



Planning Commission
Wednesday, December 4, 2024
4:00 PM
130 Kearns Road
Council Chambers
Agenda

- 1. ROLL CALL**
- 2. APPROVAL OF MEETING MINUTES**
 - 2.a. APPROVAL OF NOVEMBER 13, 2024 MEETING MINUTES**
[11.13.24 Meeting Minutes.docx](#)
 - 2.b. APPROVAL OF NOVEMBER 20, 2024 MEETING MINUTES**
[11.20.24 Meeting Minutes.docx](#)
- 3. ITEMS FOR DISCUSSION**
 - 3.a. SNOWMASS CENTER - MINOR PUD AMENDMENT CONTINUED FROM NOVEMBER 13, 2024**
[Snowmass Center Minor Amendment - Reso No 8 of 2024__draft 12032024.pdf](#)
 - 3.b. LITTLE RED SCHOOL HOUSE - SPECIAL REVIEW AND SUB PLA**
[_Agenda Item Summary, LRSH - PC mtg 12-4-24.docx](#)
[1_PN for PC review of Subd Plat, 11-20-24.doc](#)
[2_Zoning, Aerial & Map Exhibits.docx](#)
[3_Site Photos, 10-10-24.docx](#)
[4_PC Reso 7, 2024 - S.R. & Plat in Public Zone for LRSH Addition.docx](#)
[5_24_1028_LRSH_Special Review Add.01.pdf](#)
[6_23065-LRSH-SubPlat-24X36-BW-Prelim-11-05-24.pdf](#)
[7_Staff Report Compliance Analysis.docx](#)
 - 3.c. COMMUNITY DEVELOPMENT DIRECTOR UPDATES**
- 4. ADJOURNMENT**

TOWN OF SNOWMASS VILLAGE

PLANNING COMMISSION
MEETING MINUTES

November 13, 2024

Members Present:

Brian Marshack, Chair
Jim Gustafson
Doug Faurer
David Seglin

Staff Present:

Dave Shinneman
Brian McNellis
Ashleigh Huff
Anne Martens
Greg LeBlanc
Cameron Luck

Members Absent:

Elise Denis
Matt Dube
Stan Clauson

Others Present: Stacey Kelly, Elle Peterson, Jay Shumaker, Skyler Stark-Ragsdale, Doug Endicott, Andrew Wickes, Bart Johnson, Jordan Sarick, Colby Christoff, Richard Shaw, Matt Armentrout, Rich Carr, Lucy Peterson, Norman

Call to order: The meeting was called to order at 4:00 pm and roll was called. Commissioners Clauson, Denis, and Dube were absent.

Item 1: Approval of October 16, 2024, Meeting Minutes:

The Minutes from the 10/16/2024 meeting were brought for approval. Commissioners made no comments or changes. Commissioner Faurer motioned to approve, seconded by Commissioner Gustafson, and were unanimously approved.

Item 2: Snowmass Center Minor PUD:

Brian McNellis, Senior Planner, introduced the discussion on the Snowmass Center Minor PUD Amendment. He introduced the applicant, Eastwood Snowmass Investors, who had previously submitted the project through the PUD process from 2017 to 2020 and were now seeking approval to amend the development by separating the commercial and residential components of the Snowmass Center. Specifically, the applicant proposed separating the residential parcels (2, 3, and 4) while retaining parcel 1, which included commercial spaces like Clark's Market and the Post Office.

Commissioner Gustafson inquired about the relationship between the land use amendment and the potential property deal. Dave Shinneman, Community Development Director, clarified that while the two were interconnected, the Planning Commission's focus was solely on the land use amendment, not the ongoing negotiations between the applicant and the town on the land purchase. Mr. Shinneman clarified that the Commission's role was to review the land use changes, not to assess the property deal.

The applicant's team then presented the proposed changes in detail. Richard Shaw, representing the applicant, outlined the minor amendments to the Snowmass Center's approved Planned Unit Development (PUD), emphasizing how the proposed improvements aligned with community-oriented goals. A key change was the creation of a separate residential area, allowing independent development of both the residential and commercial components.

Mr. Shaw discussed several modifications, including the removal of two smaller buildings and the creation of a public amenity area on the on the second level, envisioned as a town square with views and potential amenities like a coffee shop. The plan also proposed reserving 4,000 square feet permanently for the post office. The original commercial floor area of 58,344 square feet remained unchanged, with no building heights or leasable space alterations.

The design emphasized pedestrian-friendly elements, such as wider sidewalks, an improved parking layout, and better transit services. The new transit center location was proposed to enhance circulation and support future residential units. Snow management plans remained the same, with snow being pushed downhill, and provisions for snow storage were addressed.

Architecturally, the design retained much of the original plan's character, incorporating varied building masses and materials to enhance the streetscape. The entrances would be redesigned to improve accessibility, preserving the "Main Street" feel. Compact parking spaces and improved delivery service corridors were also part of the plan.

The redevelopment would proceed in phases, starting with infrastructure work and the construction of the parking garage, followed by the expansion of the eastern building and grocery store. The project would also incorporate a loop water line for fire protection, and fire lanes would be maintained throughout construction. An interim transit loop was introduced to ensure continuous access to the center during redevelopment until permanent transit facilities were built.

In conclusion, Mr. Shaw stated the goal is to develop a functional, sustainable, and aesthetically pleasing mixed-use center meeting the needs of both commercial and residential tenants while ensuring the center's continued vitality and accessibility throughout the construction phases.

92 The discussion of the project was transitioned to commissioner comments by
93 Chair Marshack. Commissioner Fauer raised several questions, including who
94 would be responsible for maintaining the rooftop space, and sought clarification
95 on the loading zone areas and service corridors. He expressed concern that the
96 potential addition of affordable housing could create a traffic bottleneck.

97 Brian McNellis interjected, suggesting a traffic consultant study might be
98 beneficial. Commissioner Seglin agreed with this suggestion, reiterating
99 Commissioner Fauer's concerns about traffic flow. Commissioner Fauer also
100 noted to the applicant that the inclusion of affordable housing would likely lead
101 to an influx of year-round residents, further impacting traffic.

102
103 Commissioner Gustafson expressed concerns about potential traffic congestion
104 with the addition of residential housing but supported the architectural concept.
105 He questioned emergency access and the flow of traffic. He also inquired about
106 the phasing of the project, tenant impacts, and service access, receiving
107 assurances that access would be maintained. Commissioner Gustafson raised
108 concerns about delivery truck visibility, which would be addressed by the
109 proposed service corridor. He also asked about the retaining walls, access points
110 to the potential new housing above the center, and the east end of the site,
111 acknowledging the project's site constraints.

112
113 Commissioner Seglin agreed with previous comments from Commissioners
114 Fauer and Gustafson, particularly regarding the project's overall direction. He
115 supported the architecture but raised concerns about several issues. He inquired
116 whether it was possible to integrate civil infrastructure for the residential area
117 with the Village Center's development to save costs, although he acknowledged
118 that the steep grades made this challenging. He also emphasized the need to
119 consider ways to shield parking areas from view, particularly from Brush Creek
120 Road, to avoid an expanse of visible cars. He recommended adding berms or
121 decorative walls to improve aesthetics.

122
123 Commissioner Seglin also voiced concerns about the community atrium, noting
124 it could become congested with pedestrians, families, and deliveries. He
125 suggested that the area might become too crowded without a designated drop-
126 off zone for cars, which could lead to traffic flow issues. Additionally, he
127 highlighted the potential complications of the water line and other utilities that
128 would serve both the Snowmass Center and the future residential area.

129 While acknowledging the challenges, Seglin appreciated the improvements to the
130 project and endorsed the overall plan. He also noted the potential benefits of
131 integrating infrastructure, such as stormwater and fire protection, across both
132 the commercial and residential phases. However, he underscored the importance
133 of addressing these concerns to ensure the project's success.

134
135 Commissioner Marshack expressed support for the design but raised concerns
136 about future traffic and intersection flow, emphasizing the need for "future-
137 proofing" and more detailed traffic plans, including egress and overall traffic

management. He sought clarification on the 18-foot sidewalk and its continuity across the center, particularly around covered areas (e.g., arcades) and seating, and recommended incorporating barriers to separate pedestrians from traffic, similar to solutions seen at Whole Foods. He was positive about the second-story retail, especially the idea of a coffee shop or restaurant with a view, suggesting it could benefit from a concept similar to former restaurants. He emphasized that second-story retail should capitalize on the view and serve as a community amenity. Commissioner Marshack also raised concerns about the shuttle and hotel drop-off area, requesting more information on how many vehicles were expected and how they would flow through the site. He questioned whether 200 parking spaces were necessary, expressing concern about the number of compact spaces and the visual impact of a large asphalt lot. He suggested revisiting the parking design to potentially reduce spaces while accommodating alternatives like shuttle services or electric vehicle (EV) stations. He highlighted the need for ongoing discussions on parking, transit, and space for amenities like recycling stations, urging a further review of the parking strategy to balance parking needs with the design of the site and pedestrian experience. Finally, he agreed that these topics could be continued at the next meeting, with a focus on ensuring the project met long-term community and design goals.

Bart Johnson, the land use and real estate attorney for the project, addressed the unique timing situation surrounding the application. He explained that the town approached them to purchase the residential parcels, but the deal is contingent on the approval of a minor PUD amendment. This has created a "chicken and egg" scenario, as the purchase contract with the town relies on the approval of the PUD amendments, and the approval cannot happen unless the deal goes through. He acknowledged that the town is both the purchaser and the approving agency, which makes the process awkward but unavoidable.

The changes to the project flow from the town's request to remove the free-market residential units, which significantly affects the economics and design of the center. Jordan from Eastwood Snowmass Investors clarified that the purchase is subject to the minor PUD amendment process, noting that significant time and effort have gone into the application over the past 6 to 8 months. He added that the seller has the right to terminate the contract if the project does not move forward, as the existing PUD approval is expiring, and the pace of government processes has not aligned with the project's timeline. Despite the challenges, Jordan emphasized their goal of closing the deal within the next year, which is now at risk due to delays in the approval process.

In response, the town's Community Development staff clarified that the review process is separate from ownership negotiations on the land purchase. They emphasized that the department is following established review standards, including the minor PUD amendment process, and is working through issues raised during the review. The staff also acknowledged the applicant's pressure to meet deadlines but pointed out the review process takes time and some

unresolved issues, such as input from the fire district and the Town, still need to be addressed.

Jordan Sarick of Eastwood Snowmass, indicated that the applicant had hoped to be on the agenda for the following week, the town staff noted that their agenda was already set, and the project could not be brought forward at that time. After discussion with staff and the planning commission all agreed to bring the topic back to the November 20th meeting, and after a short break, they heard public comment on the project.

John Meley, Fire Marshal with Roaring Fork Fire Rescue Authority, commented he believed a looped water line would be beneficial to the design of the project. He requested additional fire hydrants within the parking lot and emphasized that the phasing of the project created concerns regarding fire access. Meley stated he believed the applicant would work with Roaring Fork Fire to address and alleviate these concerns. Mr. McNellis inquired if a condition added to the staff resolution indicating the applicant and Fire Authority would be sufficient, and commissioners agreed.

Jay Schumaker, a retired architect and Snowmass resident, encouraged the commissioners to consider the future impact of autonomous vehicles, suggesting that preparations should be made for their integration. He expressed concern that there was no connection between the proposed center and Base Village, and voiced his concerns about the lack of electric vehicle charging stations. Schumaker also raised the issue of the hillside potentially being developed exclusively for workforce housing, with no luxury housing included.

Doug Endicott, a Snowmass resident and business owner, expressed appreciation for the complexity of the project and encouraged all parties to move expeditiously toward approval.

Once public comment was concluded, commissioners agreed to continue this item to the following meeting.

Item 3: Community Development Director Updates

- The Little Red School House project is set to be presented on November 20.
- The Divide Workforce Housing "SHOP" project is scheduled for the Planning Commission on December 4.

Motion to adjourn by Commissioner Gustafson, seconded by Commissioner Seglin. All in favor. None opposed.

The meeting was adjourned at 6:44 p.m.

TOWN OF SNOWMASS VILLAGE

PLANNING COMMISSION
MEETING MINUTES

November 20, 2024

Members Present:

Brian Marshack, Chair
Jim Gustafson
Doug Faurer
David Seglin

Staff Present:

Dave Shinneman
Brian McNellis
Ashleigh Huff
Anne Martens
Greg LeBlanc
Sam Guarino

Members Absent:

Elise Denis
Matt Dube
Stan Clauson

Others Present: Jay Shumaker, Skyler Stark-Ragsdale, Jordan Sarick, Colby Christoff, Richard Shaw, Matt Armentrout, Jessica Garrow, Norman Godfrey, John Melley

Call to order: The meeting was called to order at 4:01 pm and roll was called. Commissioners Clauson, Denis, and Dube were absent.

Item 1: Approval of November 13, 2024 Meeting Minutes:

The Minutes from the November 13, 2024 meeting will be reviewed at the subsequent meeting on December 4, 2024.

Item 2: Snowmass Center Minor PUD:

Brian McNellis, Senior Planner, presented a draft resolution (Resolution #8 of 2024) for review. Staff had prepared the resolution late due to the accelerated timeline, and the commission was directed to focus on the 25 conditions of approval, particularly those highlighted. The applicant also presented additional documents, including a traffic report and responses to previous meeting discussions. Dave Shinneman, Community Development Director, emphasized that while the commission was not required to decide immediately, the goal was to keep the project moving forward for the upcoming Town Council meeting on

45 December 16th. The commission was encouraged to carefully review the
46 materials and ask questions before proceeding.

47
48 Richard Shaw, principal at Design Workshop, and Jessica Garrow, also from
49 Design Workshop, presented updates based on the Planning Commission's input
50 from the November 13th meeting. They addressed key concerns, including traffic
51 and access, utility and fire protection, parking, and architectural considerations.
52 Mr. Shaw explained the traffic analysis for the Snowmass Center, noting a
53 proposed four-way stop intersection would operate at an optimal level of service
54 (A), even with the expected increase in traffic. He also outlined changes to the
55 transit center design, such as a 100-foot sheltered pedestrian area to improve
56 weather protection and flow. Addressing concerns about the single access point
57 to the development, Shaw emphasized that alternative routes, such as extending
58 the service area to the east, were infeasible due to steep terrain and the need for
59 extensive grading. He also discussed the importance of fire protection, with two-
60 way parking and roadways designed to meet fire safety requirements, and
61 outlined how the center's service area would be separated from pedestrian and
62 vehicle traffic. Finally, Shaw highlighted improvements to the transit system,
63 including dedicated bus loading areas, which would reduce conflicts with other
64 circulation systems.

65
66 Chair Marshack thanked the applicant for the recap and presentation and
67 opened the meeting to discussion. Commission Seglin raised concerns about the
68 potential use of open road space by locals for drop-offs, which could conflict with
69 traffic flow, especially concerning future residential development. He also
70 questioned the use of landscape screening to mask parking areas, suggesting a
71 more permanent solution like raising retaining walls to block views of the parking
72 lot. The team responded by emphasizing the landscaping plan along Brush Creek
73 Rd. and proposing transparent retaining walls for aesthetic reasons. Further, the
74 service area layout was addressed, with emphasis on the accessibility of the
75 service bays for large trucks, including the garbage truck. The design ensures
76 minimal exposure of service areas to the public, with the service entry enclosed
77 to reduce visibility.

78
79 Commissioner Seglin also commented on the public atrium on the roof deck,
80 noting that there had been discussion about whether to enclose the space. He
81 expressed a preference for keeping it open to maintain its community-serving
82 nature, emphasizing the importance of preserving the outdoor connection and
83 avoiding enclosure, which could diminish the space's accessibility and
84 engagement.

85
86 The conversation continued with a consideration of transportation flow,
87 particularly regarding shuttle services and future housing development behind
88 the shopping center, with transportation questions directed to town officials for
89 further clarification.

Commissioner Fauer posed a question regarding the number of shuttles using the redesigned space. Sam Guarino, the transportation director for the Town of Snowmass Village, addressed several key issues. Mr. Guarino clarified that the number of shuttles passing through the transit center would not increase, as all current shuttle routes already go through the center, providing adequate service with intervals as short as 5 minutes.

Commissioner Gustafson raised concerns about traffic flow and fire protection. Concerns about traffic at the West intersection and potential congestion from future residential units led to a suggestion to consider one-way traffic on the upper parking loop were raised. Regarding fire protection, it was clarified that the road behind the Snowmass Center would remain in place as an emergency access route and would not be improved as part of the PUD amendment, with Fire Marshall, John Melley, confirming that fire protection standards for future affordable housing would meet Type 2 construction requirements.

Commissioners discussed potential future traffic issues at the intersection, suggesting a four-way stop sign to help regulate flow. It was agreed to include a condition in the resolution for the Town Council to further consider traffic flow improvements, particularly the one-way traffic option, and to confirm that fire protection and emergency access remain adequate for the interim period.

Concerns were expressed about the difficulty of backing out in a perpendicular, two-way parking lot, particularly during brief in-and-out trips, such as those to the post office or grocery store. The applicant responded by explaining that angled parking is less efficient, according to several studies conducted.

Commissioner Gustafson raised questions about the connection point at Town Hall and the grading, which were addressed by Colby Christoff from Sopris Engineering and Anne Martens from the Town of Snowmass Village's Public Works Department, who provided clarification on grading and snowmelt. The tie-in area, however, remains a work in progress.

Commissioners Fauer and Gustafson raised concerns about the design of the atrium and its connection to the post office. They suggested considering a covered or enclosed link between the two spaces to maintain the community interaction that currently exists. Under the proposed design, the post office and grocery store entrances are more separated, which could reduce opportunities for spontaneous encounters. While the importance of keeping the space functional for community interaction was emphasized, some participants felt that the proposed open layout would still provide a better overall experience by energizing the entire area and fostering more interaction across the broader space.

Lastly, concerns about the construction management plan were discussed, with a suggestion to have a representative from the contractor present at the next

meeting to address the complexities of the construction timeline and its potential impact on businesses. Jessica Garrow presented the plan and walked commissioners through each phase of the work, assuring them that access would be maintained throughout the construction process to minimize disruption.

Chair Marshack thanked the applicant and agreed that the discussion on the resolution should be continued at the next meeting on December 4th. Commissioner Gustafson motioned to continue the discussion, which was seconded by Chair Marshack. The motion passed unanimously, with all commissioners in favor and none opposed.

Item 3: Community Development Director Updates

- January meeting schedule discussion
- The Little Red School House project is set to be presented on December 4, 2024.
- The Divide Workforce Housing "SHOP" project is scheduled for the Planning Commission as well.

Motion to adjourn by Chair Marshack, seconded by Commissioner Fauer. All in favor. None opposed.

The meeting was adjourned at 6:17 p.m.

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**TOWN OF SNOWMASS VILLAGE
PLANNING COMMISSION**

**RESOLUTION NO. 8
SERIES OF 2024**

**A RESOLUTION APPROVING A MINOR AMENDMENT TO A FINAL PLANNED
UNIT DEVELOPMENT (PUD) FOR THE FARAWAY RANCH NORTH
SUBDIVISION AND THE SNOWMASS CENTER (PARCEL 1)
REDEVELOPMENT PROJECT**

WHEREAS, the Eastwood Snowmass Investors, LP (“Applicant”) were granted Final Planned Unit Development (PUD) approval on November 16, 2020 for the Snowmass Center redevelopment as it pertains specifically to the Faraway Ranch Subdivision pursuant to Ordinance No. 17 of 2020 which formalized an Amendment to the Official Zone District Map rezoning the property from SPA to Mixed Use-2 (MU-2) with a PUD overlay; and

WHEREAS, the PUD approval also allowed for the entitlement of a mixed use development with specific variations from the Land Use Code with conditions entailing 64 free-market residential units, 10 deed restricted units and various commercial space totaling 58,344 square feet; and

WHEREAS, in accordance with Resolution No. 34 of 1988, the applicant has satisfied the Restricted Housing mitigation typically required for commercial expansion as proposed on Parcel 1.

WHEREAS, the Applicant submitted an application for a Minor Amendment to the Snowmass Center PUD which would modify lot lines associated with parcels 1 through 8, remove the residential units from Parcel 1, redesign commercial space within the center (not to exceed 58,344 square feet), and minimize subgrade parking as previously established in the Final PUD; and

WHEREAS, an initial public hearing was held before the Planning Commission on November 13th, 2024 to review the proposal at which time the review was continued to November 20th and December 4th, 2024 for further consideration.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the Town of Snowmass Village, Colorado:

Section One: General Findings. The Planning Commission hereby generally finds that:

- 1) The Applicant submitted the application for a Minor Amendment of a Final PUD in accordance with the provisions of the Municipal Code. The application provided the Minimum Contents required pursuant to Section 16A-5-390 and addressed the following standards:
 - a. The proposed amendment shall be consistent with, or an enhancement of, the original PUD approval.
 - b. The proposed amendment shall not have a substantially adverse effect on the neighborhood surrounding the land where the amendment is proposed or have a substantially adverse impact on the enjoyment of land abutting upon or across the street from the subject property.
 - c. The proposed amendment shall not change the basic character of the PUD or surrounding areas.
 - d. The proposed amendment shall comply with the other applicable standards of this Division 3, Planned Unit Development.
- 2) The Minor PUD Amendment identifies land uses proposed at the Snowmass Center site which are generally consistent with the Town of Snowmass Village 2018 Comprehensive Plan which identifies the area as a "Village Core Area" which envisions mixed-use residential and commercial development for the subject parcel.
- 3) The Planning Commission further identifies the Snowmass Center as a vastly important commercial development that should prioritize local serving retail while successfully representing the community as a world class resort and tourist destination.
- 4) The Minor Amendment will reduce the overall residential count on Parcel 1 by 24 units but shall not change to residential entitlements for Parcels 2, 3, and 4.
- 5) The Minor Amendment does constitute modifications to the overall configuration of the parcels within Faraway Ranch North subdivision pursuant to Exhibit A.
- 6) To the extent necessary for and pertinent to a Preliminary Plan level of evaluation and review, the application is generally consistent with the provisions of Section 16A-5-300(c), General Restrictions, of the Development Code, subject to satisfying the applicable conditions contained within Section Three of this resolution.

Section Two: Action. The Planning Commission hereby recommends to Town Council that they accept the Minor PUD Amendment for review and approval as represented in the application as submitted.

Section Three: Conditions. The approval granted in Section Two above shall be subject to satisfying the following conditions:

- 1) Any building permit submitted prior to July 1, 2025 shall be subject to the 2015 International Building and Fire codes as determined in the Final PUD approval. After July 1, 2025 the most recent and updated codes adopted by the Town shall apply.
- 2) The uncovered sidewalk in front of the new Clark's storefront shall be no less than 10'9" wide with bollards or another separation system to accommodate unobstructed pedestrian movement along the streetscape.
- 3) The applicant shall introduce an architectural element that is iconic in nature to define the Snowmass Center as a significant landmark that enhances and blends with the existing character of Snowmass Village as a world class ski destination - for review and consideration by the Town Council.
- 4) The 2nd story of the main entry vestibule shall incorporate the ability to enclose the space as needed during inclement weather.
- 5) The final design of the interim and final transit center shall be reviewed and approved by the Town of Snowmass Village prior to recording of final plat documents.
- 6) The applicant shall continue to work with the Public Works Department to sufficiently address the issues raised in their October 31, 2024 memorandum and attached as Exhibit B.
- 7) The transit center shall be constructed and completed by the applicant as part of the Snowmass Center redevelopment approved hereto and completed prior to Temporary or Final Certificate of Completion/Occupancy for phases 4 or 5 of the development as agreed to by the Town Manager or their designee. Until such time that the Town (or other ownership) improves Parcels 2, 3, and 4, the applicant shall grade the initial length of "Rim Road" behind the Snowmass Center during construction and of the final transit center to meet the eventual grade of the current access – not to exceed 10 percent grade.
- 8) It shall be the obligation of the applicant to maintain "Rim Road" behind the Snowmass Center (as well as the hammerhead turnaround) during construction of Parcel 1 for the purpose of fire access.
- 9) The applicant shall provide monetary security acceptable to the Town for the entirety of the utility improvements detailed and approved in the Subdivision Improvements Agreement and subject to the approval of the

- Public Works Department. Utilities shall be sized to accommodate no less than 130 units on Parcels 2, 3, and 4.
- 10) The construction management plan shall further detail the phasing of the project with the Community Development Department for review by the Town Council. The plan shall allow for the continuous and on-going operation of the grocery store during and throughout construction. The plan shall allow for partial closures as required by OSHA to ensure safety of employees and customers.
 - 11) The required Construction Management Plan shall address the mitigation of noise and air pollution during and after development as requested in the letter by Dunlop Environmental Consulting dated November 11, 2024 (Exhibit C).
 - 12) The applicant shall continue working with the Roaring Fork Fire Authority to address interim fire protection needs during and after construction. These requirements shall be specified in a document approved by the Fire Authority and shall be finalized at recording of the final plat documents.
 - 13) Town shuttle and delivery vehicle turning movements shall be approved by the Town of Snowmass Village prior to the recording of the final plat documents.
 - 14) Screening of headlights from delivery vehicles shall be incorporated in the west side delivery bays for the benefit of adjacent Woodbridge residents.
 - 15) Safe pedestrian and bicycle access to the commercial entities in the Snowmass Center shall be provided throughout the duration of construction.
 - 16) The applicant shall ensure ADA access to and from the Transit stations in both the temporary and the final Transit Center Designs.
 - 17) The interim and final transit center design shall incorporate space for shopping cart collection docks.
 - 18) Accessible and prominent space shall be made available for bike share stations within Parcel 1 or at the transit center as part of the interim and final design.
 - 19) The parking plan shall be updated to include compact spaces located along the west side of the delivery route. All spaces on the east side shall be converted to conventionally sized parking spaces.

- 175 20) The parking plan shall be updated to include no less than 3 EV charging
176 stations and shall accommodate the expansion of EV spaces in the future
177 as needed.
178
- 179 21) Any future building permit submittal shall include a wayfinding and detailed
180 lighting plan and must be approved by the Community Development
181 Department prior to issuance of a building permit.
182
- 183 22) A detailed landscaping plan shall be included with any future building permit
184 submittal with the intention of aesthetically enhancing the project while,
185 screening the development and retaining walls as seen from Brush Creek
186 Road. The plan shall be intentional as it pertains to water filtration and
187 providing safety buffers as needed.
188
- 189 23) The veneer of the retaining walls associated with the new Upper Kearns
190 and transit center shall match the roundabout (at the bottom of Upper
191 Kearns, with Brush Creek) and be shown on revised PUD documents prior
192 to submitting for a building permit.
193
- 194 24) 4,000 square feet of space shall be reserved for exclusive use by the U.S.
195 Postal Service for as long as the federal government chooses to locate at
196 the Snowmass Center.
197
- 198 25) At least two of the new commercial spaces in the redeveloped Snowmass
199 Center shall be ready equipped for restaurant operation upon Certificate of
200 Completion/Occupancy.
201
- 202 26) Town Hall Road Intersection – In order to ensure this development does not
203 negatively impact surrounding development, this intersection with Upper
204 Kearns Road shall be approved to the satisfaction of the Town Manager or
205 their designee and all plans revised to show such improvements prior to
206 recording of final plat documents.
207
- 208 27) The applicant shall pay cash-in-lieu for the construction the soft “Rim Trail”
209 connector for the actual construction cost determined at building permit
210 submittal.
211
- 212 28) The boundaries between Parcels 1 and 8 shall be adjusted to include the
213 entirety of the Rim Trail connector within Parcel 8 (dedicated open space).
214
- 215 29) All utilities shall be sized to accommodate the connection to any future
216 residential development on Parcels 2, 3, and 4 not to exceed 130 residential
217 units.
218
- 219 30) The applicant shall explore the possibility of one-way traffic and angled
220 parking along through the upper parking deck and access lane. Should one-

way traffic be implemented, the applicant shall widen the pedestrian streetscape in front of the grocery store as afforded by the shortened lane width.

- 31) The applicant shall explore the possibility of incorporating a covered connection between the grocery store and post office.
- 32) Prior to building permit submittal the applicant shall provide updated documents as amended by this Minor PUD Amendment to be reviewed and accepted by the Community Development Department.
- 33) Any condition approved by the existing PUD approval (Ordinance No. 17 of 2020) and not modified by this approval, shall remain an obligation of the applicant or subsequent owners.
- 34) Should outstanding issues arise from this expedited planning review process (i.e. plans or documents), the Town of Snowmass Village reserves the right to require changes from the applicant. Should the applicant disagree with said changes, they reserve the right to appeal the decision to the Town Council for further consideration.
- 35) Vested rights shall be granted for this Site-Specific Design Review for a period not exceeding 6 years from the date of recordation of this resolution of approval.

INTRODUCED, READ, AND ADOPTED by the Planning Commission of the Town of Snowmass Village, Colorado on this 20th day of November 2024, with a motion made by Commission member _____ and a second by Commission member _____, by a vote of ___ in favor and ___ opposed.

TOWN OF SNOWMASS VILLAGE

PLANNING COMMISSION

Brian Marshack, Chairperson

ATTEST:

Ashleigh Huff, Secretary

- 267 Exhibits:
268 A. Proposed parcel reconfiguration plan
269 B. Amended Dimensional Matrix
270 C. Public Works memo – 10/31/2024
271 D. Dunlop Consulting letter – 11/11/2024

DRAFT

Table 1: Snowmass Center PUD Amendment Dimensional Changes												
	Parcel 1		Parcel 2		Parcel 3		Parcel 4		Parcel 5		Parcel 6	
	Approved	Proposed	Approved	Proposed	Approved	Proposed	Approved	Proposed	Approved	Proposed	Approved	Proposed
Parcel Size (sq ft)	211,830	180,000	22,007	31,507	40,330	40,330	63,681	105,396	92,624	71,837	912,458	910,233
Parcel Size (acres)	4.86	4.13	0.51	0.72	0.93	0.93	1.46	2.42	2.13	1.65	20.95	20.95
Maximum FAR (ratio)	0.43:1	0.43:1	0.98:1	0.98:1	0.67:1	0.67:1	0.91:1	0.91:1	N/A	N/A	N/A	N/A
Maximum Commercial Space (sq ft)	58,344 (Building 1A: 47,404; Building 6A: 3,952; Building 6B: 6,988)	Building 1A: 58,433	None	None	None	None	None	None	None	None	None	None
Residential Units	Building 1A: 9 Free-Market Units and 10 Restricted Units; Building 6B: 5 Free-Market Units	None*	10 Free-Market Units	10 Free-Market Units*	10 Free-Market Units	10 Free-Market Units*	30 Free-Market Units	30 Free-Market Units*	N/A	N/A	N/A	N/A
Parking (spaces)	237 spaces (136 spaces in subgrade garage, 117 surface spaces; 202 Commercial, 16 Free-Market Residential, 19 Deed Restricted)	200 spaces (includes 29 compact spaces)	22 spaces	49 spaces (22 spaces approved in garage, plus 27 spaces behind the center)	23 spaces	23 spaces	66 spaces	66 spaces	N/A	N/A	N/A	N/A
Building Height (feet)	Building 1: 43 feet; Building 6A: 40 feet; Building 6B: 47 feet	Building 1A: 43 feet	46 feet	46 feet	Building 3A: 43 feet; Building 3B: 45.5 feet	Building 3A: 43 feet; Building 3B: 45.5 feet	Building 4A: 54 feet; Building 4B: 63 feet	Building 4A: 54 feet; Building 4B: 63 feet	N/A	N/A	N/A	N/A
Setbacks (feet)	0 feet (all sides)	0 feet (all sides)	0 feet (all sides)	0 feet (all sides)	0 feet (all sides)	0 feet (all sides)	0 feet (all sides)	0 feet (all sides)	N/A	N/A	N/A	N/A
Minimum Open Space (%)	25%	25%	25%	25%	25%	25%	25%	25%	Active Park: 0.96 acres; Open Space: 1.17 acres	Open Space / Park: 1.65 acres	Open Space: 20.95 acres	Open Space: 20.95 acres
* No Residential units are proposed on Parcel 1. Pursuant to the Contract Purchase Agreement, this Amendment includes the ability to construct up to 130 residential units on Parcels 2 - 4.												
**27 total parking spaces located behind the Center are relocated to Parcel 2 through the lot line adjustment.												

INTEROFFICE MEMORANDUM

TO: BRIAN MCNELLIS, SENIOR PLANNER
FROM: MIKE HORVATH, TOWN ENGINEER
ANNE MARTENS, PUBLIC WORKS DIRECTOR
SUBJECT: MINOR PUD AMENDMENT REVIEW – SNOWMASS CENTER COMMENTS
DATE: OCTOBER 31, 2024

These comments are in response to the proposed Design Workshop's application (dated September 27, 2024) for a Minor PUD Amendment Review for the redevelopment of the Snowmass Center.

1. ROAD ALIGNMENT AND INTERSECTION REQUIREMENTS

- **Town Hall Road Intersection:** Improve intersection alignment to 80–90 degrees with Upper Kearns with a max slope of 5% for 20 feet approaching the downhill stop sign.
- **Bus Lane Alignment:** Align the bus-only lane from Upper Kearns with Town Hall Road centerlines to be within 10 feet of each other, maintaining a max slope of 7% and a cross slope of 2% on the bus only lane for future bus route compatibility.
- **Alpine Bank Intersection:** Adjust design to ensure the bus lane intersects with the road to Alpine Bank at 90 degrees.
- **Access Road Intersection:** Ensure Access Road aligns at 90 degrees to Upper Kearns and clarify access alignment details for Alpine Bank.

2. DEEP UTILITIES

- **Hydrant Relocation:** Address hydrant placement on Sheet C-2.0 to ensure it's not within the road or pedestrian path.

3. RETAINING WALLS

- **Aesthetic:** Provide detailed wall types and match finishes to those near the Wood Rd roundabout.
- **Wall Locations:** The wall behind the bus shelter on Upper Kearns must integrate with the existing railroad tie wall along the access road. The bottom of the railroad tie wall at the bottom of the hill is approximately 8372.5'. The bottom of the proposed wall is proposed at 8367.55'. Therefore, replacing the entire current railroad tie wall to accommodate final access road requirements is necessary.
- **Constructability:** Bottom of wall in the temporary construction layout is 8370' while the bottom of the wall at the final Transit Center is as low as 8366.74'. Final wall layout will need to be constructed as part of temporary construction layout.

4. COST AND PRICING ADJUSTMENTS

- **Material Pricing:** Update cost estimates to align with the Town of Snowmass Village and SWSD 2024 pricing:
 - Class 6 ABC: \$140/CY
 - Class 2 ABC: \$150/CY
 - Curb & Gutter: \$70/LF
 - Mobilization: 7-10%
 - Sidewalk: \$45/LF
 - 8" DIP: \$350/LF
 - 8" SDR 35: \$330/LF
- **Missing Costs:** Ensure estimates cover additional elements like ADA ramps, crosswalks, striping, milling for T-top, culverts, shallow utility conduits, and lighting for Upper & Lower Kearns and Melton Trail EOPC's.
- **Storm Line Costs:** Include Storm D in cost estimates as it serves Transit Center and is required as part of redevelopment of Parcel 1.

5. STORMWATER AND DEBRIS FLOW

- **Debris Flow Infrastructure:** Ensure debris flow solutions are incorporated within EOPC.
- **Debris Flow Accommodations:** Install a box culvert to manage debris flow under the new road section.
- **Inlets & Manholes:** Replace and adjust inlets and manholes to match the proposed road elevation at the bottom of Town Hall Road.
- **Valley Pan Drainage:** Account for drainage from the 3-foot valley pan at Alpine Bank's entrance, ensuring it redirects drainage appropriately on-site.

6. TRANSIT AND ACCESS REQUIREMENTS

- **Bus and Emergency Access:** Provide turning movement and grading analysis for TOSV buses across the full route from Upper Kearns, ensuring temporary signage, grading, and emergency vehicle access are feasible during construction phases.
- **Temporary Access Points:** Clarify temporary tie-in point on Upper Kearns and the access road to assist in understanding EOPC's and temporary access conditions.
- **Temporary Pedestrian Access:** Pedestrian access from Upper Kearns Rd needs to be accommodated during the temporary construction layout
- **Lane Widening:** Widen the bus-only lane before the bus pull-off by at least 2 feet for improved maneuverability.

7. SUBDIVISION AGREEMENT & DEVELOPMENT TIMELINE

- **Easement Grants:** Amend agreements to specify Developer's responsibility for granting easements for trails, utilities, and stormwater to Town once development of uphill parcels is complete.
- **Transit Center Completion:** Include timelines in Section 6.1 for the Transit Center, with explicit completion requirements within Phase 4 or 5, not at time of Town development of uphill parcels.

- **Stormwater Maintenance:** Outline responsibilities for shared utility maintenance and replacement.

8. LIGHTING AND SIGNAGE PLANS

- **Lighting Plan:** Include a lighting plan to cover all required areas.
- **Signage and Striping:** Develop a comprehensive striping and signage plan to support traffic flow and bus priority at Upper Kearns and access road intersection.

Thank you for the opportunity to comment. Please let me know if you have any questions.



November 11, 2024

Town of Snowmass Village
Brian McNellis, Senior Planner
PO Box 5010
130 Kearns Road
Snowmass Village, CO
81615

Re: Snowmass Center Redevelopment PUD Minor Amendment Application

Dear Mr. McNellis,

At your request, Dunlop Environmental Consulting, Inc (DEC) has reviewed the above mentioned application. This review is focused on a comparison of this application to previous PUD approvals of findings DEC provided to the TOSV in the past, the most recent on September 20, 2020.

The current application is proposing to remove residential development from consideration and focus on commercial development on Parcel 1, building 1A. Included in the commercial spaces for example will be the post office, grocery store, atrium, liquor store, office spaces and a roof top gathering area. Compared to previous submittals, vehicle parking has been modified to remove an underground parking structure and replace it with surface parking and a three sided sub-surface parking lot that is open to the outside.

Construction will be in five phases. The first; transit, parking, and utilities. The second; lower Kearns Road, parking, the loading dock and East Building expansion. The third; parking completion, connect the East building to the existing building. The fourth; demolishing and rebuilding the south face of the existing building. The fifth; complete office spaces above the grocery store.

In considering this application in comparison to previous plans from an environmental position, DEC does not have substantive issues to consider above those stated in earlier reviews. Referencing DEC's September 20, 2020 letter to you, the following will be restated as remaining points to consider.

- 1) Provide a statement on contributions to air quality impacts from vehicle emissions from the loading dock area. Idling trucks and refrigeration units for example. This is requested due to the close proximity of the loading dock to occupied spaces.

- 2) Provide a statement of recognition that commercial food service preparation may require further study and remediation relative to air quality impacts. Specific attention to food grilling emissions near occupied spaces is the concern.
- 3) Provide information from Sopris Engineering regarding parking garage and loading dock drainage, capture, treatment and discharge of snow melt, rain, and other liquids that may discharge from vehicles. This might include installation of oil/sand separator vaults.
- 4) Earlier development plans for this property included installation of a "chiller" unit located on building 4B. Should this device still be proposed in a new location a noise impact statement is suggested as these devices can generate objectionable levels of noise.
- 5) Provide indoor air quality protection detail during remodel of existing structures and business while they remain occupied by staff and open to the public. This discussion is necessary to protect occupants and visitors from dust, odors, fumes, and possibly asbestos if it is present. Should asbestos be identified it must be removed by personnel qualified to enter those work zones. The Construction Management Plan (CMP), bullet 30, mentions dust will be the only environmental hazard. The CMP references OSHA compliance for this project. OSHA sets standards for workplace safety, but is not specific for occupied space protections for non-workers.

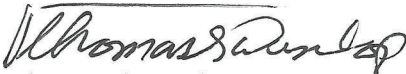
In the Review Criteria Response, the following appears on page 15, Preserve Open Space, "*The PUD preserved 20.95 sq ft of open space,*" It appears the units of measure might need to be changed.

There is mention of updating mechanical systems in the existing building, but no reference to the existing plumbing system. I have been involved in the past responding to wastewater backup conditions in ground floor retail spaces of the existing building. Conclusions causing these events was blamed on poor conditions of subsurface plumbing collection systems. This type of failure is an environmental concern for anyone in the space. This observation was many years ago and the sysetm may have been updated. However, it is recommended the applicant provide a statement regarding the condition of this utility.

The applicant states that a more detailed CMP will be provided prior to building permits being issued. The CMP included with this application covers many points DEC made in past reviews of this project, but more detail will be helpful.

This concludes DEC findings of this review.

Sincerely,


Thomas S Dunlop, MPH, REHS

President

Town of Snowmass Village

Planning Commission

Agenda Item Summary

DATE OF MEETING: December 4, 2024

AGENDA ITEM: Resolution No. 7, Series of 2024: Little Red School House Special Review and Subdivision Plat

PRESENTED BY: Jim Wahlstrom, AICP, Senior Planner
Dave Shinneman, AICP, Community Development Director
Community Development Department

BACKGROUND:

On September 5, 2024 the Town of Snowmass Village as applicant/owner, represented by Land+Shelter Architecture and Planning together with the Town Engineer, submitted a Special Review application dated August 28, 2024 as supplemented on September 18, 2024 with a separate Subdivision Plat application for concurrent review, processing, and consideration.

After a code-mandated completeness review, the applications were referred for review on September 23, 2024 for formal evaluation by other Town Departments, districts and referral agencies. An internal development review team meeting was held on October 10, 2024. No other formal referral agency comments were submitted as of the writing of this report.

The application materials for the proposed Special Review and the Subdivision Plat, including the addendum received by the Applicant dated October 28, 2024 with updated proposed development parameters, may be accessed on the Town's website here:

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

The October 28, 2024 Addendum is also attached for reference.

At the initially public noticed Planning Commission on November 20, 2024, this item was continued to the meeting on December 4, 2024.

HISTORY:

Refer to the attached resolution's 'Whereas' section for a chronological outline of the history of the two affected sites. There are zoning, aerial, other maps, and site photos taken in the fall 2024 included for reference in the second and third attachments.

MUNICIPAL CODE:

The review standards for proposed Special Review and Subdivision Plat applications are outlined and addressed in the attached staff report compliance analysis, and in the application materials. These standards are summarized below.

Sec. 16A-5-230. Special review.

- (e) *Review Standards. An application for a Special Review use shall comply with the following standards:*
- (1) *Consistent with Comprehensive Plan.*
 - (2) *Comply with standards of Development Code. The proposed use shall comply with all other applicable standards of this Development Code, including, but not limited to:*
 - a. *Zone district standards. The purpose of the 'Public' zone district in which it is located, the dimensional limitations of that zone district and any standards applicable to the particular use...*
 - b. *Development evaluation standards. The applicable standards specified in Article IV, Development Evaluation Standards.*
 - (3) *Compatible.*
 - (4) *Adequacy of access.*
 - (5) *Design minimizes adverse impact.*
 - (6) *Design minimizes environmental impact.*
 - (7) *Facilities. There shall be adequate public facilities available to serve the proposed use, or the applicant shall propose necessary improvements to address service deficiencies that the use would cause. In particular, the applicant shall demonstrate that adequate water supply and sewage disposal service is available for the proposed use, including sufficient water pressure and proximity to fire hydrants to provide for fire protection needs.*
 - (8) *Parking. Sufficient off-street parking shall be provided for the proposed use.*

Division 4. Subdivision Regulations, Sections 16A-5-400-440.

Sec. 16A-5-440. Review standards.

The proposed subdivision shall comply with the following review standards.

- (1) *Consistency with Comprehensive Plan.*
- (2) *Compatibility with surrounding land uses.*
- (3) *Comply with other applicable provisions.*
- (4) *Suitability for development.*
- (5) *Adequate public facilities.*

- (6) *Spatial pattern shall be efficient.*
- (7) *Phasing.*

PLANNING COMMISSION OPTIONS:

Approve, approve with conditions, or deny the attached draft Planning Commission Resolution No. 7, Series of 2024, which may be amended at the meeting.

STAFF RECOMMENDATION:

Staff Recommends approval of the Planning Commission Resolution No. 7, Series of 2024, with conditions, as written.

ATTACHMENTS:

1. Public Notice of the Planning Commission meeting per Article V, '*Common Review Procedures*' and Table 5-1, '*Summary of Development Review Procedures*,' in the Town's Chapter 16A of the Land Use and Development Code, printed in the Aspen Times on October 22, 2024;
2. Zoning, aerial, and map exhibits;
3. Site photos taken in the fall 2024;
4. Draft Planning Commission Resolution No. 7, Series of 2024;
5. Applicant's Addendum dated October 28, 2024 modifying the development parameters and Subdivision Plat for the Special Review application;
6. Latest update of the Subdivision Plat dated November 5, 2024;
7. Staff Report Compliance Analysis

**SNOWMASS VILLAGE
PLANNING COMMISSION
NOTICE OF MEETING**

PUBLIC NOTICE IS HEREBY GIVEN THAT A MEETING WILL BE HELD WITH THE PLANNING COMMISSION.

DATE: November 20, 2024

TIME: During a regular meeting that begins at 4:00 P.M.

WHERE: Town Council Chambers
Town Hall, 130 Kearns Road
Snowmass Village, CO

WHY: For the Planning Commission to consider applications by the Town of Snowmass Village ('Applicant') regarding the Subdivision Plat in conjunction with a Special Review involving the Little Red School House and the adjacent Community Playground sites along Owl Creek Road near the intersection with Gambel Way.

CODE: The applications will be processed pursuant to Sections 16A-5-400-440, '*Subdivision Regulations*' and Section 16A-5-230, '*Special Review*,' that applies to the proposal pursuant to the Snowmass Village Municipal Code.

INFO: Considering the prior conveyances of the property that occurred in the 1980s, the affected sites are un-platted. A one-lot subdivision plat is proposed that covers both the Little Red School House and Community Park sites. A concurrent Special Review application proposes a replacement early education center building to the south of the existing Little Red School House building. Other modifications include changes to the existing parking area, a phase II expansion of the parking area, a secondary driveway entrance, new landscaping, and improvements to drainage and utility lines among other design changes.

Additional information regarding the proposal is available for inspection at the Snowmass Village Community Development Department, by telephone at (970) 923-5524 during normal business hours, or via the Town's web page at: <https://portal.laserfiche.com/Portal/Browse.aspx?id=103306&repo=r-b27e3aff>

Written comments are encouraged and will be accepted until the close of the meeting. For inclusion of written comments in the staff report / packet, submissions must be received a minimum of 10 days prior to the meeting to the following address:

Snowmass Village Community Development Department
P.O. Box 5010
Snowmass Village, CO 81615
Attention: Jim Wahlstrom, Senior Planner
Email: jwahlstrom@tosv.com

Public hearings will be held for the subsequent Town Council review of the application following the separate Planning Commission review and its recommendations by resolution.

Telephone: (970) 923-3777

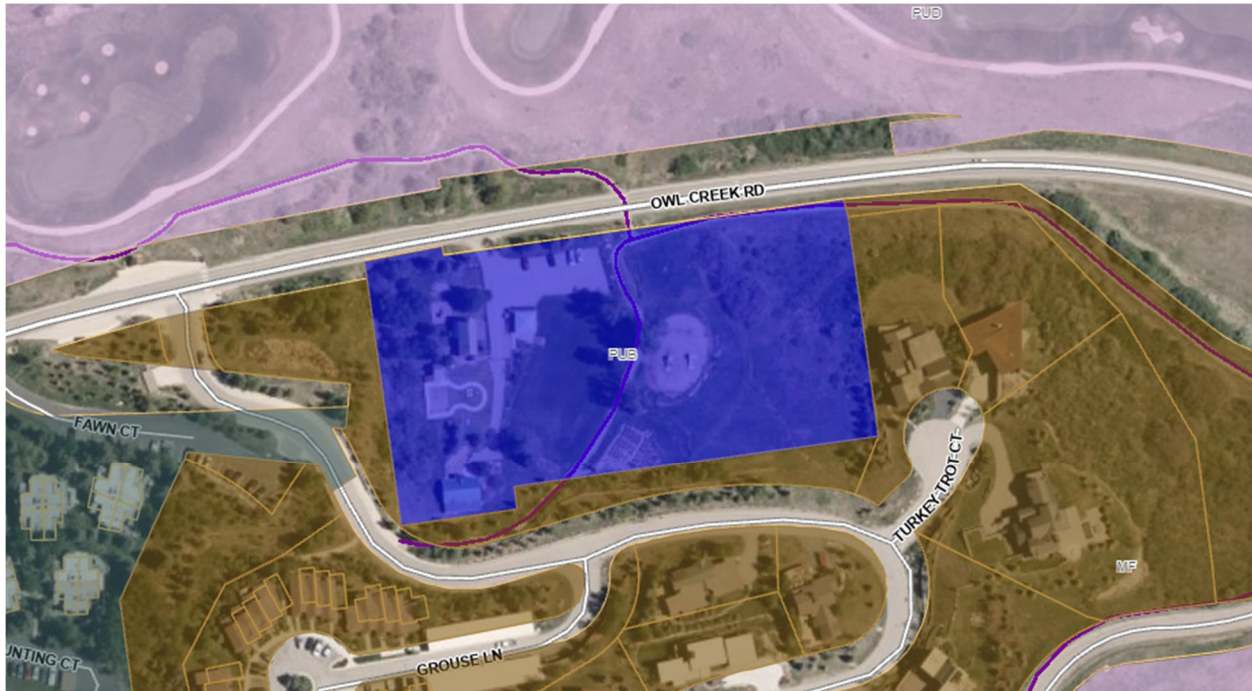
Internet Access to Council email: <http://www.tosv.com>

Citizen Feedback Hotline: (970) 922-6727 or clerk@tosv.com

Megan Boucher, Town Clerk

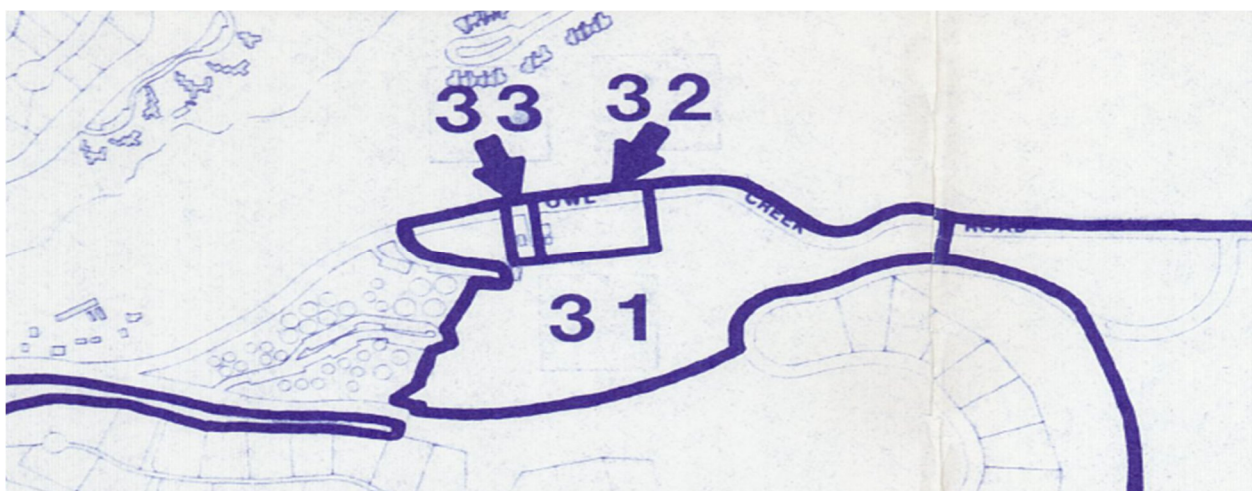
Existing Zoning, Aerial, and Maps of the Little Red School House and adjacent Community Playground sites.

Town's GIS Zoning overlay map:

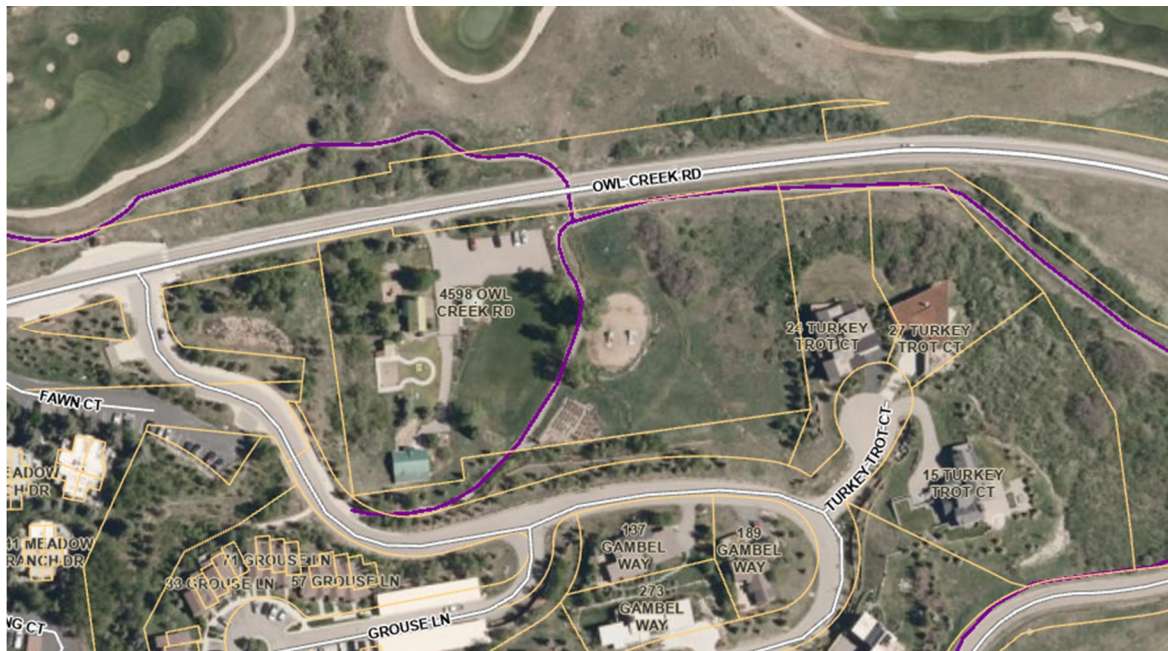


Ordinance 10, 1987 zoning exhibit / map excerpts:

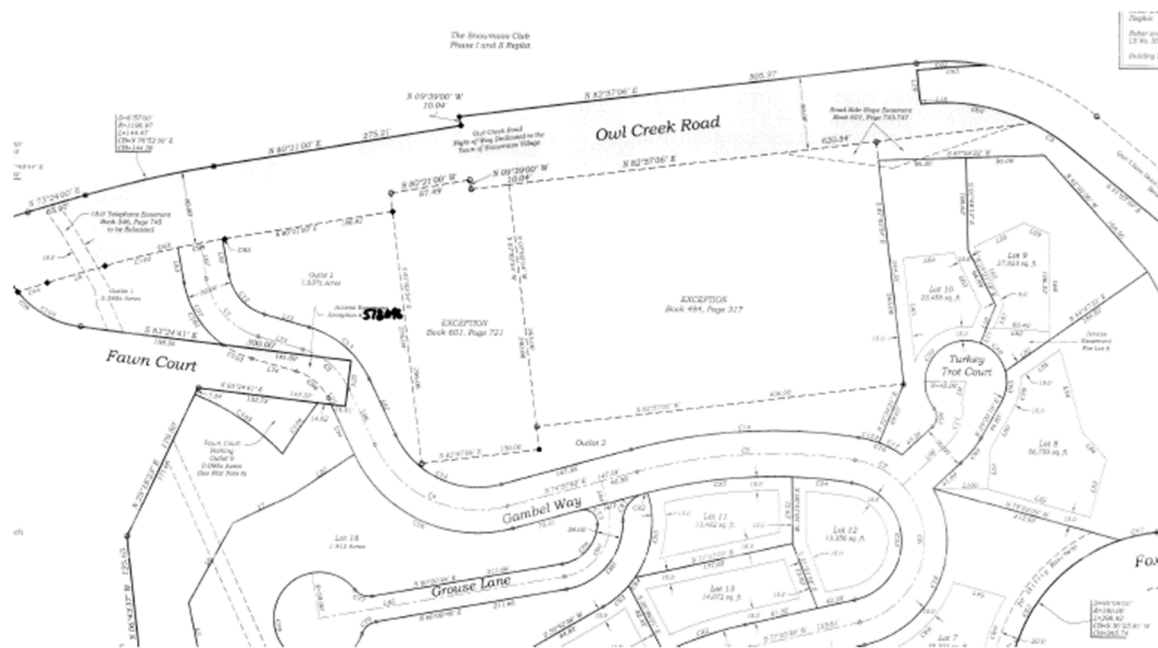
32	Community Playground	2.1	PUB	0	0	0
33	Little Red School House	1.0	PUB	0	0	0



Aerial Map of LRS and Playground sites from Town's GIS:

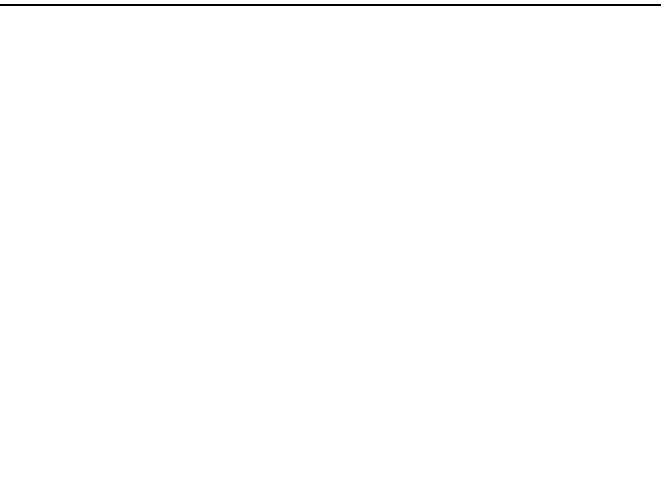


Sinclair Meadows Subdivision Plat showing the LRSB and Playground sites as Exceptions:



**LITTLE RED SCHOOLHOUSE AND
ADJACENT CATHY ROBINSON PLAYGROUND AND PARK SITE**
Site Visit Photos
October 10, 2024





**TOWN OF SNOWMASS VILLAGE
PLANNING COMMISSION**

**RESOLUTION NO. 7
SERIES OF 2024**

A RESOLUTION RECOMMENDING APPROVAL OF THE SPECIAL REVIEW USE IN A PUBLIC (PUB) ZONE DISTRICT FOR THE LITTLE RED SCHOOL HOUSE (LRSH) ADDITION AND A SUBDIVISION PLAT FOR THE LRSH AND ADJACENT COMMUNITY PLAYGROUND.

WHEREAS, pursuant to Town Council Resolution No. 43, Series of 1984, approval was granted for a public facility credit to the Snowmass Company for the conveyance of the Little Red School House Playground Site; and

WHEREAS, Ordinance No. 10, Series of 1987, assigned Parcel 33 (to the Little Red School House of one acre) and Parcel 32 (to the adjacent Community Playground of 2.1 acres), and zoned said Parcels Public (PUB); and

WHEREAS, pursuant to Town Council Resolution No. 26, Series of 1988, Section A, Part III of Exhibit 2 to Ordinance 17, Series of 1978, committed the Federal Deposit Insurance Corporation (FDIC), as successor in interest to the Snowmass Company, Ltd, called for the dedication and eventual transfer of at least 36.6 acres of FDIC land to be used for various public facilities, which according to Exhibit 'A' "Dedication Map" of Resolution 26, 1988, included referenced Parcel 6 of the Little Red School House (of one acre) and Parcels 7abc of the Owl Creek Road Realignment; and

WHEREAS, pursuant to Town Council Resolution No. 29, Series of 1989, a Subdivision Exemption was approved for Parcel 33 (the LRSH site) as defined in Ordinance 10, 1987, to permit the transfer of ownership from the Snowmass Land Company to the Town of Snowmass Village; and

WHEREAS, pursuant to Town Council Resolution No. 52, Series of 1988, the prior Hilder Anderson Toddler Center received approval for a Special Review Use in a Public (PUB) zone district, for the purpose of locating a building in which to operate a day care operation subject to a lease agreement and establishing landscaping on the site to mitigate visual impacts of the structure; and

WHEREAS, Planning Commission Resolution No. 7, Series of 2018, approved a Special Review for a community garden at Cathy Robinson Park; and

WHEREAS, on September 5, 2024 the Town of Snowmass Village as applicant/owner, represented by Land+Shelter Architecture and Planning, submitted a Special Review application dated August 28, 2024 as supplemented on September 18, 2024 with a concurrent Subdivision Plat application for review; and

WHEREAS, on October 28, 2024, the Applicant submitted an addendum to the Special Review application, in response to Town staff review comments, including updated development parameters for the new proposed subdivided Lot 1; and

WHEREAS, a Public Notice of the Planning Commission meeting per Article V, Common Review Procedures and Table 5-1, 'Summary of Development Review Procedures,' in the Town's Chapter 16A of the Land Use and Development Code, was printed in the Aspen Times on October 22, 2024

WHEREAS, at the publicly noticed Planning Commission met on November 20, 2024, the application was continued to the meeting on December 4, 2024; and

WHEREAS, the Planning Commission met on December 4, 2024, considered staff

findings and recommendations, heard and considered public comments, and has acted upon this recommending resolution to the Town Council; and

WHEREAS, the applications for Special Review and a Subdivision Plat were processed via Sections 16A-5-230 and 16A-5-400-440 of the Town's Land Use and Development Code, respectively.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the Town of Snowmass Village, Colorado:

Section One: General Findings. The Planning Commission generally finds:

1. The application was submitted in accordance with the provisions of the Town's Land Use and Development Code.
2. A public notice of the Planning Commission meeting occurred in accordance with the provisions of the Land Use and Development Code. A formal public hearing process is required during the Town Council review.
3. The request is consistent with the Review Standards for granting a Special Review use and a Subdivision Plat contained in Sections 16A-5-230(e) and 16A-5-440 of the Land Use and Development Code.
4. According to a Jurisdictional Wetland and Wildlife Report for the Sinclair Meadows Parcel on July 23, 2002, there were jurisdictional wetlands delineated along the western portion of the LRSH site and diagonally through the adjacent Community Playground site (generally following a drainage channel to a roadside drainage and continues under Owl Creek Road). The less than one-percent impact to those areas is negligible, and the continued use of these areas for site drainage is acceptable.
5. The identified jurisdictional wetland areas are regulated by the US Army Corps of Engineers (Western Colorado Field Office). Activities which result in disturbance of these areas will require prior authorization from the Corps under Section 404 of the Clean Water Act as needed. However, these areas are not part of the Brush Creek Impact Zones shown on the Town Comprehensive Plan Environmental Sensitivity Maps. Therefore, a Brush Creek Impact Report was not required.
6. The Town of Snowmass Village Comprehensive Plan Environmental Sensitivity Maps (2018 and per Comp Plan Amendments in 2022), do not identify the LRSH and Community Playground properties as a specific wildlife habitat for elk activity, goshawk, redtail hawk or golden eagle nesting areas, winter Ptarmigan range, mule deer range or elk range.
7. The traffic impacts and parking demand and supply reports in the applications are acceptable.
8. In accordance with Article III, Division 2, 'Restrictions and Limitations to Particular Uses' and Table 3-2 requires the development parameters for Special Review applications to be determined with the application review. The addendum to the Special Review application submitted by the Applicant dated October 28, 2024 with updated development parameters for the Special Review and a new proposed subdivided Lot 1 are acceptable.

Section Two: Action and Recommendation.

The Planning Commission recommends to the Town Council the Special Review use for the Little Red Schoolhouse addition in a Public ('PUB') zone district and the accompanying Subdivision Plat for the LRSH and adjoining Community Playground sites be approved subject to the conditions in Section Three.

Section Three: Recommended Conditions.

1. Details for the placement of the fire hydrant or any granted fire lane near the vicinity of the proposed addition shall comply with the Fire Code and resolved to the satisfaction of the Snowmass-Wildcat Fire Protection District and the Snowmass Water and Sanitation District prior to obtaining a building permit.
2. As the planned removal of the trees will be mitigated approximately 50 percent with the initial phase building addition, the applicant shall install the remaining 50 percent of new trees for mitigation with the planned phase II parking expansion.
3. While also complying with Snowmass Water and Sanitation District requirements, the Applicant shall obtain and submit signed easement agreements with the affected adjacent property owners to the north and to the west for a sewer line expansion and for a new water line connection, respectively, prior to issuance of a building permit.
4. A Zoning Plan Review pursuant to Section 16A-5-270 shall occur at minimum with a building permit application on the future Phase II expansion of the parking lot to determine zoning compliance with this Special Review and Subdivision Plat resolution action.
5. A sign permit application shall be submitted showing a 10-foot setback from the property line / Owl Creek Road right-of-way line and reviewed and acted upon prior to installation.

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.

INTRODUCED, READ, AND APPROVED by the Planning Commission of the Town of Snowmass Village on December 4, 2024, upon a motion by Commission Member _____, the second of Commission Member _____, and upon a vote of ____ in favor and ____ against.

TOWN OF SNOWMASS VILLAGE
PLANNING COMMISSION

Brian Marshack, Chairperson

ATTEST:

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147 Ashleigh Huff, Planning Commission Secretary

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10/28/2024

MEMO

To: Jim Wahlstrom
From: Taylor Higgins, Land+Shelter
CC: Mike Horvath, Greg LeBlanc, Andi Korber

Project: Little Red School House
Subject: Little Red School House Land Use Application Addendum 01

The following responses clarify and amend the Little Red School House Special Review Application as follows:

Section 16A-5-230 (e) (2) a. Zone District Standards

- Development Parameters
 - Percentage of open space 75% minimum
 - 79% open space current design, includes parking lot phase I and II as impervious
 - Proposes 4% open space buffer for future impervious area
 - Permitted Floor Area Ratio .1:1 (146,013 x .1 = 14,601 SF)
 - Building Ground Floor Area Existing
 - 1,424 SF LRSH (712 main level/712 basement)
 - 960 SF Auxiliary Building to be demo'd (gain this area back after project is complete)
 - Building Ground Floor Area New
 - 5,608 SF LRSH South
 - Building Ground Floor Area Maximum
 - $14,601 \text{ SF} - 1,424 - 5,608 = 7,569 \text{ SF}$ available for future building area
 - Setbacks: 15' building setback, front, rear and sides



- Primary Building Height 28' maximum height (removed story reference and revised permitted height on Sheet G100; LRSH max. height 23'-0", documented on sheet A201)
- Accessory Building Height 12' maximum height
- Fence proposed at 6' H and all gate locations shown on landscape plan, reference sheet L1.1

(8) Parking

Phase I parking has been derived based on the anticipated program expansion for the ECE. The 25 parking spaces account for anticipated staff and drop off volume. The proposed minimum parking estimate was confirmed by previous project parking data and a traffic/parking study. In an effort to plan for future growth, a phase II parking area has been documented. The Applicant is seeking the right, not obligation, to add an additional 12 parking spaces in the future by administrative approval. The engineering and parking lot design, along with second drive access onto Owl Creek would be completed at future building permit review.

These parking estimates take into account the Little Red School House as a possible fifth classroom in the future. For the purposes of this project, the existing LRSH building will remain as is and be used as a gross motor room. A supplemental play space for the four classroom program. However, this building would be available in the future and if the program had sufficient demand, the main level could be converted into an infant classroom.

Section 16A-5-400-400 Subdivision Regulations

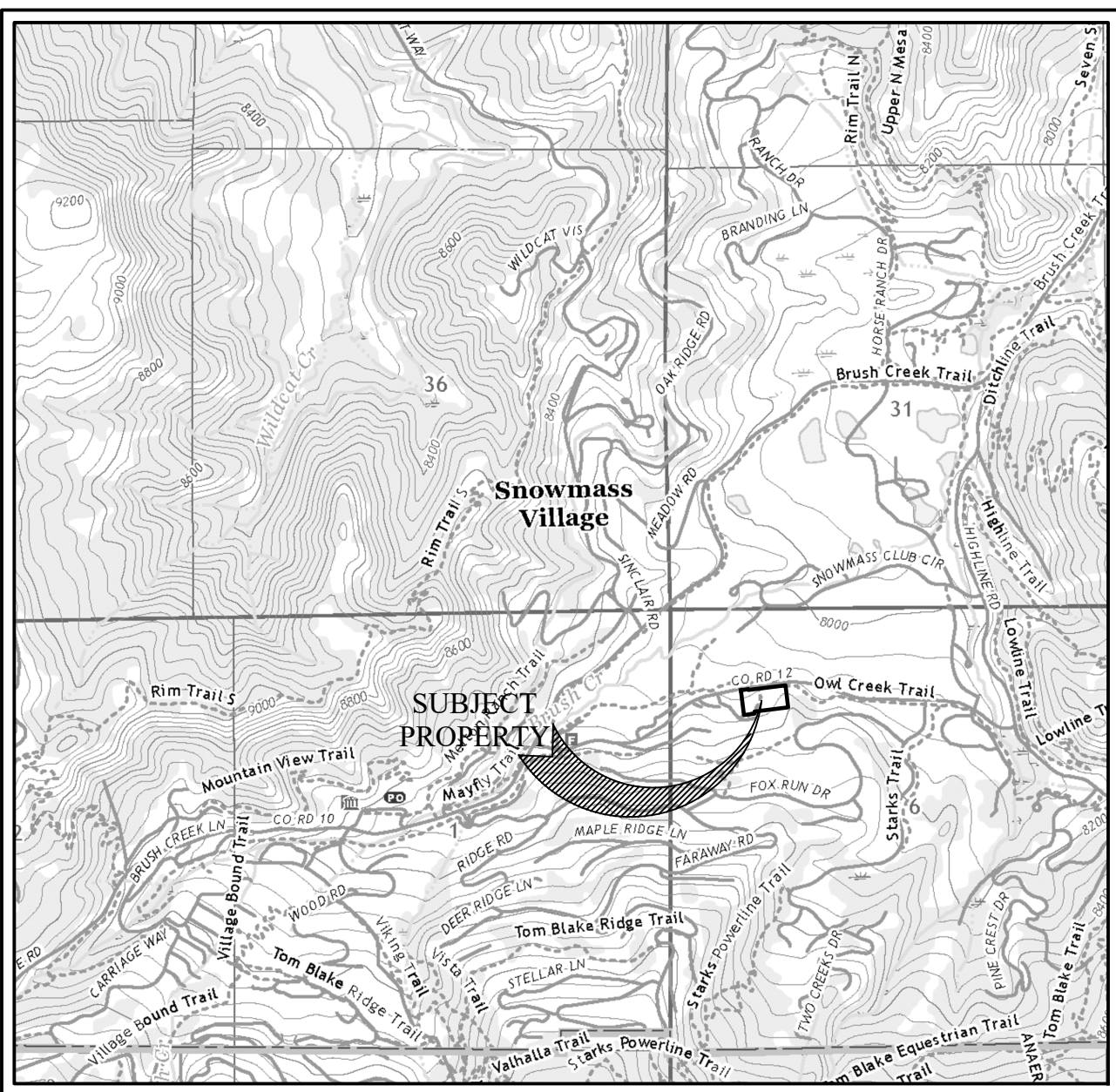
16A-5-440 Review Standards (3) Comply with other applicable provisions

- Reference the attached plat exhibit for revisions requested.

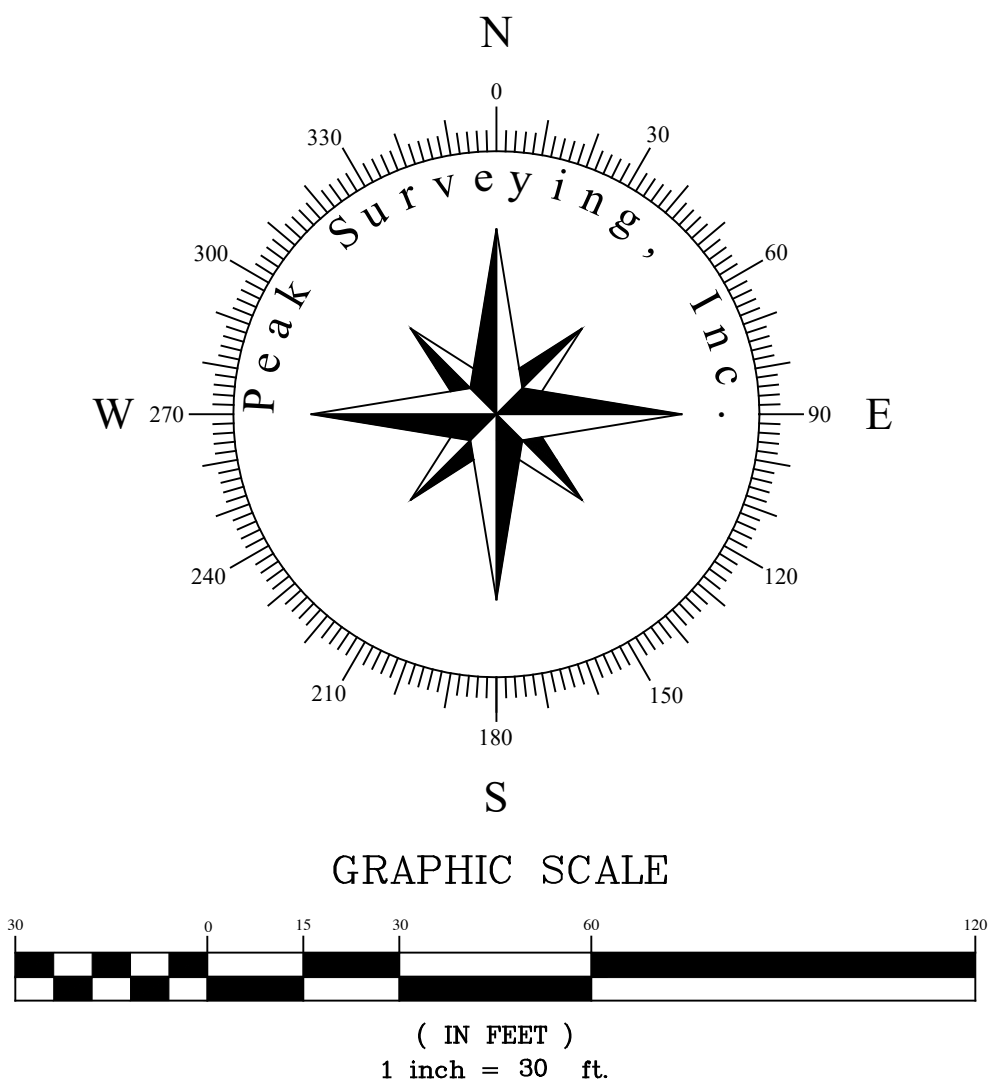
16A-5-440 Review Standards (5) Adequate Public Facilities

- Sewerline easement will be recorded as a condition of approval for building permit
- Owner is pursuing Letter of Intent for easement with Snowmass Club

SUBDIVISION PLAT OF THE
LITTLE RED SCHOOL HOUSE AND COMMUNITY PLAYGROUND
PARCELS OF LAND SITUATED IN NW1/4 SECTION 6, TOWNSHIP 10 SOUTH,
RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO



VICINITY MAP
SCALE: 1" = 2000'



NOTES:

- 1) THE PURPOSE OF THIS SUBDIVISION PLAT IS TO VACATE THE SHARED PROPERTY LINE AND MERGE INTO ONE PARCEL OF LAND.
- 2) THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS, BUILDING SETBACKS AND EASEMENTS OF RECORD, OR IN PLACE AND EXCEPTIONS TO TITLE SHOWN IN THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. Q62017357, DATED EFFECTIVE JUNE 28, 2024.
- 3) THE DATE OF THIS SURVEY WAS AUGUST 14, 15, 16, AND 17, 2023.
- 4) BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S 85°32'52" W BETWEEN THE EASTERLY POINT OF INTERSECTION OF SUBJECT PROPERTY, A NO. 5 REBAR AND ORANGE PLASTIC CAP P.L.S. NO. 36572 FOUND IN PLACE AND THE SOUTH ANGLE POINT OF THE NORTH LINE OF SUBJECT PROPERTY, A NO. 5 REBAR AND ALUMINUM CAP P.L.S. NO. 23629 FOUND IN PLACE.
- 5) UNITS OF MEASURE FOR ALL DIMENSIONS SHOWN HEREON IS U.S. SURVEY FEET.
- 6) THIS SURVEY IS BASED ON THE TWO EXCEPTION PARCELS OF THE FINAL PLAT OF SINCLAIR MEADOWS RECORDED DECEMBER 6, 2005 AS RECEPTION NO. 518097, SPECIAL WARRANTY DEED RECORDED APRIL 9, 1985 IN BOOK 484 AT PAGE 317 AS RECEPTION NO. 267359, SPECIAL WARRANTY DEED RECORDED SEPTEMBER 14, 1989 IN BOOK 601 AT PAGE 721, AS RECEPTION NO. 315036, AND QUITCLAIM DEED RECORDED MARCH 15, 2022 AS RECEPTION NO. 685997 IN THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE AND CORNERS FOUND IN PLACE.
- 7) SITE IS ZONED PUB (PUBLIC) AND SETBACKS ARE AS DETERMINED BY PUD PLAN OR SPECIAL REVIEW, ACCORDING TO THE TOWN OF SNOWMASS VILLAGE WEBSITE. REQUIREMENTS FOR SETBACKS NEED TO BE VERIFIED WITH TOWN BEFORE PLANNING OR CONSTRUCTION OF SITE.
- 8) ERROR IN CLOSURE FOR THE DESCRIBED PARCEL IS LESS THAN 1:15,000.

SURVEYOR'S CERTIFICATE:

I, JASON R. NEIL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS SUBDIVISION PLAT IS A TRUE, CORRECT AND COMPLETE SUBDIVISION PLAT OF THE LITTLE RED SCHOOL HOUSE AS LAID OUT, PLATTED, DEDICATED AND SHOWN THEREON. SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS ____ DAY OF ____, A.D. 2024.

BY: _____
JASON R. NEIL, P.L.S. #37935
FOR AND ON BEHALF OF
PEAK SURVEYING, INC.

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. NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

TOWN OF SNOWMASS VILLAGE APPROVAL

THIS SUBDIVISION PLAT OF THE LITTLE RED SCHOOL HOUSE IS ACCEPTED BY THE TOWN OF SNOWMASS VILLAGE FOR RECORDING AS BEING CONSISTENT WITH TOWN OF SNOWMASS VILLAGE REQUIREMENTS.

APPROVAL AS TO CONTENT: _____
DAVID A. SHINNEMAN, COMMUNITY DEVELOPMENT DIRECTOR

APPROVAL AS TO FORM: _____
JEFFREY KONKLIN, TOWN ATTORNEY

TITLE EXAMINER'S CERTIFICATE:

I, _____, AS TITLE EXAMINER FOR LAND TITLE GUARANTEE COMPANY, DO CERTIFY THAT ON OR BEFORE _____, I HAVE CAUSED AN EXAMINATION TO BE MADE OF TITLE FOR THIS SUBDIVISION PLAT OF THE LITTLE RED SCHOOL HOUSE AND COMMUNITY PLAYGROUND.

SAID PROPERTY IS FREE AND CLEAR OF ALL OTHER MONETARY LIENS AND ENCUMBRANCES.

DATED: _____

BY: _____, TITLE EXAMINER
LAND TITLE GUARANTEE COMPANY

CERTIFICATE OF OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT THE TOWN OF SNOWMASS VILLAGE, BEING THE SOLE OWNERS IN FEE SIMPLE OF ALL OF THAT REAL PROPERTY DESCRIBED HEREIN, SITUATED IN THE TOWN OF SNOWMASS VILLAGE, A COLORADO MUNICIPAL CORPORATION, COUNTY OF PITKIN, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 6, T10S, R85W OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE WITNESS CORNER TO THE SOUTHWEST CORNER OF SECTION 31, T9S, R85W OF THE 6TH P.M., THENCE S22°37'46"W, 1663.09 FEET TO THE NORTHWEST CORNER OF PARCEL 6, THE SNOWMASS CLUB SUBDIVISION, A SUBDIVISION IN THE COUNTY OF PITKIN, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE S89°24'37"E, 343.02 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 6; THENCE N75°21'09"E, 181.91 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 6; THENCE N53°07'48"E, 400.00 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 6 TO THE NORTHEAST CORNER THEREOF; THENCE S25°43'40"E, 178.23 FEET ALONG THE EASTERLY LINE OF SAID PARCEL 6 TO THE SOUTHEAST CORNER THEREOF; THENCE NORTHEASTERLY, 123.49 FEET ALONG THE SOUTHERLY LINE OF PARCEL 10 IN SAID THE SNOWMASS CLUB SUBDIVISION AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 761.23 FEET, A DELTA ANGLE OF 9°17'40" AND BEING SUBTENDED BY A CHORD THAT BEARS N68°45'10"E, 123.35 FEET; THENCE N73°24'00"E, 65.97 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 10 TO A POINT OF CURVE TO THE RIGHT, THENCE NORTHEASTERLY, 144.47 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 10 AND ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 1190.97 FEET, A DELTA ANGLE OF 6°57'00" AND BEING SUBTENDED BY A CHORD THAT BEARS N76°52'30"E, 144.38 FEET; THENCE N80°21'00"E, 275.21 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 10; THENCE N09°39'00"W, 10.04 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 10; THENCE N82°57'06"E, 45.78 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 10; THENCE S07°02'54"E, 80.00 FEET AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID PARCEL 10 TO A POINT ON A LINE THAT IS 80.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES FROM, AND PARALLEL WITH THE SOUTHERLY LINE OF SAID PARCEL 10 AND THE TRUE POINT OF BEGINNING, THENCE N82°57'06"E, 406.00 FEET PARALLEL WITH THE SOUTHERLY LINE OF SAID PARCEL 10; THENCE S07°02'54"E, 265.00 FEET AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID PARCEL 10 TO A POINT ON A LINE THAT BEARS S07°02'54"E, AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID PARCEL 10, FROM THE TRUE POINT OF BEGINNING; THENCE N07°02'54"W, 265.00 FEET AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID PARCEL 10 TO THE TRUE POINT OF BEGINNING, SAID PARCEL CONTAINING 2.470 ACERS MORE OR LESS.

AND

A PARCEL OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 85 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE WITNESS CORNER TO THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 85 WEST OF THE 6TH P.M.; THENCE SOUTH 22°37'46" WEST, 1663.09 FEET TO THE NORTHWEST CORNER OF PARCEL 6, THE SNOWMASS CLUB SUBDIVISION, COUNTY OF PITKIN, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH 89°24'37" EAST, 343.02 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 6; THENCE NORTH 75°21'09" EAST, 181.91 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 6; THENCE NORTH 53°07'48" EAST, 400.00 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 6 TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 25°43'40" EAST, 178.23 FEET ALONG THE EASTERLY LINE OF SAID PARCEL 6 TO THE SOUTHEAST CORNER THEREOF; THENCE NORTHEASTERLY, 123.49 FEET ALONG THE SOUTHERLY LINE OF PARCEL 10 IN SAID THE SNOWMASS CLUB SUBDIVISION AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 761.23 FEET, A DELTA ANGLE OF 9°17'40" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 68°45'10" EAST, 123.35 FEET; THENCE NORTH 73°24'00" EAST, 65.97 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 10 TO A POINT OF CURVE TO THE RIGHT; THENCE NORTHEASTERLY, 144.47 FEET ALONG SOUTHERLY LINE OF SAID PARCEL 10 AND ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENT, SAID ARC HAVING A RADIUS OF 1190.97 FEET, A DELTA ANGLE OF 6°57'00" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 76°52'30" EAST, 144.38 FEET; THENCE NORTH 80°21'00" EAST, 275.21 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 10; THENCE NORTH 09°39'00" WEST, 10.04 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 10; THENCE NORTH 82°57'06" EAST, 45.78 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 10; THENCE SOUTH 07°02'54" EAST, 80.00 FEET AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID PARCEL 10; THENCE SOUTH 07°02'54" WEST 296.06 FEET TO THE SOUTHERLY RIGHT OF WAY LINE FOR OWL CREEK COUNTY ROAD; THENCE NORTH 80°21'00" EAST 87.49 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE FOR OWL CREEK COUNTY ROAD; THENCE SOUTH 09°39'00" EAST 10.04 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE FOR OWL CREEK COUNTY ROAD; THENCE NORTH 82°57'06" EAST 42.14 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE FOR OWL CREEK COUNTY ROAD TO THE TRUE POINT OF BEGINNING, CONTAINING 0.862 ACRES MORE OR LESS.

COUNTY OF PITKIN
STATE OF COLORADO

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND DESCRIBED IN THIS SUBDIVISION PLAT OF THE LITTLE RED SCHOOL HOUSE AS SHOWN HEREON IN THE REAL PROPERTY RECORDS OF PITKIN COUNTY, COLORADO.

EXECUTED THIS ____ DAY OF ____, A.D. 2024.

TOWN OF SNOWMASS VILLAGE, A COLORADO MUNICIPAL CORPORATION

BY: _____
BILL MADSEN, MAYOR

STATE OF _____, SS.
COUNTY OF _____

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 2024 BY ____ AS ____ OF THE TOWN OF SNOWMASS VILLAGE, A COLORADO MUNICIPAL CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE

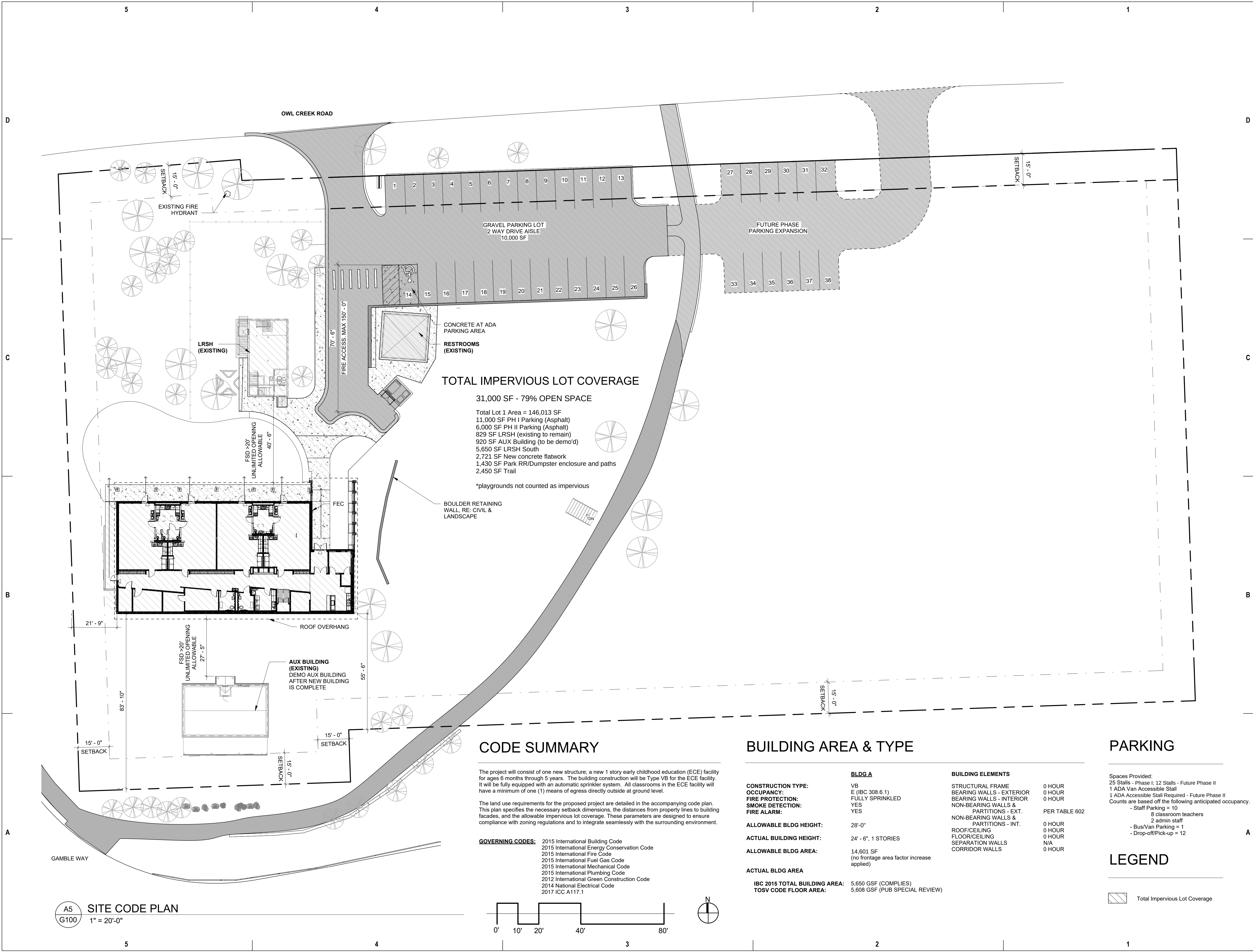
THIS SUBDIVISION PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF PITKIN COUNTY, COLORADO, AT ____ O'CLOCK ____ M., ON THE ____ DAY OF ____, 2024, AND IS DULY RECORDED IN BOOK ____ PAGE ____, AS RECEPTION NO. ____.

CLERK AND RECORDER

BY: _____
DEPUTY



Drawn By: SMS	NO.	Date	Revision	By	TOWN OF SNOWMASS VILLAGE PITKIN COUNTY, COLORADO	Project NO. 23065
Checked By: JRN					SUBDIVISION PLAT LITTLE RED SCHOOL HOUSE & PARK	
Date: OCTOBER 22, 2024					4598 OWL CREEK ROAD	1 OF 1
Computer File: 065-SUB-EX-PLAT						



CODE SUMMARY

The project will consist of one new structure; a new 1 story early childhood education (ECE) facility for ages 6 months through 5 years. The building construction will be Type VB for the ECE facility. It will be fully equipped with an automatic sprinkler system. All classrooms in the ECE facility will have a minimum of one (1) means of egress directly outside at ground level.

The land use requirements for the proposed project are detailed in the accompanying code plan. This plan specifies the necessary setback dimensions, the distances from property lines to building facades, and the allowable impervious lot coverage. These parameters are designed to ensure compliance with zoning regulations and to integrate seamlessly with the surrounding environment.

GOVERNING CODES:

- 2015 International Building Code
- 2015 International Energy Conservation Code
- 2015 International Fire Code
- 2015 International Fuel Gas Code
- 2015 International Mechanical Code
- 2015 International Plumbing Code
- 2012 International Green Construction Code
- 2014 National Electrical Code
- 2017 ICC A117.1

BUILDING AREA & TYPE

	BLDG A
CONSTRUCTION TYPE:	VB
OCCUPANCY:	E (IBC 308.6.1)
FIRE PROTECTION:	FULLY SPRINKLED
SMOKE DETECTION:	YES
FIRE ALARM:	YES
ALLOWABLE BLDG HEIGHT:	28'-0"
ACTUAL BUILDING HEIGHT:	24' - 6", 1 STORIES
ALLOWABLE BLDG AREA:	14,601 SF (no frontage area factor increase applied)
ACTUAL BLDG AREA	
IBC 2015 TOTAL BUILDING AREA:	5,650 GSF (COMPLIES)
TOSV CODE FLOOR AREA:	5,608 GSF (PUB SPECIAL REVIEW)

BUILDING ELEMENTS	
STRUCTURAL FRAME	0 HOUR
BEARING WALLS - EXTERIOR	0 HOUR
BEARING WALLS - INTERIOR	0 HOUR
NON-BEARING WALLS & PARTITIONS - EXT.	PER TABLE 602
NON-BEARING WALLS & PARTITIONS - INT.	0 HOUR
ROOF/CEILING	0 HOUR
FLOOR/CEILING	0 HOUR
SEPARATION WALLS	N/A
CORRIDOR WALLS	0 HOUR

PARKING

Spaces Provided:

- 25 Stalls - Phase I; 12 Stalls - Future Phase II
- 1 ADA Van Accessible Stall
- 1 ADA Accessible Stall Required - Future Phase II

Counts are based off the following anticipated occupancy.

- Staff Parking = 10
- 8 classroom teachers
- 2 admin staff
- Bus/Van Parking = 1
- Drop-off/Pick-up = 12

LEGEND

Total Impervious Lot Coverage

NOT FOR CONSTRUCTION

Snowmass Little Red Schoolhouse ECE Expansion

4598 Owl Creek Rd, Snowmass Village, CO 81615

Town of Snowmass Village

Land+Shelter
ARCHITECTURE AND PLANNING

16 NORTH 4TH STREET,
CARBONDALE, CO 81623
TELE. 1-970-963-0201
www.landandshelter.com

ford
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RDg
PLANNING • DESIGN

1302 HOWARD STREET
OMAHA, NEBRASKA 68102
TELE. 402-392-0133
www.rdgusa.com

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PROJECT NUMBER
2023-07
DATE
8/23/2024
ISSUED FOR:
50% DESIGN DEVELOPMENT

REVISIONS

QADC APPROVAL: TAM
DRAWN BY: ECM
CHECKED BY: AFA

SHEET TITLE
SITE CODE PLAN

SHEET NO.
G100

SINCLAIR MEADOWS HOA
LOT 2 COMMON AREAS

Existing Vegetation
(To Remain.)

Proposed 4'-0" Boulder Wall
(T.O.W. = 8124.0')

3'-0" Bike Path

Infant / Toddler Play Area
(1,150 Square Feet. Ages: 3 months to 3 years.)

Mulch Area
(24 yards of "Playground Mulch" to be spread 6" deep.)

Pre-K Play Area
(2,190 Square Feet. Ages: 4 to 5 years)

Boulder Clusters
(3 to 5' Boulders. Bury 1/3)

6'-0" Fence
(Woven willow fencing or similar)

2'-0" Culvert

4'-6" Retaining Wall
(Top of wall = 8132.25')

Existing Wetland Area
(To Remain.)

Wetland Area
(3,383 square feet to be removed.
This includes the area East of the parking lot.)

Gambel Way

Match Line: L-1.0

Match Line: L-1.1

School House
(F.F.E. = 8123.75')

FF MAIN LEVEL
EL. = 8123.75'

22'-0" Driveway
(1,370 sq.ft. of compacted roadbase
w/ 1" of 3/4" crushed rock topping.)

Trash Enclosure
(2 yard dumpster
and recycle bins shown.)

Existing Tree
(To be Removed. Not shown on Survey.)

Walkway
(1,819 square feet of sand finish, colored concrete.
4,000 psi @ 28 days. Reinforce as required by Structural Engineer.
Davis Color: #677 "Outback". Slope not to exceed 8%)

Proposed Light Bollard
(Dark Sky compliant, LED, 2700K light fixture.)
Proposed Bicycle Rack

Entry Walk
(1,586 square feet of sand finish, colored concrete.
4,000 psi @ 28 days. Reinforce as required by Structural Engineer.
Davis Color: #677 "Mesquite". Slope not to exceed 8%)

Proposed 30" Boulder Wall

Proposed Trail Location

Existing Turf to be Removed
(176 square feet.)

Existing Asphalt Trail

Proposed Building
(Lower Level F.F.E. = 8127.75')

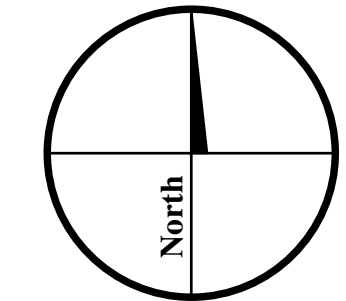
2'-0" x 7'-0" Slide
(To follow the hillside slope.)

2'-0" x 5'-0" Slide
(To follow the hillside slope.)

Existing School House
(To be demolished after the proposed building is complete.)

Future Southern Playground /
Outdoor Experience Zone

Turf Area
(10,100 Square Feet)



Scale: 1" = 10'- 0"

Land+Shelter
ARCHITECTURE AND PLANNING

16 NORTH 4TH STREET,
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**Snowmass Little Red School House
ECE**
8598 Owl Creek Road, Snowmass Village, CO 81615
Town of Snowmass Village

© COPYRIGHT ALAN FORD ARCHITECTS, P.C.

PROJECT NUMBER
2023-07
DATE
08/22/2024
ISSUED FOR:
50% DESIGN DEVELOPMENT

REVISIONS

GAOIC APPROVAL: //
DRAWN BY: RC
CHECKED BY: RC

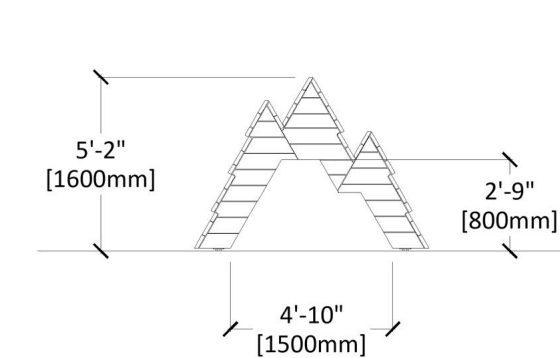
SHEET TITLE
LANDSCAPE PLAN

SHEET NO.
L.1.1

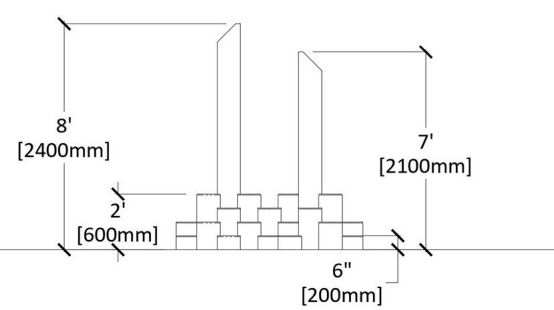
Tree Mitigation Schedule

#	Site Survey ID #	Species	DBH	Condition	Comments
1	10	Aspen X3	4", 6", 6"	TBD	
2	19	Cottonwood	18"	TBD	
3	20	Evergreen	11"	TBD	
4	21	Evergreen	8"	TBD	
5	52	Evergreen	7"	TBD	
6	53	Evergreen	10"	TBD	
7	54	Evergreen	12"	TBD	
8	55	Evergreen	10"	TBD	
9	85	Aspen X2	5", 5"	TBD	

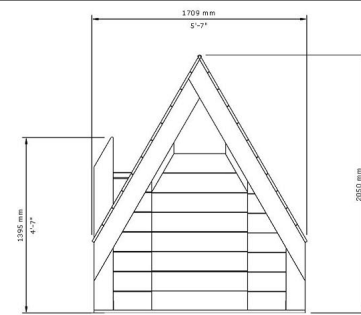
Play Equipment



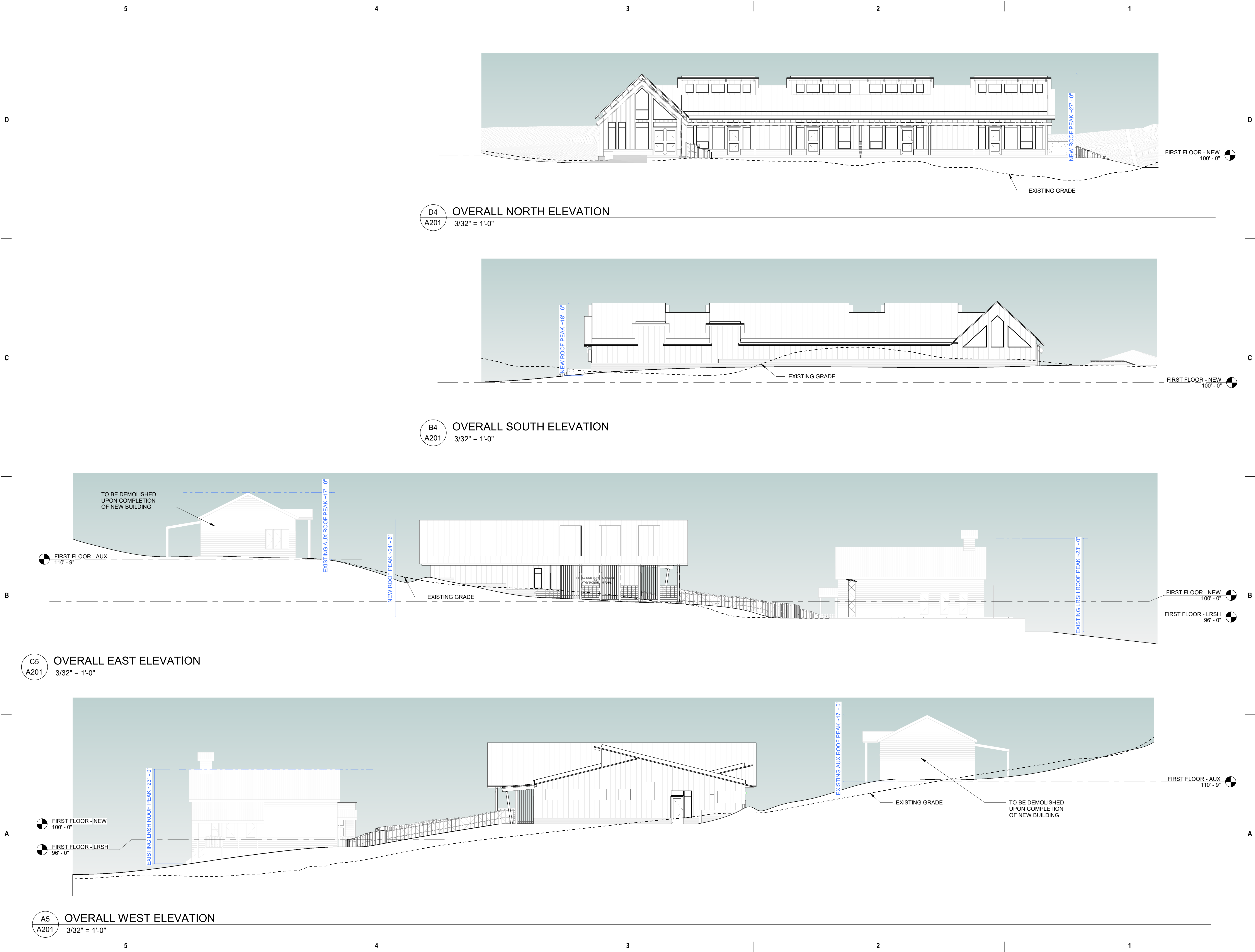
Manufacturer: Earthscape Collection
Name: Pine - Large



Manufacturer: Earthscape Collection
Name: Stepper Cluster S2



Manufacturer: Earthscape Collection
Name: Alpine Hut



NOT FOR CONSTRUCTION

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ISSUED FOR:
50% DESIGN DEVELOPMENT

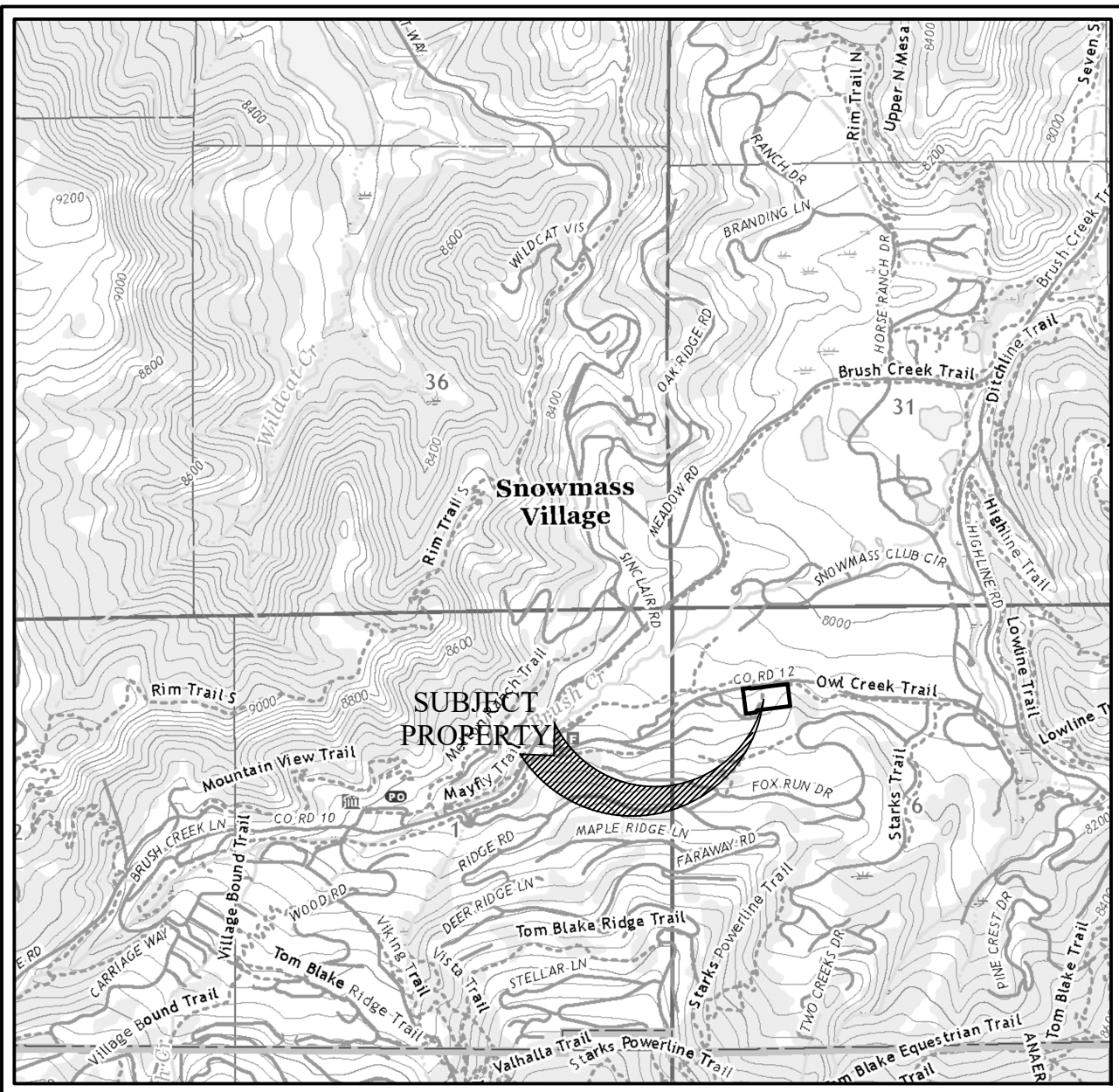
REVISIONS

QA/QC APPROVAL: TAM
DRAWN BY: ECM
CHECKED BY: AFA

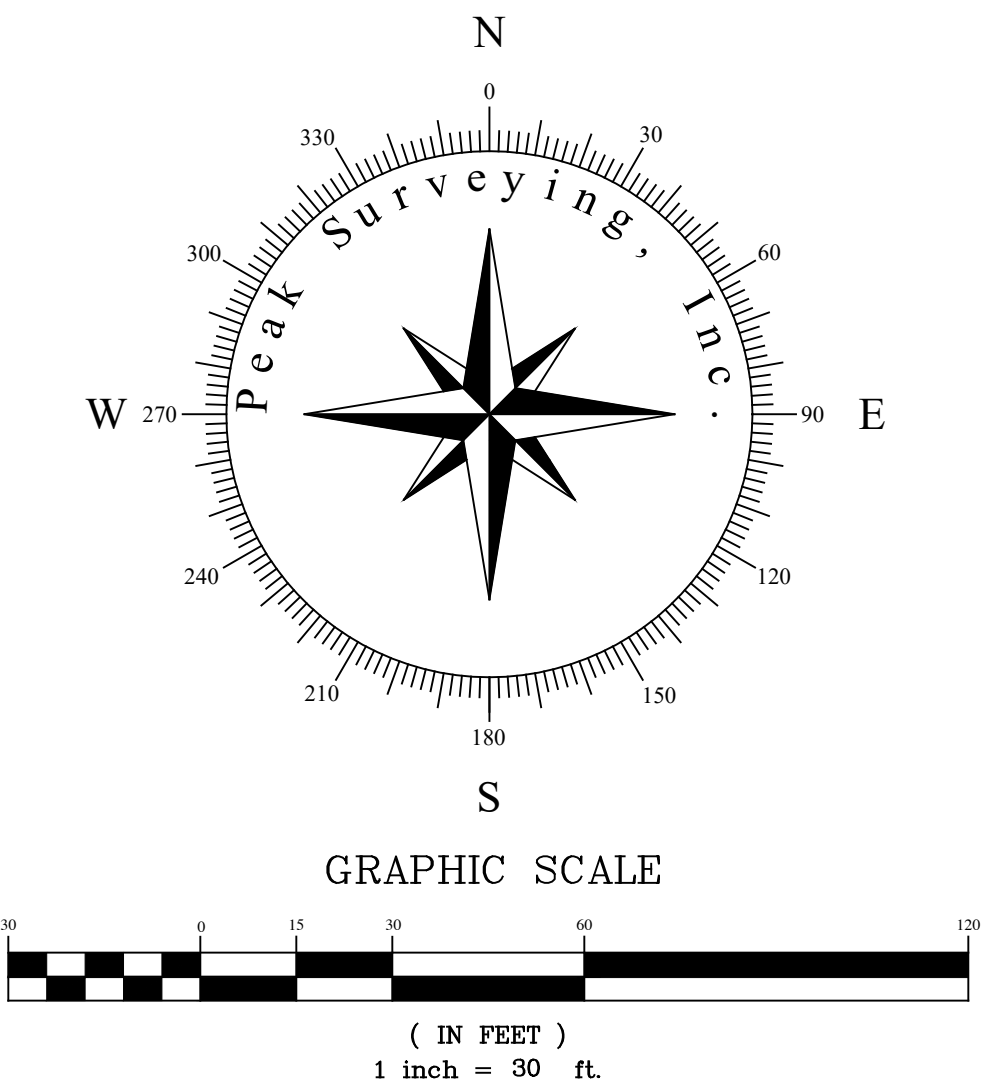
SHEET TITLE
**OVERALL EXTERIOR
ELEVATIONS**

SHEET NO.
A201

SUBDIVISION PLAT OF THE
LITTLE RED SCHOOL HOUSE AND COMMUNITY PARK
PARCELS OF LAND SITUATED IN NW1/4 SECTION 6, TOWNSHIP 10 SOUTH,
RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO



VICINITY MAP
SCALE: 1" = 2000'



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BY: JASON R. NEIL, P.L.S. #37935
FOR AND IN BEHALF OF
PEAK SURVEYING, INC.

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 THE CERTIFICATION SHOWN HEREON.

TOWN OF SNOWMASS VILLAGE PLAT ACCEPTANCE

APPROVAL OF THIS SUBDIVISION PLAT OF THE LITTLE RED SCHOOL HOUSE AND COMMUNITY PARK WAS GRANTED BY THE TOWN COUNCIL OF SNOWMASS VILLAGE PURSUANT TO TOWN COUNCIL

RESOLUTION NO. ____ SERIES OF 20__

DATED: ____

BY: BILL MADSEN, MAYOR

ATTEST:

BY: MEGAN BOUCHER, TOWN CLERK

TOWN OF SNOWMASS VILLAGE APPROVAL

THIS SUBDIVISION PLAT OF THE LITTLE RED SCHOOL HOUSE & COMMUNITY PARK IS ACCEPTED BY THE TOWN OF SNOWMASS VILLAGE FOR RECORDING AS BEING CONSISTENT WITH TOWN OF SNOWMASS VILLAGE REQUIREMENTS.

APPROVAL AS TO CONTENT: DAVID A. SHINNEMAN, COMMUNITY DEVELOPMENT DIRECTOR

APPROVAL AS TO FORM: JEFFREY KONKLIN, TOWN ATTORNEY

TITLE EXAMINER'S CERTIFICATE:

I, _____, AS TITLE EXAMINER FOR LAND TITLE GUARANTEE COMPANY, DO CERTIFY THAT ON OR BEFORE _____, I HAVE CAUSED AN EXAMINATION TO BE MADE OF TITLE FOR THIS SUBDIVISION PLAT OF THE LITTLE RED SCHOOL HOUSE AND COMMUNITY PARK.

SAID PROPERTY IS FREE AND CLEAR OF ALL OTHER MONETARY LIENS AND ENCUMBRANCES.

DATED: ____

BY: _____, TITLE EXAMINER
LAND TITLE GUARANTEE COMPANY

CERTIFICATE OF OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT THE TOWN OF SNOWMASS VILLAGE, BEING THE SOLE OWNERS IN FEE SIMPLE OF ALL OF THAT REAL PROPERTY DESCRIBED HEREIN, SITUATED IN THE TOWN OF SNOWMASS VILLAGE, A COLORADO MUNICIPAL CORPORATION, COUNTY OF PITKIN, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 6, T10S, R85W OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE WITNESS CORNER TO THE SOUTHWEST CORNER OF SECTION 31, T9S, R85W OF THE 6TH P.M., THENCE S22°37'46"W, 1663.09 FEET TO THE NORTHWEST CORNER OF PARCEL 6, THE SNOWMASS CLUB SUBDIVISION, A SUBDIVISION IN THE COUNTY OF PITKIN, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE S89°24'37"E, 343.02 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 6; THENCE N75°21'09" E, 181.91 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 6; THENCE N53°07'48"E, 400.00 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 6 TO THE NORTHEAST CORNER THEREOF; THENCE S25°43'40"E, 178.23 FEET ALONG THE EASTERLY LINE OF SAID PARCEL 6 TO THE SOUTHEAST CORNER THEREOF; THENCE NORTHEASTERLY, 123.49 FEET ALONG THE SOUTHERLY LINE OF PARCEL 10 IN SAID THE SNOWMASS CLUB SUBDIVISION AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 761.23 FEET, A DELTA ANGLE OF 9°17'40" AND BEING SUBTENDED BY A CHORD THAT BEARS N68°45'10"E, 123.35 FEET; THENCE N73°24'00"E, 65.97 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 10 TO A POINT OF CURVE TO THE RIGHT; THENCE NORTHEASTERLY, 144.47 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 10 AND ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 1190.97 FEET, A DELTA ANGLE OF 6°57'00" AND BEING SUBTENDED BY A CHORD THAT BEARS N76°52'30"E, 144.38 FEET; THENCE N80°21'00"E, 275.21 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 10; THENCE N09°39'00"W, 10.04 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 10; THENCE N82°57'06"E, 45.78 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 10; THENCE S07°02'54"E, 80.00 FEET AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID PARCEL 10 TO A POINT ON A LINE THAT IS 80.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES FROM, AND PARALLEL WITH THE SOUTHERLY LINE OF SAID PARCEL 10 AND THE TRUE POINT OF BEGINNING; THENCE N82°57'06"E, 406.00 FEET PARALLEL WITH THE SOUTHERLY LINE OF SAID PARCEL 10 TO A POINT ON A LINE THAT BEARS S07°02'54"E, AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID PARCEL 10; FROM THE TRUE POINT OF BEGINNING; THENCE N07°02'54"W, 265.00 FEET AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID PARCEL 10 TO THE TRUE POINT OF BEGINNING; SAID PARCEL CONTAINING 2.470 ACERS MORE OR LESS.

AND

A PARCEL OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 85 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE WITNESS CORNER TO THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 85 WEST OF THE 6TH P.M.; THENCE SOUTH 22°37'46" WEST, 1663.09 FEET TO THE NORTHWEST CORNER OF PARCEL 6, THE SNOWMASS CLUB SUBDIVISION, COUNTY OF PITKIN, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH 89°24'37" EAST, 343.02 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 6; THENCE NORTH 75°21'09" EAST, 181.91 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 6; THENCE NORTH 53°07'48" EAST, 400.00 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 6 TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 25°43'40" EAST, 178.23 FEET ALONG THE EASTERLY LINE OF SAID PARCEL 6 TO THE SOUTHEAST CORNER THEREOF; THENCE NORTHEASTERLY, 123.49 FEET ALONG THE SOUTHERLY LINE OF PARCEL 10 IN SAID THE SNOWMASS CLUB SUBDIVISION AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 761.23 FEET, A DELTA ANGLE OF 09°17'40" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 68°45'10" EAST, 123.35 FEET; THENCE NORTH 73°24'00" EAST, 65.97 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 10 TO A POINT OF CURVE TO THE RIGHT; THENCE NORTHEASTERLY, 144.47 FEET ALONG SOUTHERLY LINE OF SAID PARCEL 10 AND ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENT, SAID ARC HAVING A RADIUS OF 1190.97 FEET, A DELTA ANGLE OF 06°57'00" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 76°52'30" EAST, 144.38 FEET; THENCE NORTH 80°21'00" EAST, 275.21 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 10; THENCE NORTH 09°39'00" WEST, 10.04 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 10; THENCE NORTH 82°57'06" EAST, 45.78 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 10; THENCE SOUTH 07°02'54" EAST, 80.00 FEET AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID PARCEL 10 TO A POINT ON A LINE THAT IS 80.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES FROM, AND PARALLEL WITH THE SOUTHERLY LINE OF SAID PARCEL 10 AD THE TRUE POINT OF BEGINNING; THENCE SOUTH 07°02'54" EAST 265.00 FEET ALONG THE WESTERLY BOUNDARY OF SAID TRACT; THENCE LEAVING SAID BOUNDARY AND CONTINUING SOUTH 07°02'54" EAST 25.00 FEET; THENCE SOUTH 82°57'06" WEST 130.00 FEET; THENCE NORTH 07°02'54" WEST 296.06 FEET TO THE SOUTHERLY RIGHT OF WAY LINE FOR OWL CREEK ROAD; THENCE NORTH 80°21'00" EAST 87.49 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE FOR OWL CREEK ROAD; THENCE SOUTH 09°39'00" EAST 10.04 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE FOR OWL CREEK ROAD; THENCE NORTH 82°57'06" EAST 42.14 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE FOR OWL CREEK ROAD TO THE TRUE POINT OF BEGINNING, CONTAINING 0.862 ACRES MORE OR LESS.

COUNTY OF PITKIN
STATE OF COLORADO

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND DESCRIBED IN THIS SUBDIVISION PLAT OF THE LITTLE RED SCHOOL HOUSE & COMMUNITY PARK AS SHOWN HEREON IN THE REAL PROPERTY RECORDS OF PITKIN COUNTY, COLORADO.

EXECUTED THIS ____ DAY OF ____, A.D. 2024.

TOWN OF SNOWMASS VILLAGE, A COLORADO MUNICIPAL CORPORATION

BY: _____

BILL MADSEN, MAYOR

STATE OF _____)
COUNTY OF _____) S.S.

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 2024 BY ____ AS ____ OF THE TOWN OF SNOWMASS VILLAGE, A COLORADO MUNICIPAL CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES: ____

NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE

THIS SUBDIVISION PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF PITKIN COUNTY, COLORADO, AT ____ O'CLOCK ____ M., ON THE ____ DAY OF ____, 2024, AT ____ PAGE ____, AS RECEPTION NO. ____.

CLERK AND RECORDER

BY: _____
DEPUTY



Drawn By: SMS	NO.	Date	Revision	By	TOWN OF SNOWMASS VILLAGE PITKIN COUNTY, COLORADO	Project NO. 23065
Checked By: JRN					SUBDIVISION PLAT LITTLE RED SCHOOL HOUSE & COMMUNITY PARK	1 OF 1
Date: NOVEMBER 05, 2024						
Computer File: 065-SUB-EX-PLAT						

Staff Report

Compliance Analysis

Little Red School House (LRSH) Special Review, and Subdivision Plat applications

The Special Review and Subdivision Plat applications were submitted separately rather than concurrently, as the Town code allows. Consequently, some of the required submission items in the application are duplicate.

The application has submitted mostly construction plan level drawings for review with the Special Review application rather than the typical final design-level drawings. Revisions to the construction level documents might be more costly than to final design drawings. Many of the construction details shown in the drawings are best reviewed at the time of a building permit application, if the land use applications are approved.

Sec. 16A-5-230. Special review.

(e) *Review Standards. An application for a special review use shall comply with the following standards:*

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

➤ Goal G of the Comprehensive Plan states, "Provide Reliable Services and Municipal Transparency."

▪ **Policy G.8 states,** "Expand Childcare Facilities in Town as Needed to Support the Community's Demand."

▪ The **Next Step** suggests to, "Support existing facilities to either expand their facility or to find a new location in the community."

➤ Goal D of the Comprehensive Plan states, "Preserve & Celebrate Snowmass' Unique Character, Arts & Culture."

▪ **Policy D.3 states,** "The Snowmass Resort celebrated its 50th Anniversary in 2017, and the Town incorporation just met its 40th anniversary milestone. Until now, the Town has not considered the possibility of designating any buildings or spaces as "historic" and worthy of preserving. The Little Red Schoolhouse and several structures within the Anderson Ranch facility and near the Snowmass Center are the oldest in the community. ... The first step in evaluating the possibility of developing a historic preservation program would be to develop criteria for and inventorying potential properties that may have historic value to the community..."

Town Staff comments: The Comprehensive Plan's "Plan Framework" section and its Conservation and Development Map depicts the Little Red School House (LRSH) and the adjacent LRSH community playground site as "Community Facilities / Institutional Areas" and "Publicly Owned or Protected Open Space Areas," respectively.

The Little Red School House was built in 1894 and the Town could take action in the future to follow up on this policy.

(2) *Comply with standards of Development Code. The proposed use shall comply with all other applicable standards of this Development Code, including, but not limited to:*

a. *Zone district standards. The purpose of the zone district in which it is located, the dimensional limitations of that zone district and any standards applicable to the particular use, all as specified in Article III, Zone Districts.*

Town Staff comments: The property is zoned Public (PUB). Educational facilities require a Special Review for consideration. The code does not specify development parameters for this zone district. Instead, the parameters are determined by Special Review in this case.

The application proposed the following development parameters (which are noted differently on some of the initial site plan drawings submitted) for the new one-lot subdivision covering the schoolhouse and community playground sites, and has since updated the parameters with an Addendum dated October 28, 2024 in response to review comments received:

Percentage of Open Space	60% minimum changed to 75% minimum
Maximum Floor Area Ratio	0.3:1 Floor Area Ratio changed to 0.1:1 FAR
Maximum Floor Area	14,601 square feet (7,569 sq. ft. actual)
Setbacks	15' front, side and rear
Building height	60' change to 28' maximum height, with LRSH at 23'
Parking	25-38 spaces (includes the future phase II expansion)

According to the landscape drawings, the open space calculates closer to 85 percent (or 124,604 square feet of the Lot 1's area). To continue to accommodate some flexibility with the proposal, the minimum open space standard above was modified to minimum 75% which should maintain the integrity of the park and playground areas.

The existing schoolhouse floor area is approximately 680 square feet (or a 712 square foot building footprint per Sheet L1.1). The current auxiliary building (planned for demolition) is approximately 920 square feet in floor area.

The proposal includes a 5,608 square foot addition (or 5,648 square foot building footprint per Sheet L1.1), limited to one-story per prior ownership design meeting discussions. The maximum floor space was modified to a 0.1:1 F.A.R. which proposes an entitlement of 14,601 square feet for possible future additions or accessory structures, although such additions may require another Special Review for consideration.

The proposed minimum setbacks are 15 feet around the proposed Lot 1's perimeter. The existing modified parking area and the expanded parking area encroaches into the proposed minimum setback area and up to the property / right-of-way line. Typically, setback areas are reserved as a buffer area and for landscaping. However, in this case, there is landscaping / open space between the property / ROW line to the roadway edge ranging from 25 to 30 feet in width. It is not likely that the roadway will be widened in the foreseeable future.

The application's Addendum dated October 28, 2024 modified the maximum height to 28 feet with the actual height of the existing school house and proposed addition closer to 23 feet in height. A future addition would likely require another Special Review application, with modified development parameters for consideration.

Overall, staff recommends the parameters as modified in the attached Addendum dated October 28, 2024 which seem reasonable for the current Special Review application.

- b. *Development evaluation standards. The applicable standards specified in Article IV, Development Evaluation Standards.*

Town Staff comments: Reference the Development Evaluation Standards section further below.

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

Town Staff comments: The uses on the property do not change and remain compatible with surrounding conditions. Only the building and parking areas increase in size.

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

Town Staff comments: The applicant plans to utilize the existing access off of Owl Creek Road.

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

Town Staff comments: The existing schoolhouse remains. The proposed building addition is one-story but with proposed modified parameters to allow up to 28 feet in height with a capacity of 60 students. If the existing schoolhouse is repurposed for an additional daycare classroom, it would increase the student capacity to 70 students. All other service functions can be accommodated.

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

Town Staff comments: Staff finds the improvements made to the drainage facilities should help to further mitigate impacts. The drainage would continue to outfall into the existing wetland areas but are planned to be reduced in size by roughly 0.01 acre from the existing wetland size of approximately 0.03 acre on the site. According to the application, this does not require an Army Corps of Engineers Nationwide wetlands permit. Federal wetlands permit a maximum possible disturbance of one-tenth (0.1) of an acre or 4,356 square feet without obtaining a Nationwide Permit from the ACOE. Per the Comprehensive Plan the project area is not within a designated environmentally sensitive wildlife area.

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

Town Staff comments: Agreement with the adjacent owners is required to obtain the necessary easement(s) to provide sufficient utility functions meeting the Snowmass Water and Sanitation District or the Town Engineer requirements pursuant to the code criteria. An extra fire hydrant might be needed closer to the proposed new addition as well.

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

Town Staff comments: There are no specified minimum off-street parking standards for educational facilities in the municipal code. For a Public (PUB) zone district, the off-street parking standards are determined by Special Review in this case. The application proposes a shared parking area of 26 spaces initially, including one handicap stall, to meet the needs of both the education facilities and the playground site. An additional 12 spaces are proposed as a phase II expansion with a secondary vehicular entrance which would increase the total to 38 spaces, including a handicap stall. Parking beyond 25 spaces will require another van accessible handicap stall by code.

According to the parking analysis in the application, not all of the parking spots will be occupied at all times during the day and the total parking demand during the day will be 22-24 spaces.

Town staff recommends showing the ingress and egress routes the shu? les/buses that might be u?lized to drop off children. A formal drop off or pull-out area could be designated or designed into the site layout; however, the exis?ng arrangements have been u?lized for several years without any known incidents.

Division 4. - Subdivision Regulations

Sections 16A-5-400-440.

Sec. 16A-5-440. - Review standards.

The proposed subdivision shall comply with the following review standards.

(1) Consistency with Comprehensive Plan. The proposed subdivision shall be consistent with the intent of the Comprehensive Plan.

Town Staff comments: Reference the prior comments under the Special Review sec?on above.

(2) Compatibility with surrounding land uses. The proposed subdivision shall be compatible with the character of existing land uses in the area and shall not adversely affect the future development of the surrounding area.

Town Staff comments: The Town of Snowmass Village previously approved via Town Council Resolu?on 42, 1984 a credit to the prior owner for the conveyance of a public facility to the Town involving the Li? le Red Schoolhouse Playground Site (Parcel 32 of rezoning Ordinance 10, 1987) via a deed with metes and bounds exhibit descrip?ons.

Pursuant to Town Council Resolu?on 26, 1988 approving a public lands dedica?on agreement with the Federal Deposit Insurance Corpora?on (FDIC), a subsequent Town Council Resolu?on 29, 1989 with metes and bounds descrip?on and map approved an Exemp?on from the Subdivision Regula?ons to permit the conveyance of Parcel 33 (the Li? le Red School House site iden?fied in rezoning Ordinance 10, 1987) to the Town.

Both of these sites were also reflected on an adjacent Sinclair Meadow subdivision plat as off-site 'Excep?on' parcels from that review.

Subdivision Exemp?ons under the current code Sec?on 16A-5-500 are only allowed for:

- 1) *Lot line adjustments between previously platted lots.*
- 2) *Lot combinations of platted lots.*
- 3) *Conveying title and/or fulfilling legal obligations when no development will result thereafter, without subdivision or PUD approval.*
- 4) *Condominiumization of a development, or approval of fee share estates.*

After searching Town records for platted information regarding the property it was determined that no subdivision plat exists for the schoolhouse and community playground properties. The County also recognizes the properties as unplatted. The adopted municipal code requires property to be subdivided prior to issuance of a building permit. The property needs to be formally platted describing the properties concurrently with the Special Review application.

(3) Comply with other applicable provisions. The proposed subdivision shall comply with all other applicable provisions of this Development Code, including, but not limited to, the applicable standards of Article III, Zone Districts, and Article IV, Development Evaluation Standards.

Town Staff comments: Reference the comments under the Development Evaluation Standards further below. Also, Town staff provided review comments on the subdivision plat itself generally following the standards in Section 16A-5-430(3) of the TOSV municipal code. Town staff requested an update with corrections prior to the TOSV decision-making board reviews. Acceptable subdivision plat updates have been received on October 28 and November 5, 2014 which are reflected in the latest attachment.

(4) Suitability for development. The property proposed to be subdivided shall be suitable for development, considering its topography, environmental features and any natural or man-made hazards that may affect its development potential.

Town Staff comments: The Little Red School House site (Parcel 33) and Community Playground site (Parcel 32 for the Little Red Schoolhouse 'playground site') were previously identified by a prior rezoning Ordinance 10, 1987 which zoned both properties to Public (PUB).

(5) Adequate public facilities. The proposed subdivision shall not be approved unless the Town Council determines that public facilities will be adequate to support and service the area of the proposed development or that needed public facilities and services will be made available concurrently to offset the potential impacts of such development. Public facilities and services to be examined will include, but not be limited to: storm drainage; roads and their maintenance; public transportation service and facilities; pedestrian circulation, sewerage and water service; solid waste disposal, fire and emergency medical services; and electrical service. The applicant shall show that:

a. Adequate facilities and carrying capacity exist at the time of development or will be provided to the subdivision and affected areas prior to the issuance of a building permit for any lot or phase of the development necessitating the demand for said facilities or capacity.

Town Staff comments: Certain utilities will need to be modified or expanded (water, sewer, drainage). A new water line will be connected to an existing line within the Sinclair Meadows common area west of the property. An expanded sewer line connection will need to occur off-site to the north of Owl Creek Road. There are draft conditions in the resolution regarding meeting SWSD requirements and the completion of an easement agreement with the affected owners prior to permit issuance. Drainage will still outfall to the existing wetland areas. Pedestrian improvements are being connected to existing trails.

b. The subdivision has been located so as to be reasonably convenient in relation to police and fire protection, emergency medical services and schools.

Town Staff comments: The sites are within one mile of emergency services.

c. The subdivision will accommodate the efficient provision of local and regional transit facilities and services.

Town Staff comments: There is already a local-serving bus stop on Owl Creek Road located near the premises.

(6) Spatial pattern shall be efficient. The proposed subdivision shall be located so as not to create spatial patterns that cause inefficiencies in the delivery of public services, or that require duplication or premature extension of public facilities.

a. Roads. Any new road developed to serve the proposed subdivision shall be continuous and in alignment with existing platted streets to which the street is to be connected. Where appropriate, new streets shall be planned so that they can create an interconnected Town road network, with provision for adequate road and utility easements. Where cul-de-sacs are incorporated in a subdivision, the applicant is encouraged to provide a trail or similar pedestrian link between them.

Town Staff comments: No new road developments or improvements are needed. The streets in place should adequately serve the facilities. The application's traffic report reveals the proposal could generate 365-402 vehicle trips per day with a student capacity of 60-70 students. The report indicates Owl Creek Road has the capacity to handle the additional traffic impact from the project which is anticipated to have a 0% impact against the Town code's maximum Level of Service (LOS) C.

Per the application's traffic report, the traffic along the Owl Creek Road segment should operate at Level of Service (LOS) A (meaning 'little or no delay') and the north approach from the driveway should operate at LOS B (meaning 'short traffic delay'). The future forecast shows Owl Creek Road operating at LOS B-C by the year 2045.

From a 2015 traffic report the total daily traffic projection for Highline Road on east side of Owl Creek was 5,300 and for Brush Creek Road on the west side of Owl Creek Road it was 11,000 but no segment along Owl Creek Road was measured. Against these projected daily traffic volumes (rather than for roadway capacity) the projected impact on Owl Creek Road's current estimate daily traffic is calculated to be less than 7% (worst case). The roadway's capacity impact remains well under the code's maximum LOS C standard.

b. Water and sewer lines. Any water or sewer line extension necessary to serve the proposed subdivision shall be consistent with the Snowmass Water and Sanitation District's service plan and with the Town's Comprehensive Plan.

Town Staff comments: The sewer line off-site will need to be modified or expanded. The applicant was encouraged to seek authorization from the adjacent property owner, including any easements. A condition is recommended that the Applicant meet the standards of Snowmass Water and Sanitation District or as approved by the Town Engineer pursuant to the code's criteria.

(7) Phasing. If the proposed subdivision is to be developed in phases, then each phase shall contain the required streets, utilities, landscaping and other improvements that are necessary and desirable for residents of the project. If the subdivision incorporates any amenities for the benefit of the Town, such as trail connections, these shall be constructed within the first phase of the project, or, if this is not possible, then as early in the project as is reasonable.

Town Staff comments: The project is intended to be redeveloped in one phase with the exception of a planned parking expansion of 12 spaces on the adjacent community playground site if the old schoolhouse is reutilized. This will require re-grading and likely retainage structures, and it is recommended that a building permit application at minimum be submitted regarding this phase II area for Zoning Plan compliance review at minimum. There are no residents of the project. The project, use, and pedestrian connections thereof are of benefit to the community.

ARTICLE IV - Development Evaluation Standards

This Article establishes evaluation standards for the review of development within the Town. These provisions are necessary and desirable in order to: (1) protect ecologically and environmentally sensitive areas; (2) use land, public and private services and facilities efficiently; (3) ensure development occurs in an orderly and timely fashion; and (4) ensure that a project's design is compatible with the existing scale and character of the Town.

Division 1. - Protection of Environmentally Sensitive Areas

Sec. 16A-4-20. - Sensitive wildlife habitat areas

Town Staff comments: Per the Comprehensive Plan, the site is not within designated environmental wildlife habitat areas.

Sec. 16A-4-30. - Brush Creek Impact Area

Town Staff comments: The project site is not with the Brush Creek Impact Area according to the Comprehensive Plan, and the closest sub-area within the Brush Creek Impact Area is on the adjacent Snowmass Club property.

Sec 16A-4-40. - Floodplain and wetland areas

Town Staff comments: The 25-foot wetland setback standards in the municipal code does not apply since the project site is not within the designated Brush Creek Impact Area according to the Comprehensive Plan. As noted in the application, an Army Corps of Engineer's Nationwide permit would not be required for disturbance of existing wetland area and if under one-tenth of one acre as proposed.

Sec. 16A-4-50. - Geologic hazard areas, steep slopes and ridgeline protection areas

Town Staff comments: These standards are not applicable to the project site.

Division 2. - Improvements Standards

Sec. 16A-4-210. - Streets and related improvements

Town Staff comments: According to the analysis in the application, traffic is expected to increase slightly. While no additional vehicle access is mandated, the application proposes a second vehicular access with a future phase II parking expansion. The current trail crossing would sit in between the two driveway entrances, approximately 140 feet from the existing driveway and 100 feet from the planned second entrance. Having two vehicular accesses closely converging on a trail crossing might increase hazards, unless appropriate signed and striped. This could be further addressed with a phase II review.

Sec. 16A-4-220. - Public trails

Town Staff comments: The existing and proposed trail realignment meet a Class I Paved surface trail width of 8 feet. The proposed subdivision could grant the required 20-foot easement / right-of-way for the trail but since the property is publicly owned, it does not seem critical.

Sec. 16A-4-230. - Water supply, sewage disposal, solid waste disposal and utilities.

Town Staff comments: According to the municipal code, development shall submit evidence that utility services are available or can and will be provided with suitable capacity, quality of discharge, with a suitable point of discharge. In the end, *"all water lines, sewer lines, fire hydrants and appurtenances shall meet the standards, specifications, rules and regulations of the fire protection and water and sanitation district, or as approved by the Town Engineer."*

According to the code, all solid waste disposal containers shall be animal-proof and conform to the specifications of the Colorado Parks and Wildlife Division. Also, fire lanes, emergency access, and fire apparatus access roads shall conform to the provisions of the Fire Code. If required by the Fire District or the Fire Code, such easements could be labeled on the site plans and granted on the subdivision plat. There is a related draft condition in the resolution. No review comments were received from the Fire District although they will have the opportunity to review a subsequent building permit application.

Sec. 16A-4-240. - Fire protection.

Town Staff comments: Reference the standards above. Fire access lanes need to conform to the Fire code, and the driveway into the parking area was modified to 22 feet in width to better accommodate emergency vehicles. The development should also reduce or minimize potential impacts of wildfire hazards. According to the landscape plan on Sheet L1.1, only new deciduous and ornamental trees are shown immediately around the existing schoolhouse and the addition. The plans appear compliant.

Sec. 16A-4-250. - Storm drainage.

Town Staff comments: The proposed redevelopment provides adequate means for maintaining the historic drainage system according to the municipal code. The drainage plan provided in the civil plan set anticipates the discharge volumes and the general techniques for conveying the storm water through the site via the line locations, inlets, outlets, culverts, and sizes shown on the drawings. The drainage outfalls will continue to utilize the existing wetland areas. According to the code, *"The drainage plan shall be prepared to meet the specification of the Town Engineer, and shall be as approved by the Town Council."*

Sec. 16A-4-260. - Easement characteristics.

Town Staff comments: Utility easements on the site or off-site need to be dedicated or granted where necessary according to the Snowmass Water and Sanitation District or Town Engineer requirements pursuant to the municipal code. Off-site utility line expansions or easement(s) agreements need to occur with the adjacent property owner prior to a building permit issuance. These are recommended conditions in the draft resolution for consideration.

Sec. 16A-4-270. - Survey monuments.

Town Staff comments: The new proposed subdivision plat references the survey monuments.

Division 3. - Site Design Standards

Sec. 16A-4-310. - Off-street parking standards.

Town Staff comments: There are no specific off-street parking standards for educational facilities in the municipal code, and according to Table 4-3 in Section 16A-5-310 it is determined by Special Review. A local-serving bus stop on Owl Creek Road located near the premises should marginally assist in reducing the parking demand at the site.

The application proposes a shared parking area to meet the needs of both the educational facilities and the community playground site. The proposal plans to expand the existing parking lot from 16 to 25 spaces. The existing driveway access will continue to be utilized. The plans show a phase II expansion of the parking area of 12 spaces to the east on the current community playground site along with a second access on Owl Creek Road. Parking beyond 25 spaces will require by code another van accessible handicap stall.

Sec. 16A-4-320. - Landscaping, grading and other design standards.

Town Staff comments: The proposed landscape plans appear adequately designed. However, the trees for removal total approximately 98 inches in caliper; the proposed new tree caliper totals roughly 52 inches in caliper. The municipal code requires 1:1 mitigation. Additional trees to meet this standard could be proposed with the phase II parking expansion and is indicated as such in a draft recommended condition.

Since the existing and proposed parking encroaches into the proposed 15-foot setback, additional mitigation trees could be added in the public right-of-way to help screen the parking areas if deemed acceptable with Town Public Works and not interfere with required sight distance which currently meets the 305-foot stopping distance along Owl Creek Road with a posted 35 mile per hour limit. Widening of Owl Creek Road does not seem needed in the near future.

Sec. 16A-4-330. - Energy conservation.

Town Staff comments: Despite being cut into the hillside, the proposed new addition appears oriented to maximize solar exposure from the roof form and to minimize the shadow effects on nearby structures due to the one-story design. A fully electric building is proposed.

Sec. 16A-4-340. - Building design guidelines to preserve community character.

Town Staff comments: The new separate building addition appears designed to complement the natural landforms on the site and it will be set into the slope. The roof form also reflects the angles and shapes in the natural landscape. The building massing is thus broken up. Overall, the design relates to surrounding buildings, incorporates design articulation, and reflects a human scale. Building materials appear to incorporate indigenous natural textures, integrates heavy timber, and illustrates naturally appearing siding (or wood-like appearing finishes).

Division 4. - Standards for Restricted Housing

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

Town Staff comments: The municipal code does not list a job rate for educational facilities. The job rates proposed include full-time staff of 8 for the classrooms, and 2 administrative staff, totaling 10 employees. The Applicant plans to develop off-site housing to mitigate the employee increase.

Division 5. - Sign Standards

Town Staff comments: The Cathy Robinson Park sign is planned for removal. It currently sits within the public right-of-way for Owl Creek Road. The proposed monument sign is planned as a joint identification sign for both the schoolhouse and the adjacent LRSH playground / park site. It is designed as a low-profile sign but must be set back 10 feet from the property line / right-of-way line per the code standards. A Town sign permit application is required prior to installation, unless waived and approved as part of the Special Review application and could be further confirmed during a building permit review. Proposed art sculptures would be exempt from the sign code as their primary purpose is not for advertising purposes.