,552	14,382	15,389	16,466	17,619	18,852
Professional & Technical Services	59,219	103,436	-	-	103,436	278,200	285,016	292,141	299,445	306,931
Studies / Planning / Consultants	113,578	342,000	134,450	-	476,450	350,000	-	-	-	-
Property Services	28,104	115,500	-	-	115,500	114,500	117,305	120,238	123,244	126,325
Other Services	9,240	13,600	-	-	13,600	13,600	13,933	14,281	14,638	15,004
Supplies	1,023	1,000	-	-	1,000	1,000	1,025	1,051	1,077	1,104
Property										
Machinery & Equipment	213,095	-	39,405	-	39,405	-	-	-	-	-
Computers & Computer Equipment	-	2,000	-	-	2,000	2,000	-	-	-	-
Projects										
Pedestrian Access to SMV Mall	-	-	650,000	(650,000)	-	-	-	-	-	-
Brush Creek P&R FLAP Grant Match	-	1,068,355	-	(1,068,355)	-	-	-	-	-	-
Buttermilk Pedestrian Crossing Improv.	6,788	250,000	-	-	250,000	342,000	-	-	-	-
WE-Cycle Site Planning	55,644	-	-	-	-	-	-	-	-	-
Maroon Bells Management Plan	92,000	-	-	-	-	-	-	-	-	-
Other Grants & Contributions	223,590	255,000	-	-	255,000	255,000	261,248	267,779	274,473	281,335
Other Expenditures	187,697	397,257	-	(171,554)	225,703	512,606	525,165	538,294	551,751	565,545
Total Expenditures	1,171,820	2,750,721	823,855	(1,889,909)	1,684,667	2,077,777	1,421,350	1,460,610	1,501,022	1,542,622
Annual Surplus/(Deficit)	2,762,415	710,851	(823,855)	2,021,543	1,908,539	1,586,091	2,026,100	2,327,564	2,444,487	2,504,267
Beginning Available Fund Balance					10,866,720	12,775,259	14,361,350	16,387,450	18,715,014	21,159,501
Ending Available Fund Balance					12,775,259	14,361,350	16,387,450	18,715,014	21,159,501	23,663,768
Reserved for Snowmass Village					6,000,000	6,000,000	6,000,000	6,000,000	6,000,000	6,000,000
Total Fund Balance					18,775,259	20,361,350	22,387,450	24,715,014	27,159,501	29,663,768

INFORMATION ONLY

EOTC MEETING DATE: October 23, 2025

MEMO TITLE: 2025 Work Plan & Additional Requests

STAFF RESPONSIBLE: Linda DuPriest, Regional Transportation Director

ISSUE STATEMENT: This memo includes key updates on 2025 transportation projects and additional requests.

Permanent Automated Vehicle Counters

The counter system installation was completed in 2025, and all counters have passed the technical audit. Ongoing tech support will be provided by Pitkin County Telecommunications staff at minimal annual cost. EOTC staff is recommending a monthly reporting routine for this traffic data, to be posted on web sites of the three partner agencies.

Maroon Bells Comprehensive Recreation Management Plan Implementation Plan – Work Plan and budget TBD

This project will continue into 2026, with minimum budget participation from the EOTC, to be determined. Due to the federal workforce labor reductions in 2025, details of the work and budget are not known currently.

Truscott to Owl Creek Trail

This project is an element of the Near Term Transit Improvement Program begun in 2021. Design has been completed to 90% level; the final 10% will be completed in coordination with the Truscott Tunnel improvements being managed by the City of Aspen. It is not known at this time when the project will proceed to construction due to issues with obtaining a needed easement near the tunnel, and what year the City of Aspen can include the costs in its capital plan.

Basalt Connect Funding Request

The Town of Basalt submitted a request for the EOTC to contribute funding to the Basalt Connect on-demand ride service, to help extend the service to neighborhoods within Pitkin County immediately adjacent to Basalt. As it is not known what portion of rides would connect users directly to RFTA service, the legal opinion is that it would not qualify for EOTC funding under the provision of “mass public transit”. The Town’s request was \$127,000

Roaring Fork Safe Passages

Representatives from Roaring Fork Safe Passages are interested in coordinating with the EOTC on the organization’s mission to reduce wildlife/vehicle collisions in the upper valley. They have requested an opportunity to present to the EOTC sometime in the future.

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

October 20, 2025

AGENDA ITEM:

2026 BUDGET FOLLOWUP DISCUSSION

PRESENTED BY:

Clint Kinney, Town Manager
Marianne Rakowski, Finance Director

BACKGROUND:

Staff introduced the 2026 Proposed Budget to the Town Council on October 6th. On October 13th, the Council reviewed the FAB's budget comments as well as additional information provided by staff on capital projects and various budgeted revenues and expenditures. The next scheduled budget meeting is set for October 20th with budget adoption (by resolution) expected on November 3, 2025.

At this time, the proposed budget review schedule is:

October 20th: Review the Tourism budget presentation and continue to review the information in this summary, attachments and any other budget information the Council desires as well as the GID budget.

November 3rd: Consider a resolution formally adopting the budget.

At the October 6th meeting, Council requested some additional information to aid in their further budget discussions. That information was provided for the October 13th meeting and is either included within this budget agenda summary or as an attachment.

At the October 13th meeting, there was general consensus on the status for the following projects for the 2026 budget:

- **Little Red Schoolhouse** – REMAIN IN 2026 BUDGET
- **Mall Transit Center** – NO CONSTRUCTION WILL OCCUR IN '26/LEAVE \$\$ BUDGETED
- **Villas North Renovation** – REMAIN IN 2026 BUDGET/ADD \$2M FOR A \$6M TOTAL PROJECT
- **Draw Site Workforce Housing** – DISCUSSION TO CONTINUE TO OCT 20TH

- **Brush Creek/Owl Creek Roundabout** – DISCUSSION TO CONTINUE TO OCT 20TH

Below outlines the additional information:

Draw Site – Attached is the most recent Project Proforma/budget for the Draw Site Project. The contractor and architect remain comfortable with these numbers. Cost estimates will be updated again before the end of the year. Staff recommends this project continues to move forward (including land use review, financing, and an eventual construction start late in 2026).

Brush Creek/Owl Creek Roundabout – Staff has confirmed that the contractor is comfortable with the \$8.5M as budgeted for this project. Gould has been retained under contract and is prepared to proceed with the project implementation. Timing remains critical for this project. As such, if approved in the budget, project design will be finalized and construction will begin in the early Spring 2026. AM and PM queuing exhibits have been included. SGM is hoping to have a simulation showing this traffic movement (this was not done by the packet publication deadline).

Krabloonik - \$55K carries forward into the 2026 budget, which was left over from decommissioning the site in 2024. Per Council on October 13th, staff will add \$150K to these funds for a total budget of \$205K. This number is an off-the-cuff estimate for the budget. The Town Council will need to finalize scope of this project before it begins.

Building Activity Valuation – According to Mike Metheny, Chief Building Official, building permit revenues are determined using a tiered fee structure based on various valuation ranges. To estimate the total building valuation corresponding to the additional \$650,000 in projected building permit revenue for 2025, we applied a rough proportional calculation, resulting in an estimated valuation of \$72,143,500. Year to date, the Town has issued nearly 500 permits representing a total valuation of \$132,181,785.

Housing Rent Structures – As requested, we are providing the rent schedules that we use each year to establish our rents for each of our buildings. In the years prior to 2021, we increased rents annually by a fixed dollar amount – i.e. \$5 for a studio, \$10 for a one-bedroom, and \$20 for a two-bedroom – without regard to operating expenses. It averaged a 1-2% annual increase. We froze rents in 2021 in recognition of the impact of COVID, but in the following year we projected our income over expenses and found that the chronic under-budgeting was not sustainable over time, as expenses were increasing at a 4-5% rate. In the past few years, we have implemented a 3-4% annual rent increase to more accurately reflect the full cost of operating while still reflecting a gradual and reasonable increase.

A few things should be noted. First, it goes without saying that our rents are far below the market, not just for Snowmass Village but for the entire Roaring Fork Valley. When available, small two-bedroom apartments at Woodbridge and Terrace House rent for

\$6,000-\$7,000+ monthly, as compared to \$1,400-\$1,500 in the Town's workforce housing. Our rents are also quite similar to what is charged by APCHA for their apartments, which is helpful in keeping parity among the local workforce housing stock. Many of our apartments have heat and hot water included in the rent structure, and we still have many apartments that rent for less than \$1,000 monthly.

Most importantly, these rents are affordable to our residents. The standard set by all state and federal housing funders for affordability is households pay no more than 30-35% of their income toward housing costs. Based on our 2024 analysis of who is living in our apartments, the average income is about \$50,000 per household. That household should be able to comfortably afford \$1,400 monthly, which is in line with our 2-bedroom rental structure and well above what we charge for studio and one-bedroom apartments.

Our current rents also allow us to not only cover our operating expenses, but set aside reserves for replacement and funding for larger capital improvements. As a result, we can support our existing housing program without reliance on the General Fund. The new revenues that come in from the sales and lodging tax can therefore be targeted toward meeting our goals for creating more housing. As a result, we don't need to make the hard decision of whether to build new or repair what we have; we can do both.

Sales Tax Rebate – Attached is a worksheet to consider for the 2026 sales tax rebate amount.

Short-term Rental Fees – Attached is a worksheet to consider for the 2026 short-term rental fees.

Solid Waste Fees – Attached is a worksheet that lays out the computation for the solid waste fees.

Recreation Center Fees – Attached is a Word document explaining the rate structure for the Recreation Center including summer camp and swim lessons.

Sustainability Position – Staff confirms that there is \$230K in the REOP fund for future expenditure toward sustainability efforts. Council is expected to discuss in future meetings as to how they would like these funds allocated.

Wildfire Mitigation – Staff confirms there is \$100K budgeted for wildfire mitigation in 2026...Council to discuss if they would like to allocate any additional funds at this time or wait until the completion of the wildfire risk modeling project.

GID Budget – Review GID Budget

FINANCIAL IMPACT:

Total revenues across all funds total \$145,002,847 excluding transfers between funds and the Aspen School District pass-thru revenues. Total expenditures across all funds total \$173,495,934, excluding transfers between funds and the Aspen School District pass-thru payment. The total expenditures include \$126,418,435 in capital projects.

APPLICABILITY TO COUNCIL GOALS & OBJECTIVES:

The budget is specifically developed to meet the goals and objectives of the Town Council. The details of how these are proposed to be met are included within the budget message.

COUNCIL OPTIONS:

1. Review attached information

STAFF RECOMMENDATION:

Review the attached information for preparation of the meeting today and prepare for adoption on November 3rd.

ATTACHMENTS:

1. Tourism Presentation
2. Draw Site Proforma
3. Roundabout information
4. Housing Rent Structure
5. Carriageway Rent Structure
6. Snowmass Inn Rent Structure
7. Sales Tax Rebate
8. Short-term Rental Fees
9. Solid Waste Fees
10. Recreation Center Fees
11. GID Budget



SNOWMASS

COLORADO

Snowmass Tourism
October 20, 2025



2026 Tourism Budget

2026 Budget

Revenues over Expenditures

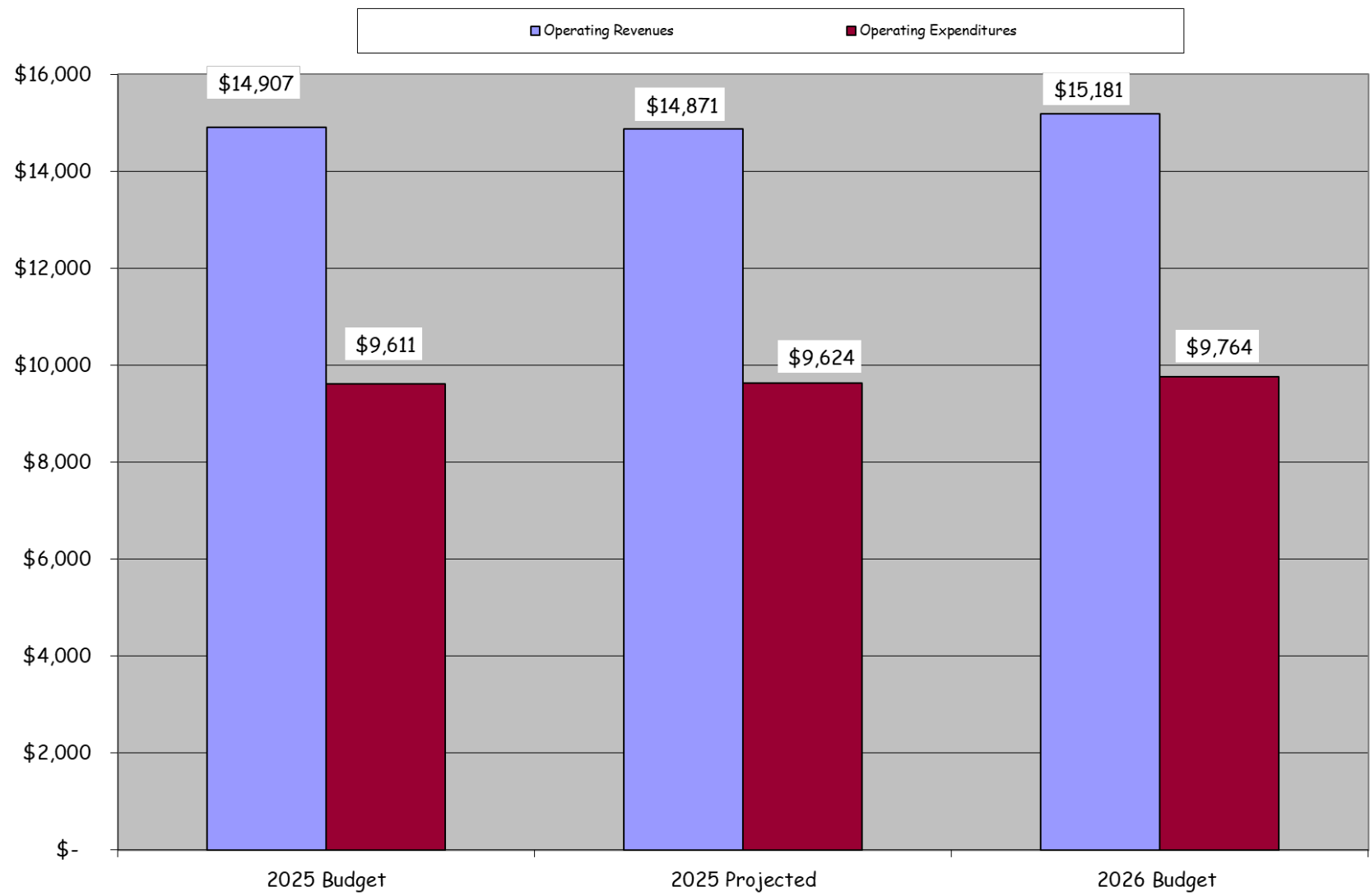
	2024 <u>Actual</u>	2025 <u>BUDGET</u>	2025 <u>PROJECTED</u>	2026 <u>PROPOSED</u>
BEGINNING CARRYOVER	\$ 14,585,098.85	\$ 15,708,740.78	\$ 15,708,740.78	\$ 15,425,637.78
 OPERATING REVENUES	\$ 15,363,462.13	\$ 14,907,370.00	\$ 14,871,198.00	\$ 15,180,919.00
TRANSFER OUT - CERF	\$ -	\$ -	\$ -	\$ -
OPERATING EXPENDITURES	\$ (8,414,820.20)	\$ (9,611,420.00)	\$ (9,624,301.00)	\$ (9,763,884.00)
NET REVENUE over EXPENDITURES	\$ 6,948,641.93	\$ 5,295,950.00	\$ 5,246,897.00	\$ 5,417,035.00
 Debt Service-Draw Hsg Project & S'mass Center Land Acquisition		\$ (3,770,000.00)	\$ (430,000.00)	\$ (3,802,000.00)
TRANSFER OUT - CIP	\$ (825,000.00)	\$ (900,000.00)	\$ (900,000.00)	\$ (475,000.00)
TRANSFER OUT - CIP HOUSING	\$ (5,000,000.00)	\$ (4,200,000.00)	\$ (4,200,000.00)	\$ (4,800,000.00)
 YEAR END CARRYOVER	\$ 15,708,740.78	\$ 12,134,690.78	\$ 15,425,637.78	\$ 11,765,672.78

Appropriations/Reserves of the Year End Carryover

	2024 <u>Actual</u>	2025 <u>BUDGET</u>	2025 <u>PROJECTED</u>	2026 <u>PROPOSED</u>
Reserve (30%)	\$ 4,609,038.64	\$ 4,472,211.00	\$ 4,461,359.40	\$ 4,554,275.70
Funds Available-Tourism	\$ 8,475,789.12	\$ 7,575,789.12	\$ 7,575,789.12	\$ 7,100,789.12
Reserve for 2023 Expenditures in 2024	\$ 155,567.00			
Funds Available	\$ 2,468,346.02	\$ 86,690.66	\$ 3,388,489.26	\$ 110,607.96
TOTAL-OTHER APPROPRIATIONS/RESERVES	\$ 15,708,740.78	\$ 12,134,690.78	\$ 15,425,637.78	\$ 11,765,672.78



2026 Budget



2026 Budget

	2024 Actual	2025 Budget	2025 Projected	2026 Proposed
REVENUES				
Marketing Taxes	\$ 10,291,359.76	\$ 10,378,273	\$ 10,459,204	\$ 10,772,980
Lodging Taxes	\$ 3,743,371.06	\$ 3,901,133	\$ 3,784,030	\$ 3,897,551
Contributions/Grants	\$ -	\$ -	\$ -	\$ -
Miscellaneous	\$ 1,295,957.03	\$ 602,964	\$ 602,964	\$ 485,388
Lease/SBITA's Proceeds	\$ 32,774.28	\$ 25,000	\$ 25,000	\$ 25,000
Total Revenues	\$ 15,363,462.13	\$ 14,907,370	\$ 14,871,198	\$ 15,180,919
EXPENDITURES				
Personnel Services	\$ 2,781,001.12	\$ 3,023,750	\$ 3,023,750	\$ 3,201,816
Purchased Services	\$ 190,650.02	\$ 182,151	\$ 182,151	\$ 182,122
Operating & Maintenance	\$ 274,526.67	\$ 323,732	\$ 323,732	\$ 308,406
Lease/SBITA Expenses	\$ 32,774.28	\$ 25,000	\$ 25,000	\$ 25,000
Cash Purchases	\$ 8,074.00	\$ -	\$ -	\$ -
Marketing	\$ 2,874,086.61	\$ 3,784,172	\$ 3,790,822	\$ 3,748,950
Special Events	\$ 2,057,734.03	\$ 2,022,590	\$ 2,028,821	\$ 2,037,590
Public Relations	\$ 195,973.47	\$ 250,025	\$ 250,025	\$ 260,000
Transfer out-General Fund	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 8,414,820.20	\$ 9,611,420	\$ 9,624,301	\$ 9,763,884
NET REV/EXP -	\$ 6,948,641.93	\$ 5,295,950	\$ 5,246,897	\$ 5,417,035
Beginning Carryover	\$ 14,585,098.85	\$ 15,708,741	\$ 15,708,741	\$ 15,425,638
Revenues	\$ 15,363,462.13	\$ 14,907,370	\$ 14,871,198	\$ 15,180,919
Expenditures	\$ 8,414,820.20	\$ 9,611,420	\$ 9,624,301	\$ 9,763,884
Debt Service-Draw & SLC	\$ -	\$ 3,770,000	\$ 430,000	\$ 3,802,000
Transfer out-CIP	\$ 825,000.00	\$ 900,000	\$ 900,000	\$ 475,000
Transfer out-CIP Housing	\$ 5,000,000.00	\$ 4,200,000	\$ 4,200,000	\$ 4,800,000
Ending Balance	\$ 15,708,740.78	\$ 12,134,691	\$ 15,425,638	\$ 11,765,673

2026 Budget

Revenues

2025 Budget	\$	14,907,370
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Marketing Sales Taxes	\$	394,707	2026 is 3.00% over 2025 projected/'25 projected is .78% over '25 budgeted
Lodging Taxes	\$	(3,582)	2026 is 3.00% over 2025 projected/'25 projected is 3.00% under '25 budgeted
Interest Income	\$	(117,576)	Interest is higher than budgeted for 2025 projected, lower for 2026
Other Accounts	\$	-	

2026 Proposed Budget	\$	15,180,919
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Expenditures

2025 Budget	\$	9,611,420
--------------------	-----------	------------------

Personnel Services	\$	178,066	Raises/Benefits/Staffing Changes
Purchased Services	\$	-	
Summer/Winter/Online Marke	\$	(35,222)	Web Redesign \$150K/Industry Relations (\$80K)/DMP Init (\$52K)/Grp Sup (\$45K)
Special Events	\$	15,000	Summer Events \$57K/Winter Events (\$42K)
Public Relations	\$	9,975	Increase Sales Tax Rebate to \$100
Other Accounts	\$	(15,355)	

2026 Proposed Budget	\$	9,763,884
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Business Outlook



Business Outlook

- Destrmetrics (September 30, 2025)

Previous 6 months for Snowmass (May- October)

- Occupancy 0.9%
- ADR + 3%
- Revpar +3.9%



Business Outlook

- Destrmetrics (September 30, 2025)

The next 6 months for Snowmass

- Occupancy -13%
- ADR + 8.3%
- Revpar -5.8%



Destination Management Plan



Destination Management Plan

Final plan to council for approval on November 3rd

Tourism Board has made a recommendation for approval

Key initiatives are already underway

DMP in Action

- Climate Champions
- Accessible Travel Program
- LGBTQ+ Resource Page
- Spanish-language initiative for Snowmass Balloon Festival
- Snowmass Superstars
- Stakeholder Toolkit
- New Data Resources



Marketing



2026 Marketing Budget

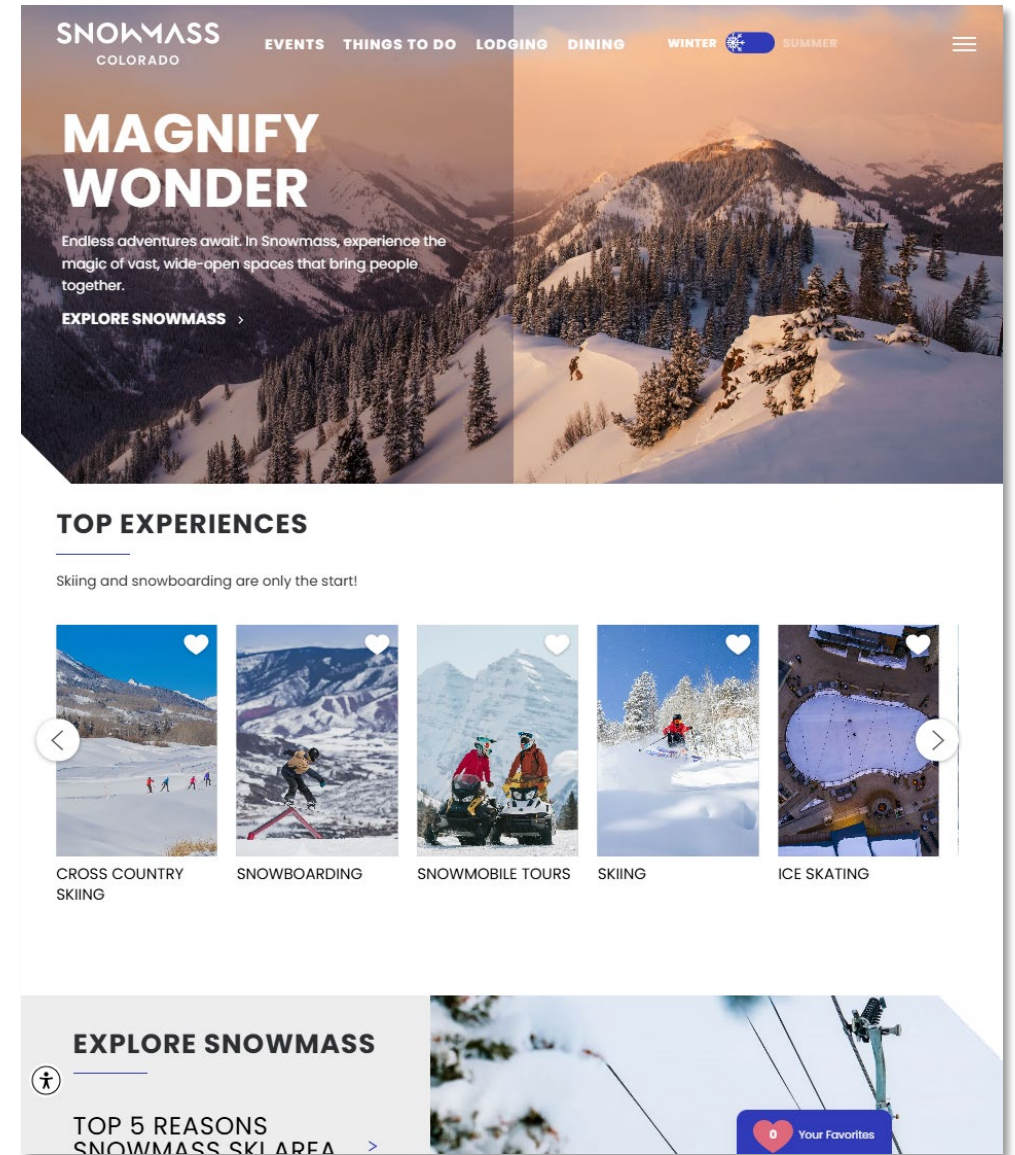
Budget lines relatively flat YOY

+\$150K One time expense for website redesign and maintenance year one

GoSnowmass.com

Over the past decade our website has proven to be one of our most powerful tools for driving awareness and engagement.

A new website will modernize how we present Snowmass to the world, providing inspiration and information to prospective visitors, stakeholders and community members.





GoSnowmass.com Stats

- Built in 2014, visual refresh in 2017, user experience refresh in 2020 – all add-ons to existing site structure.
- More than 1.1 million page views YTD, from organic and paid sources
- Outbound links from our site to lodging, restaurants, activities, booking engines, etc:
 - 64k in Winter 2024-2025
 - 58k in Summer 2024

The average lifespan of a website before it requires a rebuild is typically between 2 to 5 years.



2026 Website Rebuild & Redesign

- Update outdated site structure.
- Enhance user experience and engagement.
- Increase accessibility for all visitors.
- Optimize toward shifting search environment, most significantly impacts of AI.
- Keep up with evolving trends.



Marketing Objectives

INSPIRATION

INFORMATION

- Strengthen Snowmass' individual **brand identity** and awareness
- Generate strong **leisure travel and group & wedding** demand
- Promote **activities and events** to visitors
- Maintain strong **stakeholder** communication and promote local businesses
- Build **community morale** and create opportunities for connectedness
- Create and grow the **Snowmass Heritage/Ice Age** visitor experience
- Support **DMP Goals and Pillars** of People, Place and Prosperity



Marketing Channels

Destination Marketing/National Advertising

Group Sales Marketing

Local Marketing & Event Promotions

Collateral & Signage

Photo/Video

Digital Marketing & Websites

Social Media & Content Marketing

Public Relations

Stakeholder Communications

Key Messages



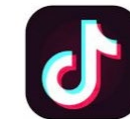
Winter Strategy

- Addressing headwinds & opportunities
- Winter campaign launched August 15, builds through season
- Reaching targeted audiences in key markets



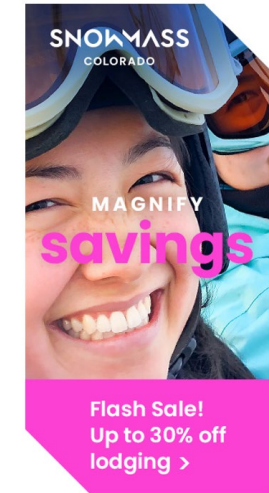
Winter Media Plan

- **Digital Publishers:** Outside Online, Texas Monthly, [Denver Post](#), On the Snow
- **Display:** Colorado.com, Expedia, Programmatic
- **Audio/Video:** Connected TV, Spotify, YouTube
- **Social:** Instagram, Facebook, [TikTok](#), [Reddit](#)
- **Out of Home:** Airport boards in Dallas, Houston, [Charlotte](#)



Winter Flash Sale

- Offer Sept 15-25: Save up to 30% on stays of 5+ nights
- Community-wide initiative in partnership with ASC & ACRA
- 168 Total Promos Sold
 - 462 Room Nights
 - 90% in Snowmass
 - 65% US visitors, +Brazil, Argentina, Australia and more
 - 62% new guests
 - 36 rooms sold in January



SNOWMASS
COLORADO

Group Sales



Group Sales Strategy 2026

Budget & Market Focus

- Group budget remains flat for 2025
- Strategy shifts to align with evolving hotel & lodging goals

Target Segments

- High-spend groups: Incentive, Insurance & Financial, Luxury Corporate Retreats
- Small/Boutique programs: 20–50 peak rooms per night

Sales Focus Areas

- Need periods: Shoulder seasons, Summer, and January
- Emphasis on collaboration with hotel partners and Ski Co



Group Sales Strategy 2026

Showcase Snowmass to new business prospects

Front Range HelmsBriscoe Event – December

Retreats Resources Roadshow (with ACRA) – September

SITE Mountain West Summit – Summer/Fall

IMEX – Increased Snowmass presence

FAM Trips & Hosted Experiences

- Targeted FAMs to bring in top group prospects and meeting planners
- Focus on decision-makers with high-value business potential
- Collaborate with hotels for roadshows and customer events
- Joint efforts to support need periods and maximize group impact



Groups Sales

Room Night Production

Historical Performance (2017–2019, 2022–2023)

~210,000 total room nights annually

Seasonal Distribution

60% Ski Season

40% Non-Ski Season

Overall Group Business

Hotels aim for 20–25% of total room nights from group business

Actual group contribution averages ~15% (non-COVID years since 2017)

Group room nights managed through Snowmass Tourism represent ~65–70% of total Snowmass group business



Special Events



Special Events- Strategic Goals

Drive Paid Lodging

- Drive overnight stays to drive occupancy – particularly summer /fall weekends
- Complements lodging and group sales goals

Stimulate the Local Economy

- Boost spending at local businesses — restaurants, shops, and service providers

Foster Community & Guest Engagement

- Create experiences that connect visitors and locals
- Build long-term loyalty and repeat visitation

Increase Destination Appeal

- Add vitality and vibrancy that enhances guest satisfaction
- Differentiate Snowmass from competitors year-round

Maintain a Balanced Event Calendar



Community Engagement

- Supports local businesses and vendors to keep dollars in the community
- Feature local performers, artists, and creators to showcase Snowmass talent
- Build lasting relationships with local nonprofits through event collaboration
- Events are a source of local pride, helping residents feel invested in Snowmass's success
- Strengthens community while supporting economic sustainability

Marquee Events

- Heritage Fire
- Rendezvous
- Snowmass Rodeo
- Snowmass Balloon Fest
- Thursday Night Concerts
- Oktoberfest



SNOWMASS
COLORADO

Community Activations

- Community Potluck
- Community Picnic
- 4th of July Celebration
- Dog Wash Days
- Ice Cream Socials
- Mardi Gras
- Music On The Mall
- Rock Garden Concerts
- Santa's Village
- Summer Block Party



Sponsorship/Collaborations

- Anderson Ranch
- Aspen Skiing Company
- The Collective
- Jazz Aspen Snowmass
- Snowmass Rodeo
- The Mane Event – Smiling Goat Ranch
- Plein Air
- Triple Crown Youth Baseball
- Local Business Sponsorship Contributions





Guest Services



Guest Services

Winter Season

- First point of contact with visitors
- Open Daily at Town Park Station
- 8:00AM-2:30PM, November 27, 2025—April 12, 2026
- S'mores: distribute on the Mall and Base Village, every day of the ski season
- Winter 2024-2025, served 62,400+ S'mores



Guest Services

Summer Season

- Open Daily at Town Park Station and the Snowmass Mall
- 9:00AM-4:00PM
- Memorial Day Weekend—Last Sunday in September
- 4 Guest Service Representatives: part-time, seasonal employees
- Engage with thousands of visitors each season: provide directions, discuss events, give recommendations, education on Ice Age Discovery, and in general answer questions.



THANK YOU

Snowmass Village CO

projected construction: 2026

PROJECT DATA				UNIT MIX			
Total Number of Units			66				
Residential Square Footage			66,805,298	Affordability	# of Units	% of Units	Bedrooms # of Units
Commercial Square Footage			-	80%	0	0%	0
Parcel Size		0		100%	66	100%	66
Number of Parking Spaces				120%	0	100%	0
Assessors Parcel Number		0		Other	0	0%	0
Number of Stories:	5	Zoning:		Total	66		Total 66
Acreage:	4.00	Density:	16.50	Project Based Subsidies:			0

DEVELOPMENT BUDGET			PROJECT INCOME				
Description	Per Unit	Estimate	Unit Size	Target Population	Number of Units	Net Rent	Annual Revenue
Land SF:	174,240	0	SRO		0	0	0
Acquisition Costs		0				0	0
Total Acquisition		0					
Construction / Rehabilitation	1,012,201	66,805,298	Subtotal SRO Bedroom Units				
Hard Cost Contingency	18,182	1,200,000					
Architecture and Engineering	40,488	2,672,212					
Survey & Permits	21,545	1,422,000	Efficiency/Studio	80%	0	1,278	0
Financing Costs	0	0		100%	8	1,550	148,800
General Development Costs	42,545	2,808,000		120%	0	0	0
Other Costs	0	0	Subtotal Eff Bedroom Units		8		148,800
Soft Cost Contingency	3,137	207,066					
Reserves	0	0					
Developer Fee & Costs	0	0	1 Bedroom	80%	0	1,570	0
Developer Overhead	0	0		100%	34	1,900	775,200
Syndication Costs	0	0		120%	0	2,356	0
Total Development Costs	1,138,100	75,114,576	Subtotal 1 Bedroom Units		34		775,200

FINANCING			2 Bedroom			
Source	Per Unit	Total	80%	0	1,739	0
2025A Bonds	302,052	19,935,410	100%	16	2,000	384,000
2025B Bonds	714,848	47,180,000	120%	0	2,609	0
Other: Local Partner	121,212	8,000,000		16		384,000
First Mortgage from Rental income	0	0				
Other	0	0	3 Bedroom			
Other	0	0	80%	0	2,222	0
Other	0	0	100%	8	2,700	259,200
Other	0	0	120%	8		259,200
Total Sources	1,138,112	75,115,410	Other			
				0		0
				0	0	0
			Subtotal Other Units			
				0		0

Manager's Unit	0	0	0
Subtotal Net Rentable	66		1,567,200

OPERATING EXPENSES			Subtotal Net Rentable	66	1,567,200
Item	Per Unit	Annual	Common / Commercial Area		
Administration	129	8,500	Circulation	0.25	
Utilities	1,632	107,722	TOTAL	66	1,567,200
Operating & Maintenance	1,958	129,200	PROJECTED CASH FLOW VARIABLES		
Taxes & Insurance	455	30,000	Rent Increase Rate - Tenant		3.0%
Service Expenses	0	0	Rent Increase Rate - Operating Subsidy (N/A)		3.0%
Total Operating	4,173	275,422	Vacancy Rate		1.0%
Per month	348	22,952	Operating Expense Increase		3.0%
Total Reserve Deposits	300	19,800			

10/7/2025

SOURCES & USES
DRAW APARTMENTS

I PERMANENT SOURCES

Equity/Grants	Amount	INTEREST	TERM	AMORTIZATION	CONSTANT	ANNUAL PMT
2025A Bonds	19,935,410	4.00%	20	30	5.729%	1,142,096
2025B Bonds	47,180,000					
MIHTC		0		0		
FHLB			-			
Sponsor Note	0		-			
State HTCC	0		-			
Other: Local Partner	8,000,000					
Other: Deferred Fee	0					Net Dev fee/OH =
Total Equity	75,115,410					

Debt Financing	Amount	Rate	Term	Amort	Constant	Annual Payment
First Mortgage from Rental income	0	4.00%	20	30	5.729%	0
		3.00%	30	30	5.059%	0
Total Debt	0					

NOTES:

Soft Debt	Amount	Rate	Term	Amort
Grant/Partner Capital		0.00%	30	0
		0.00%	30	0
State - CHAMP - soft funds	0	1.00%	30	20000
State - HSF		2.50%	50	0
State - HOME		0.00%	30	0
State - AHT	0	0.00%	30	0
State - HPSTF		0.00%	50	0
Deferred Dev Fee	0	0		
Total Soft Debt	0			

Total Sources \$75,115,410
Total Uses \$75,114,576
Surplus (Gap) \$834

II CONSTRUCTION/PREDEVELOPMENT SOURCES

Construction Loan	Amount	Rate	Term (Months)	Avg % Outstanding
Lender: TBD	0	4.00%	14.00	50%
Total Const				

Predevelopment Loans	Amount	Rate	Term (Months)	Avg % Outstanding
Morse capital	0			
DOH Predevelopment	0			
Total Predevelopment	0			

ITEM	TOTAL PROJECT COST	Per Unit	% of Total	
ACQUISITION				
Acquisition: Land	0.00	-	0%	
Land Cost	0.00	-	0%	
	0.00	-	0%	
Acquisition: Building	0.00	-	0%	
Total Acquisition Cost	0.00	-	0%	
CONSTRUCTION / REHABILITATION				
Direct Construction Budget	0.00	-	0%	
Site Improvements	0.00	-	0%	
Site prep		#VALUE!	#VALUE!	
landscape	0.00	-	0%	
Off-Site improvements	0.00	-	0%	
Demolition		-	0%	
Residential	0.00	-	0%	
Residential Units	#VALUE!	#VALUE!	#VALUE!	
Permit		-	0%	
Pre construction services		-	0%	
Parking	0.00	-	0%	
Structure		#VALUE!	#VALUE!	
On-grade	0.00	-	0%	
Environmental Remediation	0.00	-	0%	
General Requirements		-	0%	
Contractor Overhead		-	0%	
Contractor Profit				
Construction Contingency	1,200,000.00	18,182	#DIV/0!	
Total Const. / Rehab. Costs	66,805,298.00	1,012,201	89%	
ARCHITECTURE AND ENGINEERING				
Architecture	2,672,211.92	40,488	4%	
Feasibility studies	0.00	-	0%	
Design SD/DD/CD/Bid	4\$% 2,672,211.92	40,488	4%	
Printing/Reimburseables		-	0%	
Add'l services		-	0%	
Total Architecture & Engineering	2,672,211.92	40,488	4%	
PERMITS				
Permit Fees	0.00	-	0%	
Govt - Zoning	0.00	-	0%	
Govt - Building Permits	0.00	-	0%	
Govt - Other (special fees such as TCO, sanitation, etc)	0.00	-	0%	
Utility Hook Up Fees (Tap Fees)	1,422,000.00	21,545	2%	
Total Permits and Feeds	1,422,000.00	21,545	2%	
GENERAL DEVELOPMENT COSTS				
Bond Premium	\$0	-	0%	
Legal	300,000.00	4,545	0%	
Legal fees	300,000.00	4,545	0%	
Escrow Fees & Title Endorsements	0.00	-	0%	
Other (Acq Loan, Predev Loan, etc)	200,000.00	3,030	0%	
Accounting & Cost Certification	0.00	-	0%	
Audit & Tax Returns & Requisitions	0.00	-	0%	
Cost Certification Costs	0.00	-	0%	
Furnishings		-	0%	
Insurance	0.00	-	0%	
Preconstruction	0.00	-	0%	
Course of Construction	308,000.00	4,667	0%	
Placed in Service		-	0%	
Relocation Expenses	0.00	-	0%	
Relocation - direct residential		-	0%	
Relocation - direct commercial		-	0%	
Relocation Consultant		-	0%	
Appraisal Costs	0.00	-	0%	
Appraisals	0.00	-	0%	
Appraisal - Permanent		-	0%	
Security (if not in const contract)	0.00	-	0%	
KEARNS ROAD INTERSECTION	2,000,000.00	30,303	3%	
Total General Development Costs	2,808,000.00	42,545	4%	
Soft Cost Contingency	\$207,066	207,066.36	3,137	0%
TOTAL PROJECT COST	75,114,576.28	#VALUE!	#VALUE!	
Cost Escalations				
Escaltion of Hard costs	0	-	0%	
Other				
Total Escalation Costs	\$0	-	0%	
GRAND TOTAL - Construction / Syndication	\$75,114,576	1,138,100	100%	

INCOME, RENTS & SQUARE FOOTAGE
DRAW APARTMENTS

RENT SCHEDULE									
Unit Type	Affordability Tier	Type of Rent (from Guide below)	# of Apts	Gross Rent (link to chart below)	Util Allow (pulls from below)	Effective Rent	Total Annual	Sq. Ft.	Sq Ft
								Per Apt	Total
SRO			-	-	-	-	-		-
Studio	80%		-	1,916.40	55	1,278	-		-
Studio	100%		8	1,916.40	55	1,550	148,800		-
Studio	120%		-	-	-	-	-	550	4,400
1-Bedroom					-	-	-	-	-
1-Bedroom	80%		-	2,355.60	64	1,570	-		-
1-Bedroom	100%		34	2,355.60	64	1,900	775,200		-
1-Bedroom	120%		-	2,355.60	64	2,356	-	750	25,500
2-Bedroom	80%		-	2,608.80	89	1,739	-		-
2-Bedroom	100%		16	2,608.80	89	2,000	384,000		-
2-Bedroom	120%		-	2,608.80	89	2,609	-	900	14,400
3-Bedroom	80%		-	3,333.60	113	2,222	-		-
3-Bedroom	100%		8	3,333.60	113	2,700	259,200		-
3-Bedroom	120%		-	-	-	3,334	-	1,320	10,560
4-Bedroom					-	-	-		-
4-Bedroom			-	-	-	-	-		-
4-Bedroom			-		-	-	-		-
Manager			-		-	-	-		-
Rent-Free			-		-	-	-	-	-
					-	-			
					-	-			54,860
TOTAL			66	\$0		\$0	\$1,567,200		

OPERATING BUDGET

Project Name:

DRAW APARTMENTS

Number of Units:

66

6.00%

EXPENSES	ANNUAL	Monthly
ADMINISTRATIVE EXPENSES		
Management Fee	\$0	\$0
Manager Payroll		\$0
Taxes-Payroll (9.5% of payroll)		\$0
Legal	\$0	\$0
Audit	\$3,000	\$250
Advertising	\$0	\$0
Telephone, Answ. Service, Fax & Computer Lines		\$0
Office Supplies	\$1,000	\$83
Bookkeeping/Accounting	\$2,500	\$208
Misc. Administrative Expenses (specify)	\$2,000	\$167
TOTAL ADMINISTRATIVE EXPENSES	\$8,500	\$708
UTILITIES EXPENSES		
Electricity	\$45,000	\$3,750
Trash	\$15,000	\$1,250
Natural Gas	\$0	\$0
Water & Sewer	\$47,722	\$3,977
TOTAL UTILITIES EXPENSES	\$107,722	\$8,977
OPERATING & MAINT. EXPENSES		
Maintenance Payroll	\$40,000	\$3,333
Janitor/Cleaning Contract	\$0	\$0
Benefits	\$50,000	\$4,167
Janitor/Cleaning Supplies	\$0	\$0
Interior Paint/Decor contracts	\$0	\$0
Garbage/Rubbish Removal	\$0	\$0
Snow & Ice Removal	\$2,000	\$167
Grounds Contract	\$6,000	\$500
Maintenance Rent		\$0
Maintenance Supplies	\$20,000	\$1,667
Maintenance Contracts	\$5,000	\$417
HVAC Repairs & Contract		\$0
Pool Maintenance		\$0
Interior Paint/Decor Contract	\$1,200	\$100
Interior Paint/Decor Supplies	\$0	\$0
Miscellaneous Operating & Maintenance	\$5,000	\$417
TOTAL OPERATING & MAINT. EXPENSES	\$129,200	\$10,767
TAXES & INSURANCE		
Taxes-Personal Property	\$0	\$0
Taxes-Real Estate		\$0
Taxes-Other		\$0
Insurance/Property & Liability	\$30,000	\$2,500
Insurance/Fidelity Bond		\$0
Other Insurance		\$0
TOTAL TAXES & INSURANCE	\$30,000	\$2,500
SERVICE EXPENSES		
Resident Services Salary	\$0	\$0
Resident Services Supplies		\$0
Resident Services Misc. Expenses	\$0	\$0
TOTAL SERVICE EXPENSES	\$0	\$0
TOTAL EXPENSES	\$275,422	\$22,952

Operating Expense Per Unit:	\$4,173	
Replacement Reserve Deposits Per Unit:	\$ 300.00	300
Other Reserve Deposits Per Unit:	\$0	
Total Op Exp Per Unit:	\$4,473	

OPERATING INCOME, EXPENSE & CASH FLOW PROJECTION**Project Name:** DRAW APARTMENTS

Total Units 79

OPERATING INCOME	Inflation	Initial Year													
	Factor	Per Month	Per Unit	1	2	3	4	5	6	7	8	9	10	11	12
RENT															
Resident	3.00%	130,600	23,745	1,567,200	1,614,216	1,662,642	1,712,522	1,763,897	1,816,814	1,871,319	1,927,458	1,985,282	2,044,841	2,106,186	2,169,371
OTHER INCOME: Laundry	1.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-
OTHER INCOME															
GROSS INCOME		130,600	23,745	1,567,200	1,614,216	1,662,642	1,712,522	1,763,897	1,816,814	1,871,319	1,927,458	1,985,282	2,044,841	2,106,186	2,169,371
VACANCY LOSS															
Resident	1.00%	(1,306)	(237)	(15,672)	(16,142)	(16,626)	(17,125)	(17,639)	(18,168)	(18,713)	(19,275)	(19,853)	(20,448)	(21,062)	(21,694)
EFFECTIVE GROSS INCOME		129,294	23,508	1,551,528	1,598,074	1,646,016	1,695,397	1,746,258	1,798,646	1,853,151	1,908,184	1,965,429	2,024,392	2,085,124	2,147,678
OPERATING EXPENSES		Initial Year													
		Per Month	Per Unit												
Administration	3.0%	708	129	8,500	8,755	9,018	9,288	9,567	9,854	10,149	10,454	10,768	11,091	11,423	11,766
Utilities	3.0%	8,977	1,632	107,722	110,954	114,282	117,711	121,242	124,879	128,626	132,484	136,459	140,553	144,769	149,112
Operating & Maintenance	3.0%	10,767	1,958	129,200	133,076	137,068	141,180	145,416	149,778	154,272	158,900	163,667	168,577	173,634	178,843
Taxes & Insurance	3.0%	2,500	455	30,000	30,900	31,827	32,782	33,765	34,778	35,822	36,896	38,003	39,143	40,317	41,527
Service Expenses	2.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL OPERATING EXPENSES		22,952	4,173	275,422	283,685	292,195	300,961	309,990	319,290	328,868	338,734	348,896	359,363	370,144	381,248
RESERVES															
Replacement Reserve	2.0%	1,650	300	19,800	20,196	20,600	21,012	21,432	21,861	22,298	22,744	23,199	23,663	24,136	24,619
NET OPERATING INCOME		104,692	19,035	1,256,306	1,294,193	1,333,221	1,373,424	1,414,836	1,457,496	1,501,984	1,546,705	1,593,334	1,641,366	1,690,844	1,741,810
AVAILABLE FOR DEBT SERVICE W/DSC	1.10			1,142,096	1,176,539	1,212,019	1,248,567	1,286,215	1,324,996	1,365,440	1,406,096	1,448,485	1,492,151	1,537,131	1,583,464
DEBT SERVICE															
Debt Service: First Mortgage		95,175	17,304	1,142,096	1,176,539	1,212,019	1,248,567	1,286,215	1,324,996	1,365,440	1,406,096	1,448,485	1,492,151	1,537,131	1,583,464
Debt Service Coverage, First				1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
NET CASH FLOW		9,517	1,730	114,210	117,654	121,202	124,857	128,621	132,500	136,544	140,610	144,849	149,215	153,713	158,346

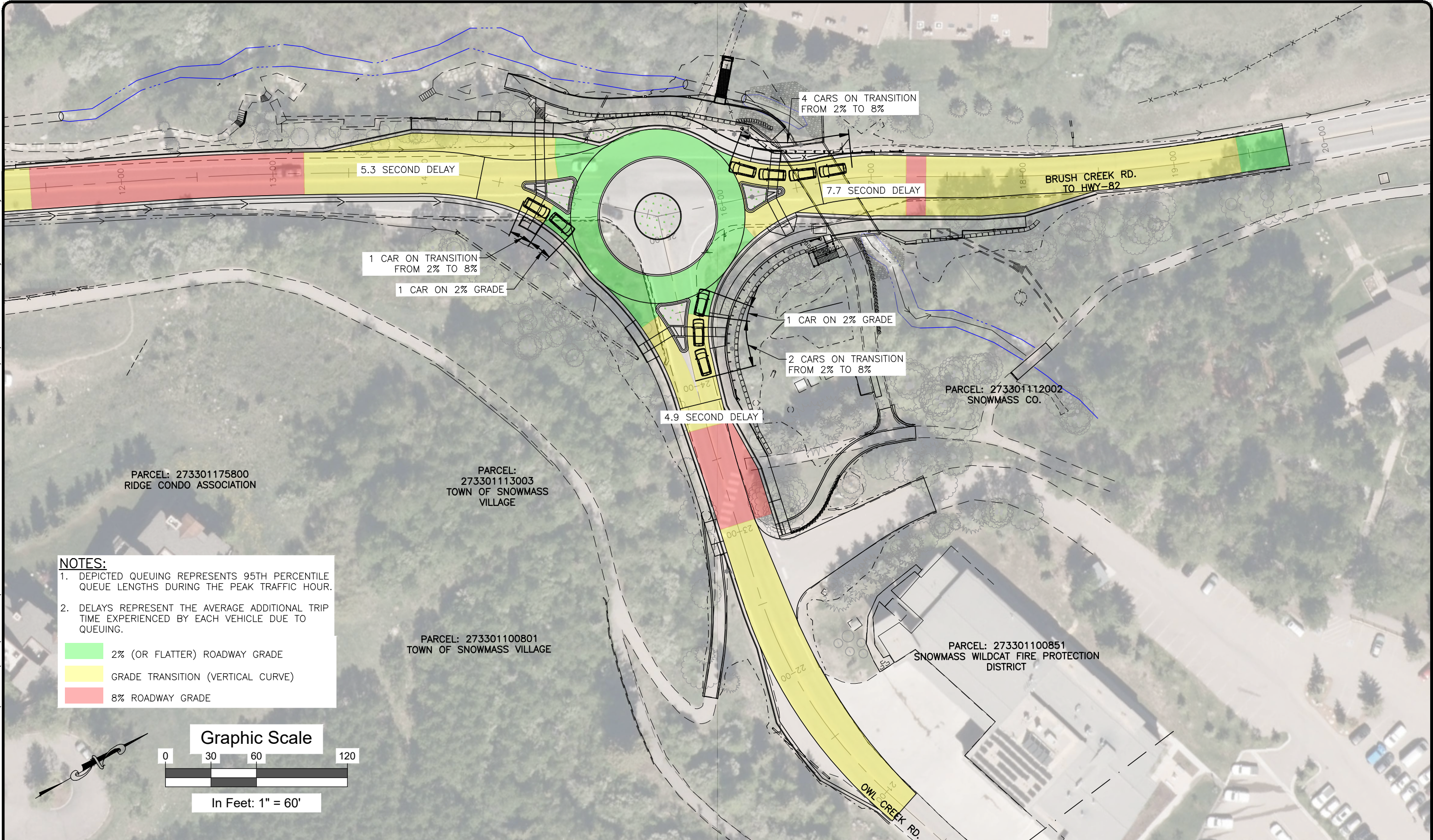
OPERATING INCOME, EXPENSE & CASH FLOW PROJECTION

Project Name: DRAW APARTMENTS

Total Units 79

OPERATING INCOME	Inflation	Initial Year									
	Factor	Per Month	Per Unit	13	14	15	16	17	18	19	20
RENT											
Resident	3.00%	130,600	23,745	2,234,452	2,301,486	2,370,531	2,441,647	2,514,896	2,590,343	2,668,053	2,748,095
OTHER INCOME: Laundry	1.0%	-	-	-	-	-	-	-	-	-	-
OTHER INCOME											
GROSS INCOME		130,600	23,745	2,234,452	2,301,486	2,370,531	2,441,647	2,514,896	2,590,343	2,668,053	2,748,095
VACANCY LOSS											
Resident	1.00%	(1,306)	(237)	(22,345)	(23,015)	(23,705)	(24,416)	(25,149)	(25,903)	(26,681)	(27,481)
EFFECTIVE GROSS INCOME		129,294	23,508	2,212,108	2,278,471	2,346,825	2,417,230	2,489,747	2,564,439	2,641,373	2,720,614
OPERATING EXPENSES											
Administration	3.0%	708	129	12,119	12,483	12,857	13,243	13,640	14,049	14,471	14,905
Utilities	3.0%	8,977	1,632	153,586	158,193	162,939	167,827	172,862	178,048	183,389	188,891
Operating & Maintenance	3.0%	10,767	1,958	184,208	189,735	195,427	201,289	207,328	213,548	219,954	226,553
Taxes & Insurance	3.0%	2,500	455	42,773	44,056	45,378	46,739	48,141	49,585	51,073	52,605
Service Expenses	2.0%	-	-	-	-	-	-	-	-	-	-
TOTAL OPERATING EXPENSES		22,952	4,173	392,686	404,466	416,600	429,099	441,971	455,231	468,888	482,954
RESERVES											
Replacement Reserve	2.0%	1,650	300	25,111	25,613	26,126	26,648	27,181	27,725	28,279	28,845
NET OPERATING INCOME		104,692	19,035	1,794,311	1,848,391	1,904,099	1,961,483	2,020,594	2,081,484	2,144,206	2,208,815
AVAILABLE FOR DEBT SERVICE W/DSC	1.10			1,631,192	1,680,356	1,730,999	1,783,167	1,836,904	1,892,258	1,949,278	2,008,013
DEBT SERVICE											
Debt Service: First Mortgage		95,175	17,304	1,631,192	1,680,356	1,730,999	1,783,167	1,836,904	1,892,258	1,949,278	2,008,013
Debt Service Coverage, First				1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
NET CASH FLOW		9,517	1,730	163,119	168,036	173,100	178,317	183,690	189,226	194,928	200,801

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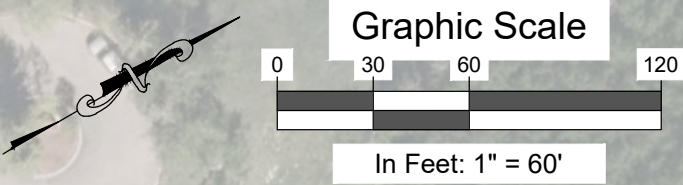


NOTES:

1. DEPICTED QUEUING REPRESENTS 95TH PERCENTILE QUEUE LENGTHS DURING THE PEAK TRAFFIC HOUR.

2. DELAYS REPRESENT THE AVERAGE ADDITIONAL TRIP TIME EXPERIENCED BY EACH VEHICLE DUE TO QUEUING.

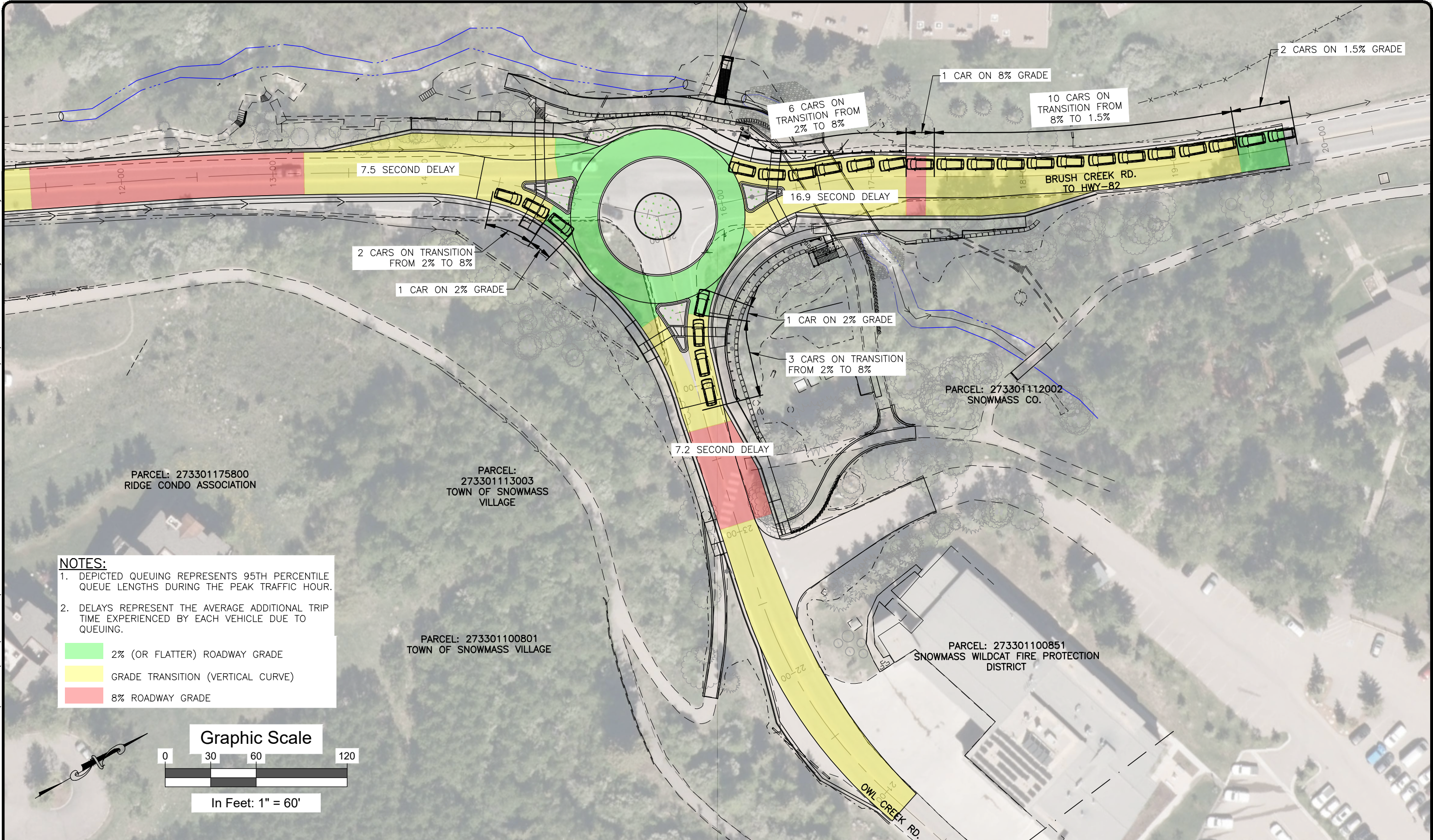
	2% (OR FLATTER) ROADWAY GRADE
	GRADE TRANSITION (VERTICAL CURVE)
	8% ROADWAY GRADE



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SGM Project No.: 91004D-83	Quality Control: XX											

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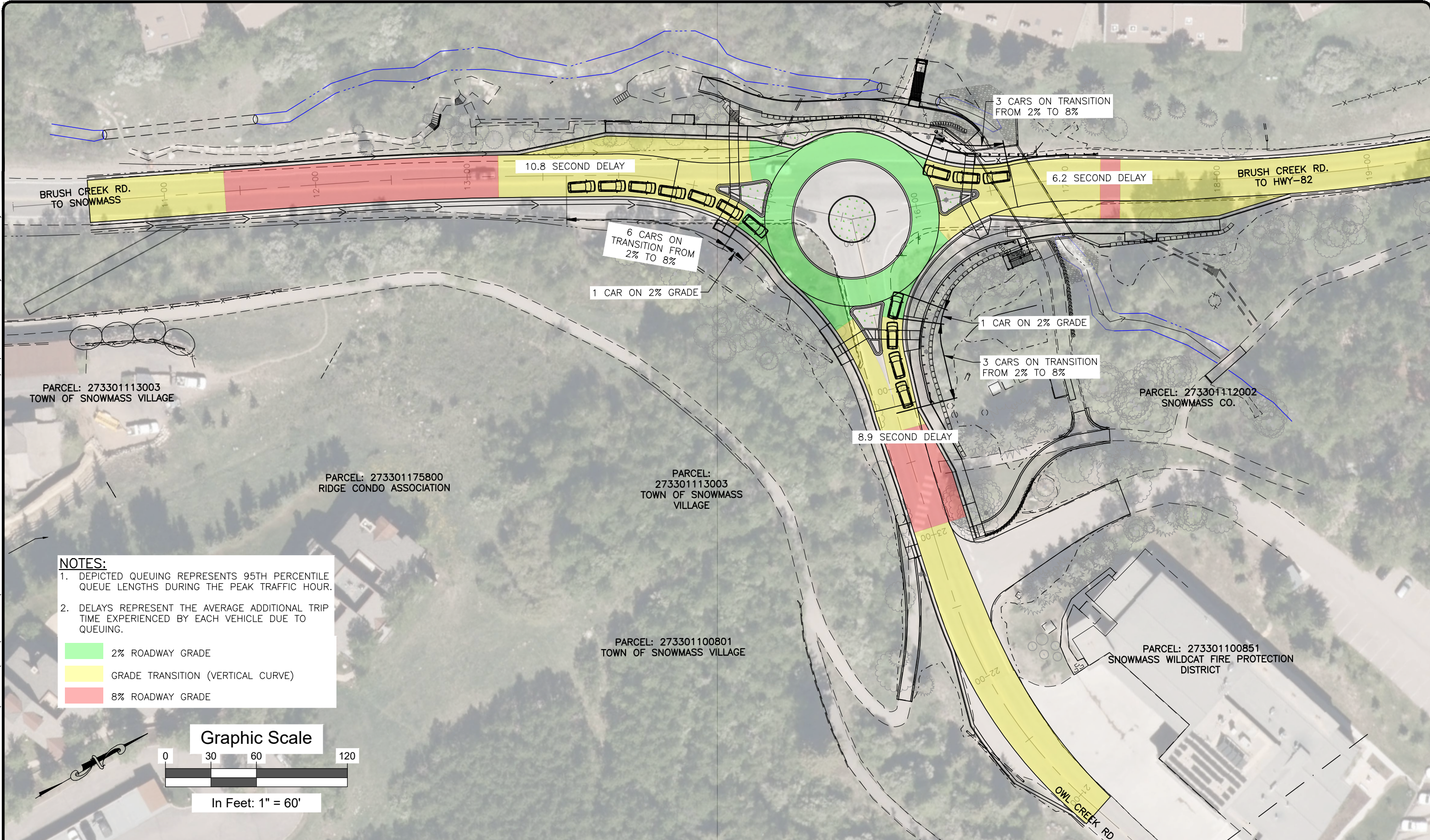


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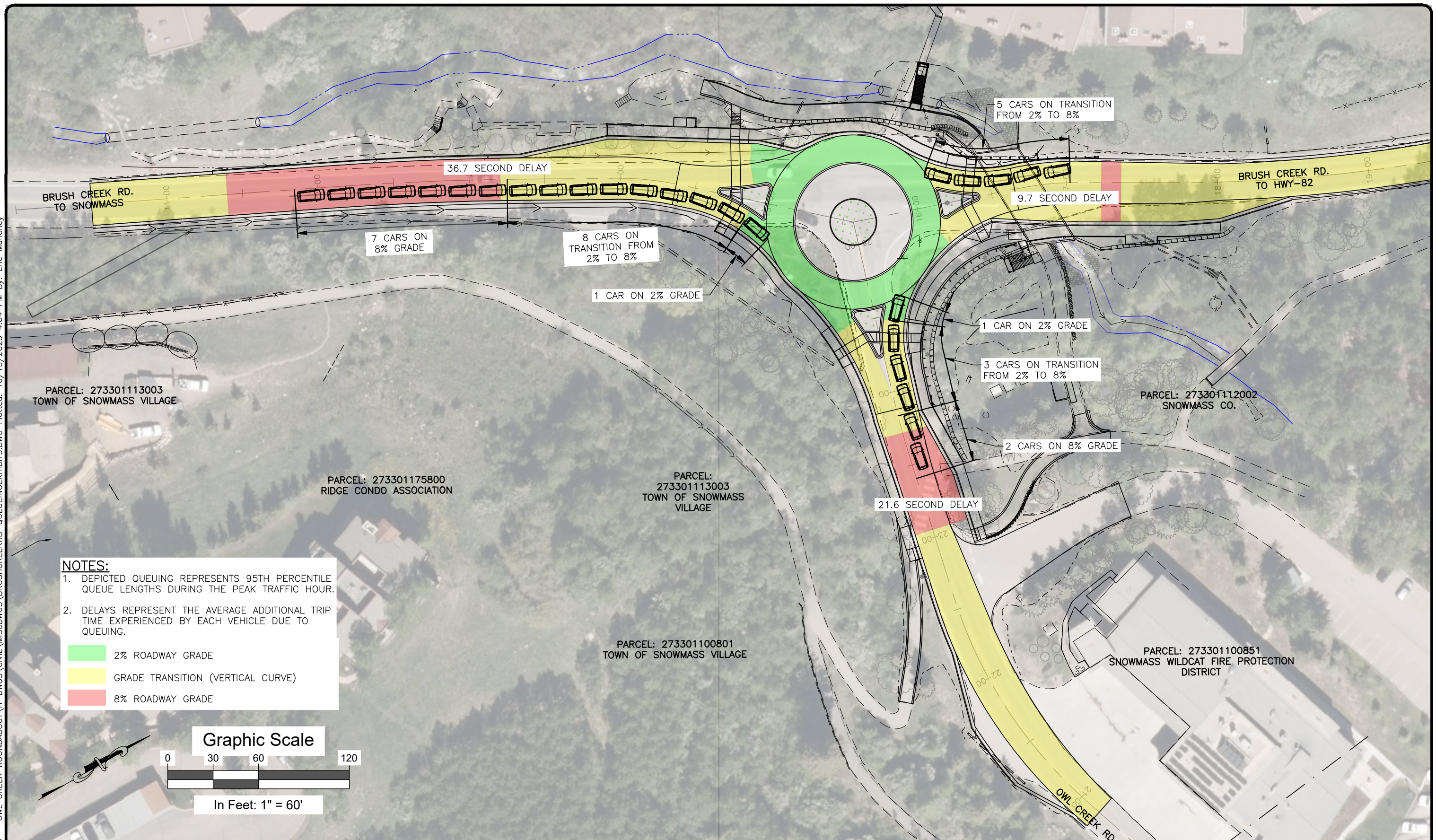
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SGM Project No.: 91004D-83		Quality Control: XX						Void:	Sheet Subset:	--	Subset Sheets: -- of --		Sheet Number 1		



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Computer File Information		Sheet Revisions				 <i>Town of</i> SNOWMASS <i>Village</i>	 118 West Sixth Street, Suite 200 Glenwood Springs, CO 81601 970.945.1004 www.sgm-inc.com	As Constructed		BRUSH CREEK ROUNDABOUT ROUNDABOUT QUEUES 2045 PM (2% GROWTH)			Project No./Code	
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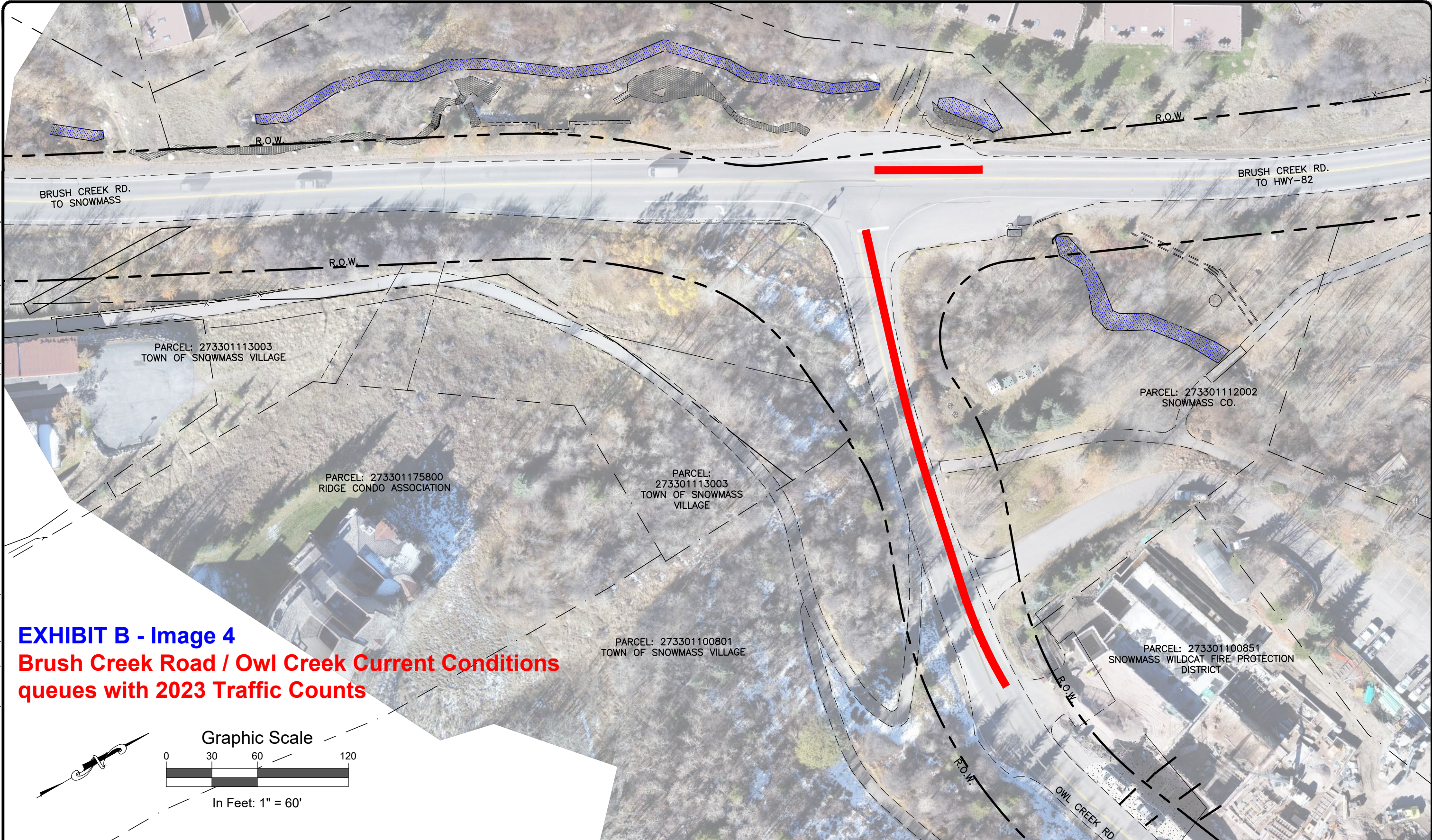
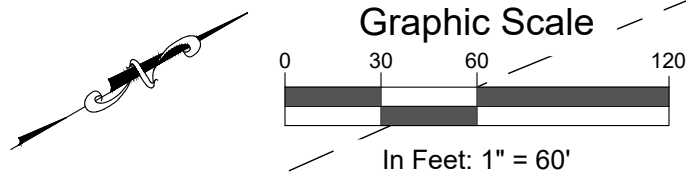


EXHIBIT B - Image 4
Brush Creek Road / Owl Creek Current Conditions
queues with 2023 Traffic Counts



Computer File Information		Sheet Revisions					 118 West Sixth Street, Suite 200 Glenwood Springs, CO 81601 970.945.1004 www.sgm-inc.com	As Constructed		BRUSH CREEK ROUNDABOUT STOP CONTROL QUEUES 2023			Project No./Code		
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SGM Project No.: 91004D-83	Quality Control: XX														



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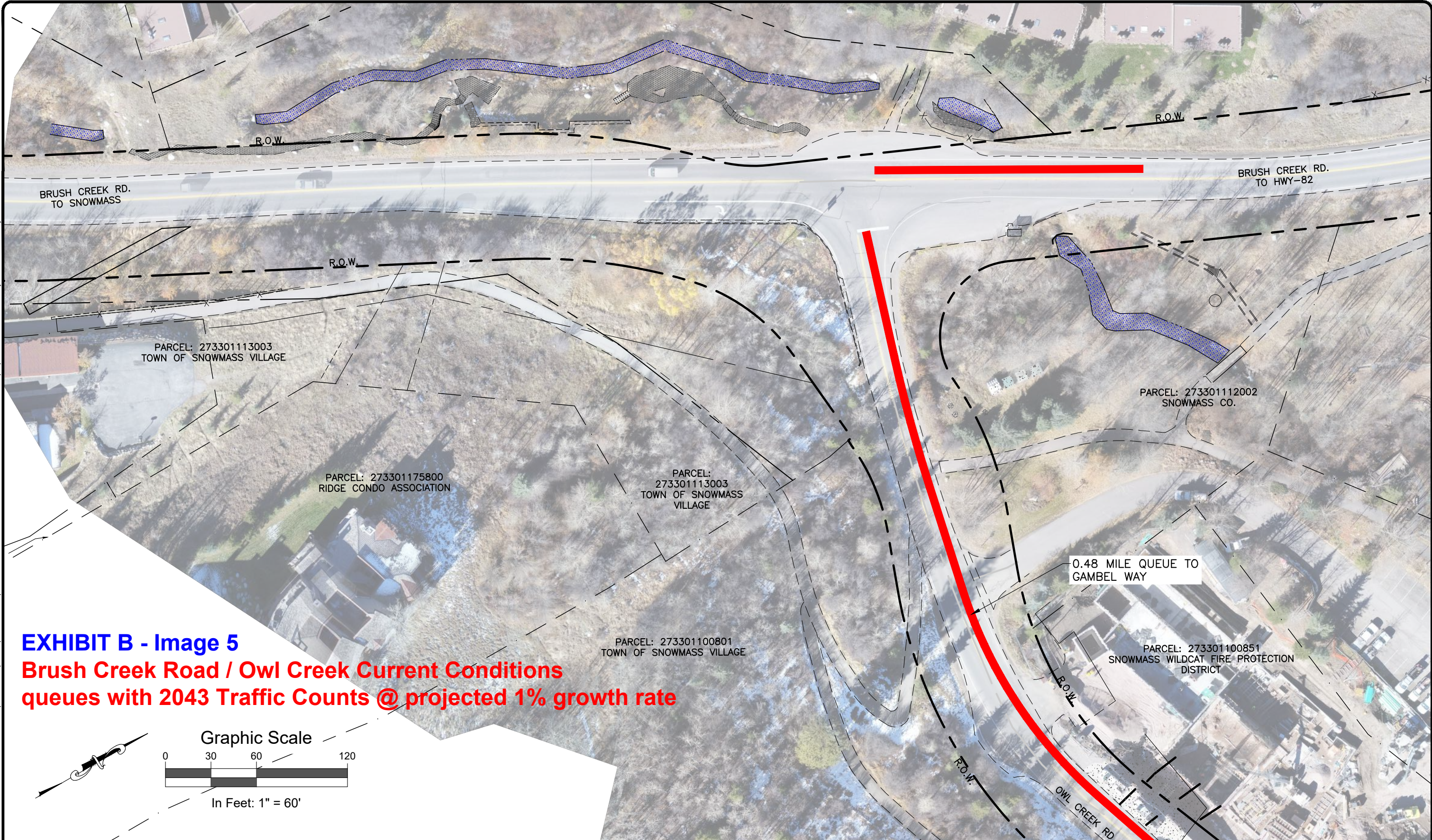
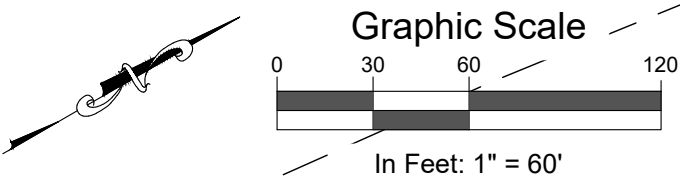


EXHIBIT B - Image 5
Brush Creek Road / Owl Creek Current Conditions
queues with 2043 Traffic Counts @ projected 1% growth rate



Computer File Information		Sheet Revisions				As Constructed		BRUSH CREEK ROUNDABOUT STOP CONTROL QUEUES 2043 @ 1%			Project No./Code	
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SGM Project No.: 91004D-83	Quality Control: XX										Sheet Number 5	



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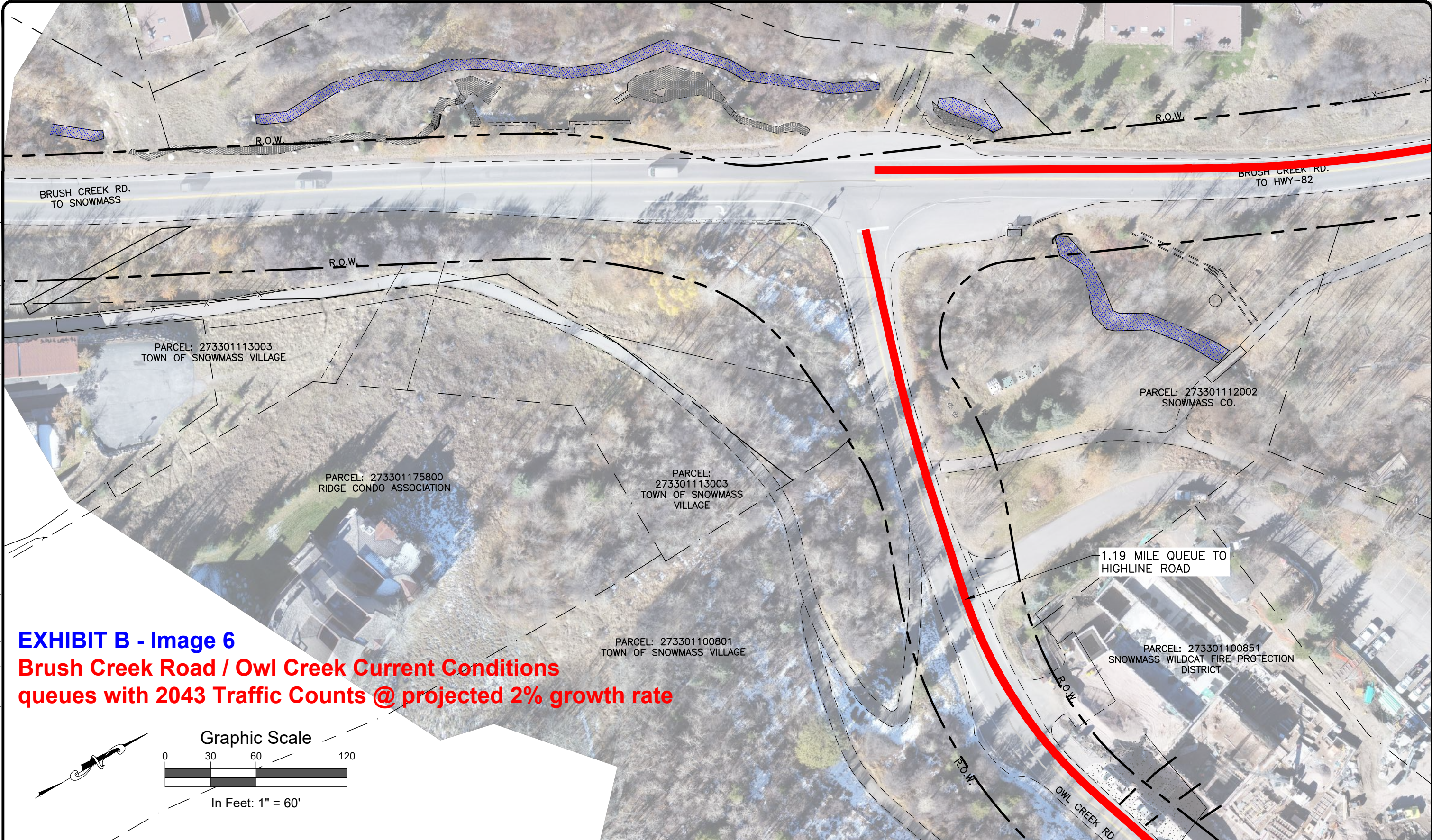
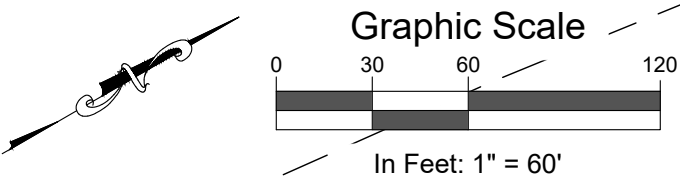


EXHIBIT B - Image 6
Brush Creek Road / Owl Creek Current Conditions
queues with 2043 Traffic Counts @ projected 2% growth rate



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Engineer:	XX	Structure	---																			
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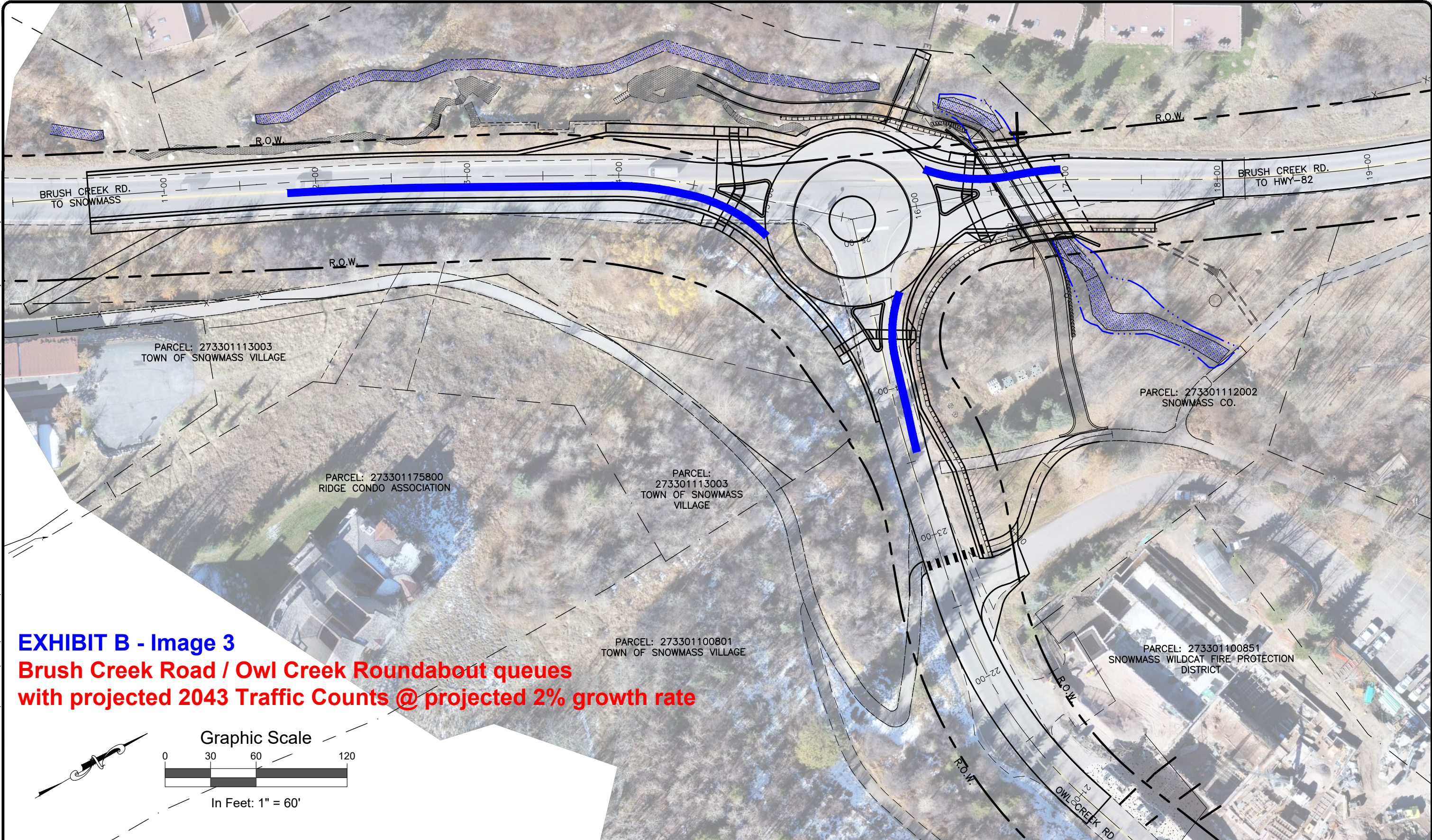
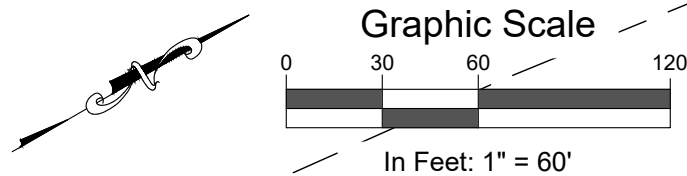


EXHIBIT B - Image 3
Brush Creek Road / Owl Creek Roundabout queues
with projected 2043 Traffic Counts @ projected 2% growth rate



Computer File Information		Sheet Revisions				As Constructed		BRUSH CREEK ROUNDABOUT ROUNDABOUT QUEUES 2043 @ 2%			Project No./Code	
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SGM Project No.: 91004D-83	Quality Control: XX											



		A	B		AW	AX	AY	AZ	BA	BB	BC	BD	BE	BF	BG	BH	BI	BJ	BK	BL	BM	BN
1	HOUSING RENT STRUCTURE																					
2																						
3																						
4			2025	2025	2025	2026	2026	2026	2027	2027	2027	2028	2028	2028	2029	2029	2029	2030	2030	2030		
			MONTHLY	ANNUAL	%	MONTHLY	ANNUAL	%	MONTHLY	ANNUAL	%	MONTHLY	ANNUAL	%	MONTHLY	ANNUAL	%	MONTHLY	ANNUAL	%		
5	PROJECT	# UNITS	RENTS	INCOME	INCR.	RENTS	INCOME	INCR.	RENTS	INCOME	INCR.	RENTS	INCOME	INCR.	RENTS	INCOME	INCR.	RENTS	INCOME	INCR.		
6																						
7	CREEKSIDE																					
8		2B/2B 0	\$ -	\$ -	-100.00%	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%		
10	RENOVATED UNITS																					
11		2B/2B 30	\$ 1,385	\$ 498,600	4.14%	\$ 1,440	\$ 518,400	3.97%	\$ 1,500	\$ 540,000	4.17%	\$ 1,560	\$ 561,600	4.00%	\$ 1,620	\$ 583,200	3.85%	\$ 1,685	\$ 606,600	4.01%		
12		1B/1B 15	\$ 1,010	\$ 181,800	4.12%	\$ 1,050	\$ 189,000	3.96%	\$ 1,095	\$ 197,100	4.29%	\$ 1,140	\$ 205,200	4.11%	\$ 1,185	\$ 213,300	3.95%	\$ 1,230	\$ 221,400	3.80%		
13																						
14	ANNUAL TOTAL		\$ 680,400			\$ 707,400			\$ 737,100			\$ 766,800			\$ 796,500			\$ 828,000				
15																						
16	PALISADES																					
19		2B/2B 10	\$ 1,360	\$ 163,200	4.21%	\$ 1,415	\$ 169,800	4.04%	\$ 1,475	\$ 177,000	4.24%	\$ 1,535	\$ 184,200	4.07%	\$ 1,595	\$ 191,400	3.91%	\$ 1,660	\$ 199,200	4.08%		
20		STUDIOS 16	\$ 705	\$ 135,360	4.44%	\$ 735	\$ 141,120	4.26%	\$ 765	\$ 146,880	4.08%	\$ 795	\$ 152,640	3.92%	\$ 830	\$ 159,360	4.40%	\$ 865	\$ 166,080	4.22%		
21																						
22	ANNUAL TOTAL		\$ 298,560			\$ 310,920			\$ 323,880			\$ 336,840			\$ 350,760			\$ 365,280				
23																						
24	BRUSH CREEK																					
25		1B/1B 3	\$ 780	\$ 28,080	4.00%	\$ 810	\$ 29,160	3.85%	\$ 845	\$ 30,420	4.32%	\$ 880	\$ 31,680	4.14%	\$ 915	\$ 32,940	3.98%	\$ 950	\$ 34,200	3.83%		
26		STUDIO/LFT 12	\$ 715	\$ 102,960	4.38%	\$ 745	\$ 107,280	4.20%	\$ 775	\$ 111,600	4.03%	\$ 805	\$ 115,920	3.87%	\$ 835	\$ 120,240	3.73%	\$ 870	\$ 125,280	4.19%		
27		STUDIOS 10	\$ 615	\$ 73,800	4.24%	\$ 640	\$ 76,800	4.07%	\$ 665	\$ 79,800	3.91%	\$ 695	\$ 83,400	4.51%	\$ 725	\$ 87,000	4.32%	\$ 755	\$ 90,600	4.14%		
28		SM.STUDIO 1	\$ 505	\$ 6,060	4.12%	\$ 525	\$ 6,300	3.96%	\$ 545	\$ 6,540	3.81%	\$ 570	\$ 6,840	4.59%	\$ 595	\$ 7,140	4.39%	\$ 620	\$ 7,440	4.20%		
29																						
30	ANNUAL TOTAL70` 737100		\$ 766,800 \$ 210,900			\$ 219,540			\$ 228,360			\$ 237,840			\$ 247,320			\$ 257,520				
31																						
32	VILLAS NORTH																					
33		2B/1B 8	\$ 1,345	\$ 129,120	4.26%	\$ 1,400	\$ 134,400	4.09%	\$ 1,460	\$ 140,160	4.29%	\$ 1,520	\$ 145,920	4.11%	\$ 1,580	\$ 151,680	3.95%	\$ 1,645	\$ 157,920	4.11%		
34		1B/1B 8	\$ 1,040	\$ 99,840	4.00%	\$ 1,080	\$ 103,680	3.85%	\$ 1,125	\$ 108,000	4.17%	\$ 1,170	\$ 112,320	4.00%	\$ 1,220	\$ 117,120	4.27%	\$ 1,270	\$ 121,920	4.10%		
35		STUDIOS 10	\$ 770	\$ 92,400	4.05%	\$ 800	\$ 96,000	3.90%	\$ 830	\$ 99,600	3.75%	\$ 865	\$ 103,800	4.22%	\$ 900	\$ 108,000	4.05%	\$ 935	\$ 112,200	3.89%		
36		2B/2B 6	\$ 1,520	\$ 109,440	4.11%	\$ 1,585	\$ 114,120	4.28%	\$ 1,650	\$ 118,800	4.10%	\$ 1,715	\$ 123,480	3.94%	\$ 1,785	\$ 128,520	4.08%	\$ 1,855	\$ 133,560	3.92%		
37																						
38	ANNUAL TOTAL		\$ 430,800			\$ 448,200			\$ 466,560			\$ 485,520			\$ 505,320			\$ 525,600				
39																						
40	MOUNTAIN VIEW																					
41		STUDIO 40	\$ 740	\$ 355,200	4.23%	\$ 770	\$ 369,600	4.05%	\$ 800	\$ 384,000	3.90%	\$ 835	\$ 400,800	4.38%	\$ 870	\$ 417,600	4.19%	\$ 905	\$ 434,400	4.02%		
42		ONE BED 18	\$ 1,075	\$ 232,200	4.37%	\$ 1,120	\$ 241,920	4.19%	\$ 1,165	\$ 251,640	4.02%	\$ 1,210	\$ 261,360	3.86%	\$ 1,260	\$ 272,160	4.13%	\$ 1,310	\$ 282,960	3.97%		
43		2 BED 757 SF 8	\$ 1,390	\$ 133,440	4.12%	\$ 1,445	\$ 138,720	3.96%	\$ 1,505	\$ 144,480	4.15%	\$ 1,565	\$ 150,240	3.99%	\$ 1,630	\$ 156,480	4.15%	\$ 1,695	\$ 162,720	3.99%		
44		2 BED 1008 SF 21	\$ 1,575	\$ 396,900	3.96%	\$ 1,640	\$ 413,280	4.13%	\$ 1,710	\$ 430,920	4.27%	\$ 1,780	\$ 448,560	4.09%	\$ 1,850	\$ 466,200	3.93%	\$ 1,925	\$ 485,100	4.05%		
45		3 BED 5	\$ 2,055	\$ 123,300	4.05%	\$ 2,140	\$ 128,400	4.14%	\$ 2,230	\$ 133,800	4.21%	\$ 2,320	\$ 139,200	4.04%	\$ 2,415	\$ 144,900	4.09%	\$ 2,510	\$ 150,600	3.93%		
46																						
47	ANNUAL TOTAL		\$ 1,241,040			\$ 1,291,920			\$ 1,344,840			\$ 1,400,160			\$ 1,457,340			\$ 1,515,780				
48																						
49	MOUNTAIN VIEW II																					
50		STUDIO 18	\$ 795	\$ 171,720	3.92%	\$ 825	\$ 178,200	3.77%	\$ 860	\$ 185,760	4.24%	\$ 895	\$ 193,320	4.07%	\$ 930	\$ 200,880	3.91%	\$ 970	\$ 209,520	4.30%		
51		ONE BEDROOM 4	\$ 1,135	\$ 54,480	4.13%	\$ 1,180	\$ 56,640	3.96%	\$ 1,230	\$ 59,040	4.24%	\$ 1,280	\$ 61,440	4.07%	\$ 1,330	\$ 63,840	3.91%	\$ 1,385	\$ 66,480	4.14%		
52		TWO BEDROOM 4	\$ 1,665	\$ 79,920	4.06%	\$ 1,730	\$ 83,040	3.90%	\$ 1,800	\$ 86,400	4.05%	\$ 1,875	\$ 90,000	4.17%	\$ 1,950	\$ 93,600	4.00%	\$ 2,030	\$ 97,440	4.10%		
53																						
54	ANNUAL TOTAL		\$ 306,120			\$ 317,880			\$ 331,200			\$ 344,760			\$ 358,320			\$ 373,440				

	A	B	AW	AX	AY	AZ	BA	BB	BC	BD	BE	BF	BG	BH	BI	BJ	BK	BL	BM	BN
55																				
56	FARAWAY HOUSING																			
57	ONE BEDROOM	3	\$ 1,045	\$ 37,620		\$ 1,095	\$ 39,420	4.78%	\$ 1,150	\$ 41,400	5.02%	\$ 1,205	\$ 43,380	4.78%	\$ 1,265	\$ 45,540	4.98%	\$ 1,315	\$ 47,340	3.95%
58	ONE BEDROOM	1	\$ 1,170	\$ 14,040		\$ 1,215	\$ 14,580	3.85%	\$ 1,265	\$ 15,180	4.12%	\$ 1,315	\$ 15,780	3.95%	\$ 1,365	\$ 16,380	3.80%	\$ 1,420	\$ 17,040	4.03%
59	TWO BEDROOM	2	\$ 1,535	\$ 36,840		\$ 1,610	\$ 38,640	4.89%	\$ 1,690	\$ 40,560	4.97%	\$ 1,775	\$ 42,588	5.00%	\$ 1,865	\$ 44,760	5.10%	\$ 1,940	\$ 46,560	4.02%
60	TWO BEDROOM	2	\$ 1,660	\$ 39,840		\$ 1,725	\$ 41,400	3.92%	\$ 1,795	\$ 43,080	4.06%	\$ 1,865	\$ 44,760	3.90%	\$ 1,940	\$ 46,560	4.02%	\$ 2,020	\$ 48,480	4.12%
61																				
62	ANNUAL TOTAL		\$ 128,340			\$ 134,040			\$ 140,220			\$ 146,508			\$ 153,240			\$ 159,420		
63																				
64																				
65	Rents-Miscellaneous Town Rentals																			
66																				
67	PUBLIC WORKS HOUSING																			
68	ONE BEDROOM	2	\$ 605	\$ 14,520	3.88%	\$ 630	\$ 15,120	4.13%	\$ 655	\$ 15,725	4.00%	\$ -	\$ 16,320	3.79%	\$ -	\$ 17,040	4.41%	\$ 740	\$ 17,760	4.23%
69																				
70	ANNUAL TOTAL		\$ 14,520			\$ 15,120			\$ 15,725			\$ 16,320			\$ 17,040			\$ 17,760		
71																				
72	WILLOWS- HOUSING																			
73	STUDIO	2	\$ 1,200	\$ 28,800	106.04%	\$ 1,230	\$ 29,520	2.50%	\$ 1,275	\$ 30,600	3.66%	\$ 1,325	\$ 31,800	3.92%	\$ 1,375	\$ 33,000	3.77%	\$ 1,430	\$ 34,320	4.00%
74																				
75	ANNUAL TOTAL		\$ 28,800			\$ 29,520			\$ 30,600			\$ - \$ 31,800			\$ 33,000			\$ 34,320		
76																				
77	COUNTRY CLUB TOWNHOMES																			
78	TWO BEDROOM (#60)	1	\$ 2,275	\$ 27,300	4.11%	\$ 2,370	\$ 28,440	4.18%	\$ 2,465	\$ 29,580	4.00%	\$ 2,565	\$ 30,780	4.07%	\$ 2,670	\$ 32,040	4.09%	\$ 2,775	\$ 33,300	3.93%
79	THREE BEDROOM (#5, #18 & #19)	3	\$ 2,290	\$ 82,440	4.09%	\$ 2,385	\$ 85,860	4.15%	\$ 2,480	\$ 89,294	4.00%	\$ 2,580	\$ 92,866	4.00%	\$ 2,685	\$ 96,660	4.09%	\$ 2,795	\$ 100,620	4.10%
80																				
81	ANNUAL TOTAL		\$ 109,740			\$ 114,300			\$ 118,874			\$ 123,646			\$ 128,700			\$ 133,920		
82																				
83	SUB-TOTAL-MISCELLANEOUS TOWN RENTALS		\$ 153,060			\$ 158,940			\$ 165,199			\$ 171,766			\$ 178,740			\$ 186,000		
84																				
85	TOTAL RENT		\$ 3,449,220			\$ 3,588,840			\$ 3,737,359			\$ 3,890,194			\$ 4,047,540			\$ 4,211,040		
86	Vacancy Factor		\$ (6,500)			\$ (6,500)			\$ (6,500)			\$ (6,500)			\$ (6,500)			\$ (6,500)		
87	TOTAL NET RENT -----		\$ 3,442,720			\$ 3,582,340			\$ 3,730,859			\$ 3,883,694			\$ 4,041,040			\$ 4,204,540		

	A	B	AS	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE	BF	BG	BH	BI	BJ
1	CARRIAGE WAY RENT STRUCTURE																			
2																				
3																				
4																				
5			2025	2025	2025	2026	2026	2026	2027	2027	2027	2028	2028	2028	2029	2029	2029	2030	2030	2030
6			MONTHLY	ANNUAL	%	MONTHLY	ANNUAL	%	MONTHLY	ANNUAL	%	MONTHLY	ANNUAL	%	MONTHLY	ANNUAL	%	MONTHLY	ANNUAL	%
7	PROJECT	# UNITS	RENTS	INCOME	INCR.	RENTS	INCOME	INCR.	RENTS	INCOME	INCR.	RENTS	INCOME	INCR.	RENTS	INCOME	INCR.	RENTS	INCOME	INCR.
8	CARRIAGE WAY																			
9	STUDIO	4	\$ 1,170	\$ 56,160	3.08%	\$ 1,205	\$ 57,840	2.99%	\$ 1,240	\$ 59,520	2.90%	\$ 1,275	\$ 61,200	2.82%	\$ 1,310	\$ 62,880	2.75%	\$ 1,350	\$ 64,800	3.05%
10	ONE BEDROOM	4	\$ 1,345	\$ 64,560	3.07%	\$ 1,385	\$ 66,480	2.97%	\$ 1,425	\$ 68,400	2.89%	\$ 1,470	\$ 70,560	3.16%	\$ 1,515	\$ 72,720	3.06%	\$ 1,560	\$ 74,880	2.97%
11	TWO BEDROOM	3	\$ 1,790	\$ 64,440	2.87%	\$ 1,845	\$ 66,420	3.07%	\$ 1,900	\$ 68,400	2.98%	\$ 1,955	\$ 70,380	2.89%	\$ 2,010	\$ 72,360	2.81%	\$ 2,070	\$ 74,520	2.99%
12																				
13	GRANDFATHERED UNITS																			
14	TWO BEDROOM A	1	\$ 1,790	\$ 21,480	2.87%	\$ 1,845	\$ 22,140	3.07%	\$ 1,900	\$ 22,800	2.98%	\$ 1,955	\$ 23,460	2.89%	\$ 2,010	\$ 24,120	2.81%	\$ 2,070	\$ 24,840	2.99%
15																				
16	ANNUAL TOTAL			\$ 206,640			\$ 212,880			\$ 219,120			\$ 225,600			\$ 232,080			\$ 239,040	
17	Vacancy Factor			\$ (1,000)			\$ (1,000)			\$ (1,000)			\$ (1,000)			\$ (1,000)			\$ (1,000)	
18				\$ 205,640			\$ 211,880			\$ 218,120			\$ 224,600			\$ 231,080			\$ 238,040	
19																				

	A	B	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF
1	SNOWMASS INN RENT STRUCTURE																			
2																				
3																				
4																				
5			2025	2025	2025	2026	2026	2026	2027	2027	2027	2028	2028	2028	2029	2029	2029	2030	2030	2030
6			MONTHLY	ANNUAL	%	MONTHLY	ANNUAL	%	MONTHLY	ANNUAL	%	MONTHLY	ANNUAL	%	MONTHLY	ANNUAL	%	MONTHLY	ANNUAL	%
7	PROJECT	# UNITS	RENTS	INCOME	INCR.	RENTS	INCOME	INCR.	RENTS	INCOME	INCR.	RENTS	INCOME	INCR.	RENTS	INCOME	INCR.	RENTS	INCOME	INCR.
8	SNOWMASS INN																			
9	STUDIO	39	\$ 1,265	\$ 592,020	2.43%	\$ 1,300	\$ 608,400	2.77%	\$ 1,335	\$ 624,780	2.69%	\$ 1,370	\$ 641,160	2.62%	\$ 1,405	\$ 657,540	2.55%	\$ 1,440	\$ 673,920	2.49%
10	ONE BEDROOM	1		\$ -			\$ -			\$ -			\$ -							
11	TWO BEDROOM	1	\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -							
12																				
13																				
14	ANNUAL TOTAL			\$ 592,020			\$ 608,400			\$ 624,780			\$ 641,160			\$ 657,540			\$ 673,920	
15	VACANCY FACTOR			\$ (5,920)			\$ (6,084)			\$ (6,248)			\$ (6,412)			\$ (6,412)			\$ (6,412)	
16				\$ 586,100			\$ 602,316			\$ 618,532			\$ 634,748			\$ 651,128			\$ 667,508	
17																				

	A	B	C	D	E
1					
2	Sales Tax Rebate 2021-2025				
3					
4					
5	Year	Budget	Actual Amount	# of \$75 rebates	
6	2025	\$ 80,000	\$ 67,500.00	900	
7	2024	\$ 80,000	\$ 64,425.00	859	
8	2023	\$ 55,000	\$ 49,450.00	989	
9	2022	\$ 55,000	\$ 51,650.00	1033	
10	2021	\$ 55,000	\$ 52,850.00	1057	
11	5-Year Total	\$ 325,000	\$ 285,875.00	4838	
12	5-Year Average		\$ 50,460.00	968	
13					
14					
15	2026 Budgeted	\$ 90,000	\$100	900	
16					
17					
18	# of rebates	900	900	900	
19	\$ per rebate	\$ 125	\$ 150	\$ 175	
20	Total Rebate Cost	\$ 112,500	\$ 135,000	\$ 157,500	
21					
22	2026 Budget	\$ 90,000	\$ 90,000	\$ 90,000	
23	\$ over '26 Budget	\$ 22,500	\$ 45,000	\$ 67,500	
24					
25					

	A	B	C	D
1				
2	SHORT-TERM RENTAL FEES			
3				
4				
5		<u>Amt per Permit</u>	<u># of Permits</u>	<u>Revenue</u>
6	2023 Actual	\$ 300	1,266	\$ 379,800
7	2024 Actual	\$ 300	1,124	\$ 337,200
8				
9	2025 Budget	\$ 300	1,200	\$ 360,000
10	2025 YTD	\$ 300	1,071	\$ 321,300
11				
12				
13	OPTIONS:			
14	# of Permits	1,200	1,200	1,200
15	STR Fee-per Permit	\$ 400	\$ 500	\$ 600
16	Annual Revenue	\$ 480,000	\$ 600,000	\$ 720,000
17				

	A	B	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI
1														
2		SOLID WASTE FEES												
4														
5														
6		SOLID WASTE REVENUES												
7			2019	2020	2021	2022	2023	2024	2025	2026 *	2027	2028	2029	2030
8		ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	BUDGET	PROPOSED	PROPOSED	PROPOSED	PROPOSED	PROPOSED
9														
10		Construction Trash	22,284	\$ 17,993	\$ 38,098	\$ 52,166	\$ 148,832	\$ 95,475	\$ 25,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000
11														
12		Homeowner Fees	353,184	\$ 353,804	\$ 355,574	\$ 369,294	\$ 404,528	\$ 387,566	\$ 419,949	\$ 430,448	\$ 441,209	\$ 452,239	\$ 463,545	\$ 475,134
13		Rear Load Fees	565,243	\$ 500,293	\$ 570,164	\$ 635,392	\$ 645,754	\$ 684,322	\$ 721,831	\$ 758,984	\$ 777,959	\$ 797,408	\$ 817,343	\$ 837,776
14		Curbside Fees	98,931	\$ 101,407	\$ 111,313	\$ 125,389	\$ 109,005	\$ 131,752	\$ 144,846	\$ 146,281	\$ 149,938	\$ 153,686	\$ 157,529	\$ 161,467
15		Roll Off Fees	242,788	\$ 201,043	\$ 232,809	\$ 288,006	\$ 266,803	\$ 307,048	\$ 258,476	\$ 278,359	\$ 285,318	\$ 292,451	\$ 299,762	\$ 307,256
16		Solid Waste Revenue	\$1,282,430	\$ 1,174,540	\$ 1,307,958	\$ 1,470,247	\$ 1,574,922	\$ 1,606,163	\$ 1,570,102	\$ 1,649,072	\$ 1,689,424	\$ 1,730,784	\$ 1,773,179	\$ 1,816,633
17														
18														
19		SOLID WASTE EXPENSES												
20														
21		Solid Waste Operations	\$955,786	\$ 974,836	\$ 974,925	\$ 1,108,342	\$ 1,209,736	\$ 1,366,491	\$ 1,468,509	\$ 1,532,286	\$ 1,588,940	\$ 1,648,590	\$ 1,711,624	\$ 1,778,131
22														
23		Vehicle reserve**	\$137,264	\$ 137,264	\$ 158,875	\$ 158,875	\$ 158,875	\$ 158,875	\$ 158,875	\$ 158,875	\$ 158,875	\$ 158,875	\$ 158,875	\$ 158,875
24														
25		Admin***	\$75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000
26		Total Cost of Services	\$1,168,050	\$ 1,187,100	\$ 1,208,800	\$ 1,342,217	\$ 1,448,611	\$ 1,605,366	\$ 1,707,384	\$ 1,771,161	\$ 1,827,815	\$ 1,887,465	\$ 1,950,499	\$ 2,017,006
27														
28														
29		NET OPERATING	\$114,380	\$ (12,560)	\$ 99,158	\$ 128,030	\$ 126,311	\$ 797	\$ (137,282)	\$ (122,089)	\$ (138,391)	\$ (156,681)	\$ (177,320)	\$ (200,373)
30														
31														
32		* 2026 Revenue Base on last two qtrs of 2024 and first two qtrs of 2025												
33		** Based on 10 year average of Solid Waste CERF												
34		*** Based on % of PW Admin Assistant & Director												
35														
36														
37		SOLID WASTE RATE FEES												
38														
39					2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
40					Actual	Actual	Actual	Actual	Actual	Proposed	Proposed	Proposed	Proposed	Proposed
41									10.0%	2.5%	2.5%	2.5%	2.5%	2.5%
42														
43		CURBSIDE (Billed Quarterly) (Solid Waste & Recycling)												
44		(1) 90 gal. Container												
45		Per Month			\$ 13.40	\$ 14.07	\$ 14.49	\$ 14.49	\$ 16.00	\$ 16.40	\$ 16.81	\$ 17.23	\$ 17.66	\$ 18.10
46		Per Quarter			\$ 53.60	\$ 56.28	\$ 57.96	\$ 57.96	\$ 64.00	\$ 65.60	\$ 67.24	\$ 68.92	\$ 70.64	\$ 72.41
47														
48		DROP OFF SERVICE (Solid Waste & Recycling)												
49		Annual Rate			\$ 563.00	\$ 591.00	\$ 612.00	\$ 612.00	\$ 673.20	\$ 690.03	\$ 707.28	\$ 724.96	\$ 743.09	\$ 761.66
50		Billed Quarterly			\$ 140.75	\$ 147.75	\$ 153.00	\$ 153.00	\$ 168.30	\$ 172.51	\$ 176.82	\$ 181.24	\$ 185.77	\$ 190.42
51														
52														
53		OVERFLOW / OTHERS (Billed Quarterly)												
54														
55		Yard Trash per yard overflow			\$ 34	\$ 34	\$ 34	\$ 37	\$ 40	\$ 41	\$ 42	\$ 43	\$ 44	\$ 45
56		Tires			\$ 10	\$ 10	\$ 10	\$ 15	\$ 15	\$ 16	\$ 16	\$ 17	\$ 17	\$ 18
57		Tires with Rims			\$ 20	\$ 20	\$ 20	\$ 25	\$ 25	\$ 26	\$ 26	\$ 27	\$ 28	\$ 28
58		Per Electric Pick Up			\$ 22	\$ 22	\$ 22	\$ 25	\$ 25	\$ 26	\$ 26	\$ 27	\$ 28	\$ 28
59		Mattresses			\$ 34	\$ 34	\$ 34	\$ 36	\$ 40	\$ 41	\$ 42	\$ 43	\$ 44	\$ 45
60														

Summer Camp

Since 2023, the base price of Summer Camp has been \$65 per day, with a discounted early bird registration opening in March of each year at \$50 per day. Participants may take advantage of the special discount through April and register for the entire summer for the State Licensed school-aged, day camp childcare program operated by the Department's Program Coordinator.

There are no residence requirements to attend camp; and our very flexible drop-off and pick-up schedule allows parents to check-in their child at 8am and check-out any time before 5pm. In 2025, CivicRec reported 978 total participations (consisting of 131 unique participants) for kids ages 5-10.

Notable comparisons to other area programs

<u>Program Location</u>	<u>Program Costs</u>
Aspen Rec Center	\$54/day and only services Pitkin, Garfield & Eagle County residents with strict drop off and pick up regulations
Glenwood Rec	\$80 for non-members and \$64 for members
Waldorf School on the Roaring Fork	\$450/week
SkiCo Treehouse	Does not have their current rates published online, but according to Google they were charging \$174 per day; price increases to over \$300 in the winter.

\$65 Base Price	Total Participants		
2023	776		
Jun	143		
Jul	374		
Aug	259		
2024		690	
Jun		163	
Jul		346	
Aug		181	
2025			978
Jun			312
Jul			478
Aug			188
Early bird registration for all of summer: March & April, \$50/day Regular season registration: \$65/day			

Swim Lessons

The Swim Lesson Program facilitates American Red Cross curriculum to participants ranging from 6 months to adults. The Department employs certified Water Safety Instructors (WSI) to lead swim lessons for groups and individuals. The Fitness & Aquatics Coordinator also collaborates with area preschools to host field trip swim lessons at the facility, which are also taught by the WSI team.

Group Lesson prices have varied since 2023, where they rose from \$120 to \$150 in 2024, then relaxed to \$100 in 2025. Private Lessons saw a price reduction since 2023, from \$130 to \$65 for a 30-minute lesson. 419 lessons were taught in 2025, a dramatic increase from the 34 lessons taught in 2023. Ultimately, in 2025 the Department saw record revenue and participation in the swim lesson program due to the ideal pricing and refreshed scheduling structures.

Notable comparisons to other programs

<u>Program Location</u>	<u>Group Lesson Programs</u>
River Valley Ranch	\$20/30-min class (6mo - 3yo)
Glenwood Hot Springs	\$30ea/ \$240/2 wk (8 x 45-min class) session (ages 1.5+) *families save 10% for 2nd child and 20% for 3rd
Glenwood Rec	\$84/8 x 30-min class session (6mo+)
Aspen Rec	\$48/month for 4 Saturday lessons (most consistent offering)
ToSV	\$100/4 days + 1 weather makeup day, services babies through adults

<u>Program Location</u>	<u>Private Lesson Programs</u>
River Valley Ranch	\$50/30-min lesson (ages 3+)
Glenwood Hot Springs	\$60/45-min lesson (ages 4+)
Glenwood Rec	\$62/30-min; \$47/members
AquaMobile	\$62/30-min lesson (6mo - 4yo); \$85/60-min (6mo - adult)
Aspen Rec	\$45/30-min lesson (ages 3+)

Memberships

The Snowmass Village Recreation Center strives to offer high quality recreation amenities at an unbeatable value that all may find respite here. Through that effort, prices have only increased once in 20 years. Since that increase in 2022, the Recreation Center has seen revenue grow because of the facility's reputation as a clean, politically neutral, friendly and safe place for people to find their third space.

The Recreation Center offers a wide variety of memberships such as monthly, adult, youth, family, punch passes and day passes. Membership prices do not fluctuate based on method of purchase, residence, or longevity in the Valley. All memberships, from a day to a year, provide access to the same amenities: weight room, cardio equipment, pools, fitness classes, gymnasium, rock wall and upstairs fitness studio.

Listed below are some of the most popular memberships purchased and sustained by members in the Recreation Center:

Adult Memberships	Adult - Monthly Auto Billing	\$70
Adult Memberships	Adult - One Month (Paid in Full)	\$125
Adult Memberships	Adult - One Year (Paid in Full)	\$725
Youth Memberships	Youth - One Year (Paid in Full)	\$475
Memberships: Family	Family Membership - Extra Family Member	\$100
Memberships: Family	Family Membership - Monthly, Auto Billing	\$130
Memberships: Family	Family Membership - One Month, Paid in Full	\$250
Memberships: Family	Family Membership - One year, Paid in Full	\$1,350
Punch Passes	Adult: 20 Visit Punch Pass	\$240
Punch Passes	Youth: 20 Visit Punch Pass	\$175
	Adult Daily	\$15
	Youth Daily	\$10

Adult Day Passes

An adult \$15 day pass provides access to exit and reenter the facility as many times during the day as they would like. For a winter example, you could play pickleball, go ski, then return to use the hot tub all on a single day pass. When the building closes for the evening, the day pass expires.

Notable day pass comparisons to other facilities

<u>Location</u>	<u>Membership</u>
Aspen Rec Center	Adult (18+) \$32 (include a towel, lock and skate rentals)
Carbondale	Adult (18+) \$8
Glenwood	Adult \$11 / nonresident \$14

Adult Punch Passes

An adult \$240 punch pass for the facility brings the cost of a day pass down to \$12 for 20 days. The Town's punch passes do not expire and may be transferred to others, such as letting a guest check in with the member.

Notable membership comparisons to other facilities

<u>Location</u>	<u>Membership</u>
Aspen Rec Center	20 Punch Pass Adult \$278 in-person pr \$258 online; Valid for 18 Months after purchase
Carbondale	20 Punch Pass Adult \$128; EXPIRE in 3 years, transferable
Glenwood	10 Punch Pass Adult \$100 / nonresident \$125; Punch passes expire after 1 year from date of purchase

Adult Monthly Memberships

An adult, monthly membership for a single month is \$125. If the member would like to continue their membership after one month, the new recurring fee is \$70 until they cancel. After a member cancels, they may return at any time and resume the \$70 monthly membership without any penalty or upcharge.

Notable membership comparisons to other facilities

<u>Location</u>	<u>Membership</u>
Aspen Rec Center	1 Month Adult \$146 in-person or \$133 online 3 Month Adult \$340 in-person or \$320 online 6 Month Adult \$460 in-person or \$449 online
Carbondale	Adult Monthly \$46 Adult 3-Month \$122
Glenwood	1 Month Pass Adult \$86 / nonresident \$107 Monthly AutoPay Adult \$45 / nonresident \$57 6 Month Adult \$296 / nonresident \$369

Annual Adult Memberships

An adult, annual membership \$725 is the most affordable membership offered, but does not have the flexibility of cancellation like the monthly membership.

Notable membership comparisons to other facilities

<u>Location</u>	<u>Membership</u>
Aspen Rec Center	Annual Adult \$809 in-person or \$725 online
Carbondale	Adult Annual \$399
Glenwood	Annual Adult \$458 / nonresident \$573

GENERAL IMPROVEMENT DISTRICT

BUDGET DETAIL-2025 Budget

Beginning Fund Balance		\$	323,973.68	\$	405,233	\$	405,233.29	\$	-	\$	405,233	\$	425,178	\$	476,998	\$	487,877	\$	475,751	\$	438,387		
REVENUES																							
Description			2024 Actual		2025 Budget		2025 Revised		2025 Variance		2025 Projected		2026 Budget		2026 Variance		2027 Proposed		2028 Proposed		2029 Proposed		2030 Proposed
TAXES																							
Property Taxes-Operating		\$	506,640.32	\$	547,018	\$	547,018	\$	-	\$	545,530	\$	602,107	\$	55,089.12	\$	614,149	\$	626,432	\$	638,961	\$	651,740
Interest Income		\$	28,782.05	\$	15,265	\$	15,265	\$	-	\$	23,528	\$	15,419	\$	154.00	\$	15,882	\$	16,358	\$	16,849	\$	17,355
Miscellaneous		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Specific Ownership		\$	14,191.22	\$	13,644	\$	13,644	\$	-	\$	14,980	\$	15,733	\$	2,089.06	\$	16,048	\$	16,369	\$	16,696	\$	17,030
Sub-Total		\$	549,613.59	\$	575,927	\$	575,927	\$	-	\$	584,038	\$	633,259	\$	57,332.18	\$	646,079	\$	659,159	\$	672,506	\$	686,125
Total Revenues		\$	549,613.59	\$	575,927	\$	575,927	\$	-	\$	584,038	\$	633,259	\$	57,332.18	\$	646,079	\$	659,159	\$	672,506	\$	686,125
EXPENDITURES																							
PURCHASED SERVICES																							
Accounting/Administration		\$	2,067.00	\$	2,170	\$	2,170	\$	-	\$	2,170	\$	2,279	\$	(108.50)	\$	2,392	\$	2,512	\$	2,638	\$	2,770
Audit		\$	464.00	\$	487	\$	487	\$	-	\$	487	\$	511	\$	(24.35)	\$	537	\$	564	\$	592	\$	622
Collection Fees-Prop Taxes (5% of prop taxes)		\$	24,324.85	\$	27,351	\$	27,351	\$	-	\$	27,277	\$	30,105	\$	(2,754.46)	\$	30,707	\$	31,322	\$	31,948	\$	32,587
Consultant		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Legal		\$	-	\$	3,587	\$	3,587	\$	-	\$	3,484	\$	3,589	\$	(1.52)	\$	3,696	\$	3,807	\$	3,921	\$	4,039
Sub-Total		\$	26,855.85	\$	33,595	\$	33,595	\$	-	\$	33,418	\$	36,484	\$	(2,888.83)	\$	37,333	\$	38,204	\$	39,099	\$	40,017
OPERATING & MAINTENANCE																							
Insurance		\$	8,282.54	\$	9,002	\$	9,002	\$	-	\$	9,002	\$	10,352	\$	(1,350.30)	\$	11,905	\$	13,691	\$	15,745	\$	18,106
Sky Cab - operating costs		\$	273,201.11	\$	339,935	\$	339,935	\$	-	\$	339,935	\$	349,800	\$	(9,865.46)	\$	374,286	\$	400,487	\$	428,521	\$	458,517
Sky Cab-Maintenance Costs		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Snowmelting - Lower Carriageway/Wood Rd		\$	123,768.17	\$	128,271	\$	128,271	\$	-	\$	128,271	\$	134,804	\$	(6,532.75)	\$	141,675	\$	148,903	\$	156,507	\$	164,507
Sub-Total		\$	405,251.82	\$	477,208	\$	477,208	\$	-	\$	477,208	\$	494,956	\$	(17,748.51)	\$	527,867	\$	563,080	\$	600,772	\$	641,130
CAPITAL																							
Sky Cab		\$	36,246.31	\$	53,467	\$	53,467	\$	-	\$	53,467	\$	50,000	\$	3,467.00	\$	70,000	\$	70,000	\$	70,000	\$	70,000
Total Expenditures		\$	468,353.98	\$	564,270	\$	564,270	\$	-	\$	564,092	\$	581,440	\$	(17,170.34)	\$	635,200	\$	671,285	\$	709,871	\$	751,146.95
NET Revenues over Expenditures		\$	81,259.61	\$	11,657	\$	11,657	\$	-	\$	19,945	\$	51,819	\$	40,161.84	\$	10,880	\$	(12,126)	\$	(37,365)	\$	(65,021.65)
Ending Fund Balance		\$	405,233.29	\$	416,891	\$	416,891	\$	-	\$	425,178	\$	476,998	\$	60,107.00	\$	487,877	\$	475,751	\$	438,387	\$	373,365

	2024	2025	2025	2025	2025	2026	2026	2027	2028	2029	2030
YEAR-END Fund Balance	Actual	Budget	Revised	Variance	Projected	Budget	Variance	Proposed	Proposed	Proposed	Proposed
RESERVE (10% of Revenues)	\$ 54,961.36	\$ 57,592.72	\$ 57,592.72	\$ -	\$ 58,403.76	\$ 63,325.94	\$ 5,733.22	\$ 64,607.92	\$ 65,915.91	\$ 67,250.62	\$ 68,612.53
FUNDS AVAILABLE	\$ 350,271.93	\$ 359,297.90	\$ 359,297.90	\$ -	\$ 366,774.68	\$ 413,671.68	\$ 54,373.78	\$ 423,269.25	\$ 409,835.44	\$ 371,136.01	\$ 304,752.44
TOTAL Year-end Fund Balance	\$ 405,233.29	\$ 416,890.62	\$ 416,890.62	\$ -	\$ 425,178.44	\$ 476,997.62	\$ 60,107	\$ 487,877.17	\$ 475,751.35	\$ 438,386.62	\$ 373,364.97

**TOWN OF SNOWMASS VILLAGE
TOWN COUNCIL**

**RESOLUTION NO. 33
SERIES 2025**

**A RESOLUTION IN SUPPORT OF THE PROPOSED CONFLUENCE EARLY
CHILDCARE DEVELOPMENT SERVICE DISTRICT BALLOT ISSUE 7A IN THE PITKIN
COUNTY ELECTION**

WHEREAS, the mission of the Town of Snowmass Village is to remain a thriving, charming, fun, resilient, safe, and emotionally connected community; and

WHEREAS, accessible, affordable early care and education, including childcare, preschool and community-based programming for young children and their caregivers, is critical to the healthy development of young children and the success of working parents and the broader community; and

WHEREAS, Children with access to high quality early education are better prepared for kindergarten, read earlier, graduate high school at higher rates, and go to college more often, setting them up for success by giving them more options and opportunities throughout school and their careers; and

WHEREAS, Nobel Prize winning economist James Heckman and his colleagues have quantified the benefit as a 13% return on investment for high quality, birth to age five early education; and

WHEREAS, the Parachute to Aspen region is home to approximately 5,100 children under the age of five years old; and

WHEREAS, there is insufficient program capacity to serve all children in our region with only enough room in licensed childcare for about 43 percent of children; and

WHEREAS, child care and preschool is very expensive in our region, costing families with two young children about 37 percent of their monthly income; and

WHEREAS, access to reliable childcare for working parents directly benefits labor costs for businesses by reducing absenteeism and turn over; and

WHEREAS, ours is a regional economy, with workers often traveling long distances between home and work, regularly crossing municipal, county and school district boundaries; and

WHEREAS, for more than five years, community members from Parachute to Aspen have been working together to develop this regional proposal to address our common challenges with childcare accessibility and affordability; and

WHEREAS, the Boards of Commissioners for Garfield, Pitkin and Eagle Counties all unanimously approved the Service Plan detailing the need, purpose and role of this new Service District; and

WHEREAS, the Strong Start Bright Future proposal, measure 7A, on the November 2025 ballot will establish a new early childhood service district, funded with a modest 0.25% sales tax increase, that will generate approximately \$10 million per year to benefit early care and education programs operating from Parachute to Aspen, Colorado;

NOW, THEREFORE, BE IT RESOLVED, that the Town of Snowmass Village strongly supports the Strong Start Bright Future Campaign, also known as ballot measure 7A, and authorizes the use of the Town of Snowmass Village name on public lists of organizations endorsing the measure.

INTRODUCED, READ AND ADOPTED by the Town Council of the Town of Snowmass Village at a Regular Meeting of the Town Council held on the 20TH day of October, 2025.

TOWN OF SNOWMASS VILLAGE

Alyssa Shenk, Mayor

ATTESTED:

Megan Harris Boucher, Town Clerk

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

October 20, 2025

AGENDA ITEM:

Executive Session

PRESENTED BY:

Clint Kinney, Town Manager

BACKGROUND:

The Town Council has reason to convene in Executive Session. To convene in executive session, the Colorado Open Meetings Law requires that the Town announce the topics for discussion with specific statutory citation and to identify the particular matter(s) to be discussed in as much detail as possible without compromising the purpose for which the executive session is authorized. A motion to enter executive session for the announced purposes must be passed by 2/3 of the quorum voting in the affirmative for said motion.

FINANCIAL IMPACT:

N/A

APPLICABILITY TO COUNCIL GOALS & OBJECTIVES:

N/A

COUNCIL OPTIONS:

Convene in Executive Session
Choose not to convene in Executive Session

STAFF RECOMMENDATION:

Town Council will now meet in Executive Session pursuant to C.R.S. 24-6-402(4) and Snowmass Village Municipal Code Section 2-45(c) for the following purpose:

- a) For a conference with the Town Attorney for the purpose of receiving legal advice on specific legal questions pursuant to C.R.S. 24-6-402(4)(b) and Snowmass Village Municipal Code Section 2-45(c)(2), more specifically related to: quarterly update from Town Attorney

Provided, there is an affirmative vote of two-thirds of the quorum present at this meeting to hold an Executive Session and for the purpose of considering items (a) above.

Provided further, that no adoption of any proposed policy, position, resolution, regulation, or formal action shall occur at this Executive Session.

ATTACHMENTS:

N/A