TOWN OF SNOWMASS VILLAGE

PLANNING COMMISSION
MEETING MINUTES

April 23, 2025

Members Present:
Brian Marshack
Jim Gustafson
Stan Clauson
Matt Dube
Jami McMannes
David Seglin
Doug Faurer

Staff Present:
Dave Shinneman
Jim Wahlstrom
Ashleigh Huff

Members Absent:

Others Present: Chris Kiley, Mak Keeling, John Perko

Call to order: The meeting was called to order at 4:00 pm, and roll was called. Commissioner Gustafson was absent at roll call and arrived late to the meeting at 4:02 pm.

Item 1: Approval of Meeting Minutes:
The minutes from the February 19, 2025, meeting were presented for approval. Commissioner McMannes motioned to approve, seconded by Commissioner Gustafson. Approved 7-0.

Item 2 Elk Camp Restaurant Special Review
Dave Shinneman, Community Development Director, opened the discussion. Mr. Shinneman started the discussion with an overview of the proposal: an 1,898 square-foot deck addition to the east side of the Elk Camp restaurant. The project requires a Special Review due to the property's zoning and PUD guide, though no public notice was required for the Planning Commission meeting. However, public notice will be necessary for the Town Council meeting should the project proceed. Mr. Shinneman turned the presentation over to the applicant.

Chris Kiley with Aspen Skiing Company began the meeting by discussing a critical project aimed at addressing ongoing seating shortages, especially during peak times. He referenced previous discussions around The Cabin and The Ullrhoff, as well as the Snowmass Master Development Plan, highlighting the importance of improving the food and beverage strategy. Mr. Kiley emphasized the challenge of finding a cost-effective solution to the seating issue but introduced today's proposal as a promising solution, including the addition of 120 seats to one of their most popular restaurants. He then passed the presentation over to Mak Keeling and John Perko, who are managing the project.

Mak Keeling began his presentation with a discussion of the need for restaurant expansion due to overcrowding, especially with the Ullrhoff closure. The project would add 120 seats, along with some indoor seating removed for better circulation. The design will use materials matching the existing restaurant, with new umbrella shades. The kitchen and back-of-house areas can support the added capacity, and the project will include new waste and dish stations. The deck and lift repositioning will improve traffic flow. Mr. Kiley then turned the discussion over to the planning commissioners for further discussion.

Commissioner Gustafson raised concerns about long restroom lines for women and suggested improved signage for additional restrooms, Commissioner McMannes shared the sentiment. Mr. Keeling assured the commissioners that while they are unable to add an extra bathroom, adequate signage for all restroom locations would be added to the project. Commissioner McMannes voiced concerns about accessibility for the Challenge Aspen participants. Mr. Keeling assured her that the design was chosen because it meets all ADA requirements. Mr. Keeling also addressed concerns regarding the energy consumption of heating the proposed space. Mr. Keeling addressed Commissioner Faurer's concerns regarding summer traffic, special events, and emergency access. The use of the space beneath the deck was considered, with the possibility of utilizing it for shaded seating or storage, though it will not be used for active purposes due to water runoff and fire safety concerns.

Commissioner Gustafson voiced concerns with the architecture of the addition, specifically about the window configurations and column designs, particularly the need for columns to appear sturdier and more consistent with the existing building style. Commissioner Seglin echoed Commissioner Gustafson's concerns. The applicant expressed support for maintaining the architectural integrity of the original design, with some flexibility on column cladding, but the importance of fire-resistant materials was emphasized.

Commissioner McMannes asked, clarifying questions regarding the scope of the project. Chair Dube posed a question to the applicant regarding their agreement to the employee mitigation condition in the resolution. Mr. Kiley, Aspen Skiing Company, said the applicant was generally in agreement.

Commissioners moved the discussion to the staff-prepared resolution. Commissioner Gustafson expressed support for the project and left the meeting at 4:42 pm.

Mr. Keeling initiated the discussion of the resolution, requesting that condition #8 be stricken, as the Elk Camp campus is not located within the restricted zone identified by the Colorado Division of Wildlife. Both staff and commissioners agreed to remove the condition.

The discussion then moved to condition #5, concerning the proposed architectural elements. After further deliberation, the condition was modified. The applicant and staff agreed to review the architectural details on the underside of the deck and revise the plans to incorporate materials and design changes that better align with the existing structure. The revised design will be included in the packet for the Town Council's review.

Commissioner Marshack expressed his support for the revised condition and began to motion for approval. Mr. Kiley intervened to discuss condition #3 regarding employee mitigation. Chair Dube concurred with Mr. Shinneman's suggestion to authorize staff to collaborate with the applicant to clarify this condition. The commissioners agreed.

Vice Chair Marshack motioned to approve Resolution 2 of 2025 with all stated and amended conditions. Commissioner Fauer seconded the motion, and it passed unanimously, with 6 in favor and 0 opposed. Commissioner Gustafson was absent from the vote.

Item 3: Community Development Director Updates

- Variances for 211 Deer Ridge and 40 Maple Ridge will be coming before the Commissioners next meeting
- Lighting code discussion
- Workforce Housing Special Review/Code Amendments discussion

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

The meeting was adjourned at 5:09 p.m.