



**Planning Commission
Wednesday, September 16, 2026
4:00 PM**

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

**You can watch the meeting live online on our website at tosv.com.
To join the meeting remotely please use the Teams Meeting information below:**

**Microsoft Teams meeting: <https://teams.microsoft.com/>
Meeting ID: 249 562 421 992 6
Passcode: zC2jJ7MJ**

Agenda

- 1. Roll Call**
- 2. Approval of Minutes**
 - 2.A. Approval of September 2, 2026 minutes
- 3. Items for Discussion**
 - 3.A. Sketch Plan Application, Ritz Carlton - Housing Discussion
 - 3.B. Sketch Plan Application, Ritz Carlton -- Conference and Commercial Discussion
- 4. Adjournment**

TOWN OF SNOWMASS VILLAGE

**PLANNING COMMISSION
MEETING MINUTES**

September 2, 2026

Members Present:

Matt Dube, Chair
Brian Marshack, Vice Chair
David Seglin
Stan Clauson
Tom De Napoli
Maggie Helmig
Jim Gustafson

Staff Present:

Michelle Bonfils Thibeault
Kevin Kiernan
Ashleigh Huff
Carlton Henry

Members Absent: None

Others Present: Conners Ladner, Stéphane De Baets, Addison Martin, Leah Stoltz, Jessica Garrow, Norah Jacobs, Alan May, Molly May, Michele Crawford

Call to order: The meeting was called to order at 4:00 p.m. by Matt Dube, Chair. No Commissioners were absent.

Item 1: Meeting Minutes of August 5, 2026:

The minutes from the September 2, 2026, meeting were presented for approval. The minutes were unanimously approved 5-0 as edited.

Item 2: Sketch Plan Application, Ritz Carlton Snowmass - Lodge Discussion:

Community Development Director, Michelle Bonfils-Thibeault, introduced the continued discussion of the lodge component of the Ritz-Carlton Sketch Plan application. She noted that the lodge discussion began at the August 19 meeting, at which time the Planning Commission requested additional exhibits addressing the mass and scale of the proposed lodge, the pedestrian perspective from the Village Mall, Development Review Team (DRT) referral comments, and sun and shade studies. Ms. Bonfils-Thibeault stated that the applicant had prepared a model and presentation responding to the Commission's requests.

The applicant team, including Stéphane De Baets with Elevated Returns and Conners Ladner and Jessica Garrow with Design Workshop, presented updated massing studies, models, and site diagrams illustrating the proposed development and its relationship to the existing Village. The Commissioners discussed proposed building heights and massing, pedestrian circulation,

46 setbacks along Elbert Lane and Fall Lane, the relationship to surrounding
47 properties, and the need for additional visual and sectional information as the
48 project advances.

49
50 During the discussion, Commissioners thanked the applicant team for the
51 updated presentation, noting that the revised materials provided a clearer
52 understanding of the proposed development and its relationship to the
53 surrounding area. The Commission discussed the proposed connections and
54 uses between the lodge buildings, pedestrian circulation, commercial areas,
55 delivery access, and the relationship among the various building components.
56 Commissioners also discussed the current level of design development, with the
57 applicant noting that the project remains conceptual at the sketch plan stage. In
58 that context, Commissioners emphasized that future architectural articulation,
59 materials, landscaping, and other design elements will be important
60 considerations in evaluating the proposed massing and scale as the project
61 advances.

62
63 Discussion of the lodge component included the proposed mix of 167 traditional
64 lodge rooms and 61 fractional units, fractional ownership and rental-pool
65 participation, parking, construction impacts, and the relationship of the
66 redevelopment to the Snowmass Mall and Benedict Creek corridor.
67 Commissioners emphasized the importance of maintaining the intimate
68 pedestrian character of the West Village, preserving pedestrian connections
69 through the site, and incorporating appropriate building articulation,
70 landscaping, and water features as the design develops.

71
72 Following the discussion Chair Dube opened the public hearing. Alan May, an
73 Aspenwood owner and longtime Snowmass visitor, thanked the Commissioners,
74 developer, and design team for their presentations and time. Mr. May raised
75 three primary concerns during his public comment. He expressed concern that
76 the proposed height, massing, and orientation of the Wildwood redevelopment
77 could significantly affect Aspenwood's views, privacy, and pedestrian character,
78 emphasizing the importance of preserving existing sight lines, setbacks, and
79 scale. He also raised concerns regarding increased traffic, parking, delivery
80 activity, and pedestrian safety along Fall Lane and encouraged consideration of
81 alternative transportation options for employee housing. Finally, he requested
82 careful planning of demolition and construction activities to minimize dust and
83 potential exposure to asbestos or silica and protect neighboring residents,
84 workers, and pedestrians.

85
86 The Commission informally concluded the discussion on the lodge component,
87 with Commissioners generally agreeing that they were accepting of the proposed
88 locations and height requests for the lodge and fractional buildings at a
89 conceptual level. Commissioners requested additional visuals of the terrace
90 connection between Lodge Buildings A and B, as well as further review of
91 massing and shadow studies and future discussion of parking and vehicle

92 circulation. The Commission noted that no formal conclusion had been reached
93 and that the discussion would continue at a future meeting.

94
95 Commissioners took a brief break and resumed at 5:50 pm.

96
97 Item 3: Sketch Plan Application, Ritz Carlton Snowmass - Housing Discussion:

98 The Commission began discussion of the workforce housing component of the
99 application. Michelle Bonfils Thibeault introduced the item and turned the
100 presentation over to the applicant team to review the proposed housing
101 component using the project model and site plan. She noted that the purpose of
102 the discussion was to introduce the housing component and allow the
103 Commission to determine, following the applicant's presentation, whether to
104 proceed with discussion that evening or continue the discussion at a future
105 meeting.

106
107 Stéphane De Baets introduced the workforce housing component, emphasizing
108 the importance of on-site employee housing as essential infrastructure to
109 support a year-round economy and reduce employee commutes. Jessica Garrow
110 with Design Workshop presented the proposed workforce housing program,
111 noting its consistency with the Town's comprehensive planning goals and the
112 need to address the existing shortage of employee housing. The proposal
113 includes approximately 57,000 square feet of workforce housing, currently
114 envisioned as 125 studio units averaging approximately 457 square feet,
115 compared to the eight existing units totaling approximately 2,866 square feet.
116 The applicant noted that the proposed housing exceeds the technical code
117 requirement and is intended to support both lodge employees and other essential
118 workers within the Village. The applicant also emphasized the site's proximity to
119 transit and the flexibility to adjust the unit mix based on community needs.
120 Alternative configurations could include a combination of studio, one-, two-, and
121 three-bedroom units, and the applicant expressed a willingness to work with the
122 Town and Housing Department to determine an appropriate mix.

123
124 Commissioners discussed the proposed workforce housing program, including
125 unit mix, employee eligibility and allocation, livability, parking, access, and
126 building design. Commissioners generally supported incorporating a mix of
127 studio and one-bedroom units and encouraged consideration of shared employee
128 amenities or gathering spaces to improve livability and foster community. The
129 Commission emphasized prioritizing housing for employees working in
130 Snowmass and generally supported a reduced parking ratio given the site's
131 proximity to transit, pedestrian, and bicycle connections. The applicant proposed
132 approximately 65 workforce housing parking spaces and noted that employee
133 access and parking circulation are still being refined. The applicant also reviewed
134 proposed variances related to building height, setbacks, and floor area,
135 explaining that ceiling heights remain under consideration and that construction
136 methods and floor assemblies will also influence overall height. Commissioners
137 encouraged further evaluation of the proposed setbacks, pedestrian circulation,

and building massing, particularly along Elbert and Fall Lanes, to provide appropriate separation from surrounding properties and maintain a comfortable, village-scale character. The applicant emphasized that the housing would be designed as a cohesive, high-quality component of the overall development. The Commission also discussed the potential allocation of units among resort employees, retail employees, and other essential community workers, with specific eligibility and lease requirements to be developed with the Town.

The public hearing was opened and closed with no additional public comment.

Vice Chair Marshack made the motion to continue the public hearing, which was seconded by Commissioner Gustafson. The motion was approved unanimously. The public hearing was continued to September 16, 2026.

Item 4: Community Development Director Updates:

None.

Adjournment: The meeting adjourned at 6:25 p.m.

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

September 2, 2026

AGENDA ITEM:

Ritz Carlton (Elevated Snowmass, LLC) Sketch Plan Major PUD Amendment and Rezoning
– Public Hearing- Housing

PRESENTED BY:

Carlton Henry, Senior Planner

Michelle Bonfils Thibeault, AICP, Community Development Director

BACKGROUND:

On March 16, 2026, Town Council and the Planning Commission reviewed and commented on a Pre-Sketch Application presentation by Elevate Snowmass, LLC (the “Applicant”) to redevelop the existing Viewline Resort (consisting of the Viewline Hotel, Snowmass Conference Center, and Wildwood Lodge) with a proposed 167 traditional lodge keys, 61 fractional units, conference center with meeting rooms, 125 on-site workforce housing units, and subgrade parking and centralized deliveries facilities. The proposed redevelopment will require a Major PUD Amendment and Rezoning (the “Application”).

On May 11, 2026, Town Staff received an initial submittal from the Applicant for a Sketch Plan Application for Major PUD Amendment and Rezoning; Staff received an amended and resubmitted Application on June 2, 2026. On July 20, 2026, the Application advanced to Sketch Plan with a joint presentation to Town Council and the Planning Commission.

On August 5, 2026, the first Sketch Plan public hearing was held with the Planning Commission. Additionally, the Applicant and the Planning Commission conducted a site visit to review the

elements of the proposal in relation to existing conditions. The public hearing was continued to August 19, 2026.

On August 19, 2026 a continued Sketch Plan public hearing was held, with a focus on the lodging aspect of the Application. The public hearing was continued to September 2, 2026.

Due to the size and scale of the Application, Staff and the Applicant have agreed to presentation of the Application materials in segments to allow for deeper, more detailed discussion.

The proposed review schedule, subject to change, is as follows:

- August 5, 2026 Site Visit (*completed*)
- August 19, 2026 Discussion and review of lodge component (*completed*)
- September 2, 2026 Continued discussion and review of lodging component
- September 2, 2026 Discussion and review of the housing component
- September 16, 2026 Discussion and review of conference space and commercial component
- October 7, 2026 Conclusive review and consideration of draft Resolution

This is an estimated review schedule, which may be modified as directed by the Planning Commission.

The Application is available here: [Ritz Carlton \(Viewline Redevelopment\) Sketch Plan PUD Application](#)

PROCESS:

In accordance with Section 16A-5-320 of the Land Use Code, the Sketch Plan review is an opportunity for the Town and the Applicant to engage in an exploratory discussion of a development proposal. Following are the eight criteria for Sketch Plan review and the associated Staff findings specific to the Housing aspect of the application; review of the lodging, fractional ownership, conference center, workforce housing, and commercial aspects will be analyzed in separate reports:

1. Generally appropriate use at a specific location

The subject property runs the length of Elbert Lane and Fall Lane, generally bounded by Carriage Way to the northwest and Fanny Hill to the southeast. Additionally, a portion of the property is upslope, abutting the ski slope between Fall and Gallum Lanes as indicated in red below.



Figure 1: Vicinity Map

One hundred and twenty-five (125) deed-restricted on-site workforce housing units are proposed as part of the Application. The proposed housing use is clustered in two residential buildings between Elbert and Fall Lane, at the western end of the property.

Staff Finding: *Staff finds that on-site housing mitigation is an appropriate use of the property. Providing 125 on-site workforce housing units associated with the employment generated by the proposed lodging and commercial uses reflects best practices in inclusionary housing development. Provision of on-site housing units also decreases the demands on transportation infrastructure, such as streets, parking, and transit infrastructure. The Applicant has proposed the inclusion of housing as a permitted use in the associated PUD Amendment language.*

2. Consistency with Comprehensive Plan

The subject property is located in the West Village Comprehensively Planned Area (CPA) identified in the 2018 Comprehensive Plan (p. 22). Goals of the CPA specific to the housing use proposed in the subject application include:

- Increased mixed-use activities should be encouraged here to leverage vitality in the area.
- Recognize the West Village as a tourist focused neighborhood that could support both free market and employee housing.
- Incentivize the revitalization/modernization of older buildings and short-term lodging properties.

With regard to the Strategic Initiative Goal E. Expand Housing Choice & Affordability, the following objectives are applicable to the proposed residential development:

- E.1 Focus New Housing within the Nodes – Based on the limited land available for development in Snowmass Village, new housing should be concentrated in and around the existing nodes of activity, i.e.: the Mall, Base Village, Snowmass Center, and Town Park...
- E.2 Provide More Employee Housing — ...maintain an appropriate housing mitigation standard for new construction in the Village...

Staff Finding: *The development of 125 units of workforce housing adjacent to the Mall will generate vibrancy, economic activity, and significantly support the sustainability of the West Village commercial uses. The proposed workforce housing supports, and does not conflict with, the West Village CPA goals or the Strategic Initiatives listed in the 2018 Comprehensive Plan. The application generally is consistent with the Comprehensive Plan.*

3. Generally appropriate architectural mass, scale and density and related common or dedicated open space

The two proposed residential buildings are situated towards the western end of the property where the Wildwood Lodge buildings currently stand.

The current zoning is a legacy zone district known as Special Planning Area 1 (SPA-1). Redevelopment in SPA-1 requires rezoning to establish zoning. The proposed application includes a rezoning to the Mixed Use-2 Zone District of which the purpose “is to provide visitor services and accommodations, recreation, office, community and visitor servicing commercial and permanent resident housing, as appropriate to the site and compatible with the character of the surrounding area.”

In addition to a Rezoning request, the Application also proposes a PUD to govern the property. The Major PUD Amendment proposed through this Application would expand the PUD to include the existing Wildwood Lodge property. Dimensional requirements of the Mixed Use-2 Zone District are considered, as well as previous approvals and existing conditions, in evaluating the proposed dimensional variations by the Applicant as is stated in Sec. 16A-5-300:

“The purpose of the planned unit development (PUD) process is to permit variations from the strict application of certain standards of the Town’s zone districts in order to allow flexibility for landowners to creatively plan for the overall development of their land and thereby, to achieve a more desirable environment than would be possible through the strict application of the minimum standards of this Development Code.”

Mass and Scale: The Application proposes two residential buildings, referred to in the Conceptual Site Plan as Workforce Housing Building A and Workforce Housing Building B. These two buildings are situated parallel to Elbert Lane and Fall Lane, as compared to existing conditions of the Wildwood perpendicular relationship to Elbert and Fall Lanes. Workforce Housing Building A is situated along Elbert Lane, while Workforce Housing Building B is situated along Fall Lane.

Table 3: As-Built Development Summary

	Viewline Snowmass	Snowmass Conference Center	Wildwood Resort	Total
Guest Rooms (SF)	104,818	-	50,680	155,498
Commercial Support (SF)	-	1,600	2,535	4,135
Hotel Support (SF)	6,363	-	1,359	7,722
Hotel Function of Commercial Space	33,267	-	5,237	38,504
Retail/Restaurant	25,232	-	4,785	30,017
Conference	-	33,912	-	33,912
Subtotal Existing Floor Area (SF)	169,680	35,512	66,852	272,044
Number of Guest Rooms	254 keys	N/A	154 keys	407 keys
Average Size of Guest Rooms	403 SF	N/A	331 SF	367 SF
Workforce Housing Units	1 DU (315 SF)	N/A	7 DU (2,535 SF)	8 DU (2,866 SF)
Building Coverage	53,578.8 SF (1.23 acres maximum)	26,136 SF (0.06 acres maximum)	23,937 SF (0.54 acres)	103,651.8 SF
Open Space	44% (0.97 acres minimum)	0.224 acres minimum	53% (0.62 acres)	n/a
Building Height	69' (exceeds Town wide height limit by 31')	38' (8664.68' and 8694.68' maximum)	Approximately 45' (exceeds Town wide height limit by 7')	n/a
Number of Parking Spaces	17 spaces maximum (3,280 SF surface)	N/A	8 spaces (1 by entrance, 7 by Fall Lane)	25 spaces

Figure 2: Existing Condition, Wildwood Resort (Page 105 Sketch Plan Application, June 2, 2026)

The existing Wildwood Lodge consists of two mixed-use buildings, containing approximately 57,276 square feet of lodging space (154 keys), 4,785 square feet of commercial space, and seven (7) workforce housing units (2,535 square feet). The existing as-built condition, as shown above, contains 66,852 SF of finished floor area.

The proposed site plan proposes 4-5 levels above grade with 1 sub-grade level. An average height of 44' above grade, with a maximum height of 48' above grade is proposed, which accommodates four stories of residential use. As noted, the average height of Workforce Housing Buildings A & B is 44 feet, with elements stepped back that top out at 48 feet or lower. The current Wildwood Lodge buildings include a maximum height of approximately 45 feet above grade; the Applicant is proposing an increase in maximum height to 48 feet through a change to the Planned Unit Development (PUD) Agreement and the aforementioned rezoning.

Consideration of height restrictions for the proposed development shall consider existing conditions, and the MU-2 dimensional requirements, as well as site constraints and visual impacts. Note that the Conceptual Site Plan provided at Sketch Plan level is conceptual; per Town Code, architectural details, elevations, and renderings are required at Preliminary Plan. The MU-2 dimensional requirements include a maximum height of 38 feet.

The Conceptual Site Plan proposes 24,216 square feet of residential space in Workforce Housing Building A, with 3,706 square feet of commercial space reserved at the ground floor level. Workforce Housing Building B is proposed to include 32,915 square feet of residential space.

Floor Area

The ratio of the total floor area of all proposed structures, by type, to the area of land within the development.

Table 13: Floor Area by Use Types

Structure ID	FAR by Type of Use ¹ by Building				Building Description
	Hotel/Lodge ²	Fractional Units	Commercial	Workforce Housing	
Workforce Housing Building A	-	-	3,706 0.019	24,216 0.127	Western Edge, Intersection of Elbert Lane and Carriage Way
Workforce Housing Building B	-	-	-	32,915 0.173	Western Edge, Intersection of Fall Lane and Carriage Way

Figure 3: Floor Area Table (Page 105 Sketch Plan Application, June 2, 2026)

Combined, the 57,131 square feet of workforce housing residential equates to a floor area ratio (FAR) of 0.3 across the entirety of the redevelopment site. See figures below:

Table 14: Floor Area Summary

Lot Area	Hotel/Lodge	Fractional Units	Commercial	Workforce Housing	Floor Area
190,357.2 sq ft	187,301 sq ft 0.984	101,282 sq ft 0.532	18,591 sq ft 0.098	57,131 sq ft 0.300	364,305 sq ft 1.914

Figure 4: Floor Area Summary Table (Page 105 Sketch Plan Application, June 2, 2026)

Staff Finding: *The proposed Major PUD Amendment seeks to rezone the portion of the subject property currently zoned SPA-1 to MU-2/PUD in order to accommodate the portion of the site not currently captured by the PUD or established Town zoning. Staff finds that the height proposed, including the step back massing of the top floor, to accommodate additional workforce housing is consistent with development within the West Village CPA and the height of the surrounding uses.*

Regarding FAR, Staff finds that the FAR dedicated to housing is consistent with development within the West Village CPA; however, Staff recommends that Planning Commission consider the FAR in terms of the whole development, however, it should be noted that the proposal would reduce the floor area from the two existing Wildwood Lodge buildings to the two proposed Workforce Housing Buildings A & B from 66,852 SF to 57,131 SF.

Centralized Delivery Facility:

The Applicant has proposed the construction of a subgrade centralized loading/delivery facility for use by the development and adjacent property owners, with access taken from Elbert Lane, directly underneath Workforce Housing Building A. The proposed 14,240 square foot dock would be located below grade underneath Workforce Housing Buildings A & B to create a grade separation and functional efficiency for heavy vehicles. The goal of this design is to enhance the aesthetic and functional nature of the built condition by reducing negative externalities from high-intensity commercial/lodging use. The subgrade dock seeks to limit vehicular conflicts and limit pedestrian/vehicular conflicts by keeping the adjacent rights-of-way clear of large delivery vehicles. This proposed condition would also improve the general aesthetic condition in the West Village. The centralized delivery facility may also provide a community benefit by offering usage of the facility by adjacent properties.

Staff Finding: *The conceptual design for the centralized delivery facility is unprecedented in the Town of Snowmass Village. Staff believes the concept offers inherent benefits to the redevelopment proposal and the greater West Village neighborhood.*

Density and Open Space:

Please note that the density calculations between the existing use on the Wildwood Lodge property and the proposed development of Workforce Housing Buildings A & B consider different uses. The existing uses on the Wildwood Lodge include 200 square feet of retail commercial space, and 4,585 square feet of restaurant/service commercial space in addition to 154 lodge keys. The proposed use for Workforce Housing Buildings A & B considers 125 workforce housing units, equating to 57,131 square feet and 3,706 square feet of commercial space.

With regard to the density

- Existing: 154 Wildwood keys, average room size 331 sq.ft.
- Proposed: 125 WFH units, average room size 457 sq.ft.

The application proposes 1.57 acres total open space, or 36% of the total site (+/- 4.5 acres). This exceeds the Mixed Use-2 Zoning requirement of 25%.

The Silvertree Hotel PUD is specific to the original property (requiring 44% open space) and does not consider the area of the Wildwood or extents of the former Eldorado property and therefore comparison of the proposed to the existing PUD requirements is not applicable.

Staff Finding: *The proposed workforce housing portion of the development is generally less intensive than the existing use with regard to density.*

Staff would recommend that the Planning Commission consider open space provision across the development as a whole.

Setbacks and Encroachments:

The Applicant has proposed 5' setbacks along the southern and western-most boundaries of the property (along Falls Lane and Carriage Way), with a zero-foot setback along Elbert Lane.

Additionally, the Applicant is currently showing an encroachment of Workforce Housing Building B, across the property line.

Staff Finding: *Staff finds, as noted in the Public Works and Engineering memo, that the setbacks as shown adjacent to Workforce Housing Buildings A & B must be a minimum width of 10 feet. This comment is advisory as sightlines and turning radii must be verified at Preliminary Plan. Staff*

notes that any proposed building encroachments onto Town property (i.e. parking spaces on Fall Lane) shall be further reviewed at Preliminary Plan.

(4) Consideration of natural resources on the site

The subject property is fully developed with similar uses. Geotechnical analysis is a requirement of Preliminary Plan to understand specific conditions related to redevelopment and construction considerations.

Similarly, the subject property is not located in sensitive wildlife habitat areas, floodplain or wetland areas or geologic hazard areas.

The Brush Creek Impact Area is loosely defined on an exhibit map in the Comprehensive Plan and may extend over small portions of the subject property. The site has been developed and improved upon since the late 1970s. Geotechnical analysis is a requirement of Preliminary Plan to understand specific conditions related to redevelopment and construction considerations.

The subject property does include steep slopes greater than 30% grade, consistent with slopeside development in the West Village. The subject property was subdivided prior to January 1, 1987 as noted as a threshold date for development in areas containing slopes greater than 30% per Sec. 16A-4-50(d)(2). Geotechnical analysis is a requirement of the Preliminary Plan application to understand specific conditions related to redevelopment and construction considerations.

Staff Finding: *The proposed redevelopment of a fully constructed site supports the Comprehensive Plan goal of redeveloping existing properties in the West Village CPA. Redevelopment of existing properties limits disturbance of undeveloped areas in the Town. Geotechnical analysis is a requirement of Preliminary Plan to understand specific conditions related to redevelopment and construction considerations.*

(5) Access and circulation

Pedestrian Movement:

The subject property directly abuts the Mall, which is a primary pedestrian access to the ski slope. The subject property runs the length of both Elbert and Fall Lanes, where the Applicant has proposed improvements to the pedestrian circulation.

Related to the workforce housing portion of the proposal, the Applicant has proposed improvement to the pedestrian infrastructure along the adjacent right-of-way and pedestrian circulation through the site, both across the site (generally north-south) and bisecting the property (generally east-west).

Staff Finding: *Visual connection to the ski slope is an important aspect of the pedestrian circulation plan. Pedestrian paths connecting the public from Carriage Way to the ski slope should not be impeded by navigation around or through private buildings, and sightlines should be maintained where possible.*

Vehicular Movement:

Vehicular movement for users of the workforce housing development is not proposed through the site, but rather along the adjacent rights-of-way in order to access the underground parking for residents.

Staff Finding: *The conceptual pedestrian and vehicle circulation throughout the site has been reviewed by Development Review Team which includes emergency services, Transportation, Public Works, Parks Open Space Trails, and Community Development. The general concept of the site circulation is considered generally acceptable however detailed vehicle movements, multiple easements and public right-of-way considerations will need to be further addressed at Preliminary Plan.*

(6) Parking

The existing Viewline Resort, Snowmass Conference Center, and Wildwood properties function with limited on-site parking, through utilization of the numbered lots and required shuttle service for hotel guests. Seventeen (17) surface parking spaces at the Viewline and eight (8) parking spaces at the Wildwood (25 total) exist today. The parking approvals for the existing conditions were implemented as part of the Silvertree Hotel PUD (Ordinance No. 24 Series of 1986) prior to the effective date of the Snowmass Development Code (September 2, 1998). Expansion of uses

approved prior to the 1998 adoption of the Development Code are required to meet Sec. 16A-4-310 Off-Street Parking Standards for expanded areas.

The construction of a large, subgrade parking structure is proposed to accommodate some of the parking needs of the proposed development. A total of 252 parking spaces are proposed to be constructed in the parking garage, with 63 parking spaces reserved for Workforce Housing Buildings A & B, or approximately 0.5 spaces per unit (125 units proposed). 61 bicycle parking spaces are also proposed.

The Applicant proposes continued purchase of parking spaces from the numbered lots for continued off-site parking mitigation.

Staff Finding: *The Applicant has proposed 0.5 spaces/unit for the workforce housing use, which equates to half of the spaces required per the Town Code. Staff would recommend that the Applicant dedicate more of the proposed parking towards the full-time residents of the development, the residents of Workforce Housing Buildings A & B.*

(7) Proposed timetable for the development

Timetable

The proposed timetable and phasing for the development, identifying the number of anticipated PUD filings.

The development anticipates one PUD filing with the following schedule.

- + Pre Sketch Plan Submittal: January 2026 (Complete)
- + Sketch Plan Submittal: May 2026
- + Sketch Plan Review: June 2026 – December 2026 (6 months)
- + Preliminary Plan Submittal: December 2026 – March 2027 (3 months)
- + Preliminary Plan Review: March 2027 – October 2027 (8 months)
- + Final Plan Submittal: November 2027 – February 2028 (4 months)
- + Final Plan Review: March 2028 – June 2028 (4 months)
- + Anticipated Groundbreaking: Autumn 2028
- + Anticipated Opening: Spring/Summer 2031

Figure 5: Anticipated Development Timeline (Page 111 Sketch Plan Application, June 2, 2026)

The Applicant proposes a single, coordinated construction effort across the property as described in the following excerpt from the application:

(8) Consideration of the proposed concepts relative to promoting public health, safety and welfare.

The subject property is located in the West Village Comprehensively Planned Area (CPA) identified in the 2018 Comprehensive Plan (p. 22). Goals of the CPA specific to the housing use proposed in the subject application include:

- E.1 Focus New Housing within the Nodes – Based on the limited land available for development in Snowmass Village, new housing should be concentrated in and around the existing nodes of activity, i.e.: the Mall, Base Village, Snowmass Center, and Town Park...
- E.2 Provide More Employee Housing — ...maintain an appropriate housing mitigation standard for new construction in the Village...

Employee Generation:

Sec. 16A-4-410 Workforce Housing Requirements defines mitigation calculations for 100% employee generation by development and redevelopment. Furthermore, to support the Comprehensive Goal to promote redevelopment of aging buildings, 16A-4-410(e)(1) provides a credit towards housing mitigation requirements of up to 115% based on existing square footage.

The 115% credit for the existing Viewline Resort, Snowmass Conference Center, and Wildwood commercial uses results in a credit toward 389 employees as calculated below:

TABLE 16: Existing Development -- Commercial Viewline					
Finished Sleeping Area					
HOTEL/LODGE USES	# of FSA	Employee Gen Rate	100% Factor	115% Factor	
Viewline FSA	254	0.38	96.52	110.998	
Conference Center	0				
Wildwood FSA	153	0.38	58.14	66.861	
SUBTOTAL			155	178	credit for existing development
COMMERCIAL (Viewline)					
	Area (SF)	Employee Gen Rate per 1,000 SF	100% Factor	115% Factor	
Commercial, General Retail	11,527	4.93	56.83	65.35	
Office, Finance		1.97			
Office, Property Management		4.93			
Restaurants	10076	5.9	59.45	68.37	
Conference Center		0.97			
Health Club, General		0.96			
Health Club, Spa	2194	1.97	4.32	4.97	
SUBTOTAL			121	139	credit for existing development
CONFERENCE CENTER					
	Area (SF)	Employee Gen Rate per 1,000 SF	100% Factor	115% Factor	
Conference Center	35,512	0.97	34.45	39.61	credit for existing development
COMMERCIAL (Wildwood)					
	Area (SF)	Employee Gen Rate per 1,000 SF	100% Factor	115% Factor	
Commercial, General Retail	200	4.93	0.99	1.13	
Office, Finance		1.97			
Office, Property Management		4.93			
Restaurants	4585	5.9	27.05	31.11	
Conference Center		0.97			
Health Club, General		0.96			
SUBTOTAL			28	32	credit for existing development
TOTALS			337.74	388.40	credit for existing development

Figure 6: Existing Development Employee Generation Calculations, Staff Worksheet

The proposed redevelopment generates approximately 347 employees – or 42 fewer employees than the 115% mitigation credit for redevelopment. Employee generation is shown on Table 17 of the Application below:

Table 17: Proposed Development Employees Generation Calculations

	Area (SF)	Employee Generation	100% Factor
		Rate	
Hotel FSA	167	0.38	63.46
MR-2 Units	61	0.60	36.60
Commercial, General Retail	18,591	4.93	91.65
Office, Finance	-	1.97	-
Office, Property Management	-	4.93	-
Restaurants	17,501	5.90	103.26
Conference Center	38,462	0.97	37.31
Health Club, General	2,765	0.96	2.65
Health Club, Spa	5,695	1.97	11.22
Total	83,014		346.15

Figure 7: Proposed Employee Generation (Page 109 Sketch Plan Application, June 2, 2026)

Whereas under the existing mitigation housing redevelopment credit, no housing mitigation may be required of the proposed development, the Applicant is proposing 125 units of workforce housing.

Staff Finding: *Staff finds that on-site provision of workforce housing aligns with promotion of the public safety and welfare of the community. Providing quality workforce housing in close proximity to employment centers within the Town, promotes the feasibility of multi-modal transportation alternatives, economic health of employees in Snowmass Village, and quality of life for residents and visitors alike. Staff finds that the community benefit provided in the form of proposed workforce housing development is a substantial benefit to the welfare of the community and local economy.*

FINANCIAL IMPACT:

The Sketch Plan does not obligate the Town to approve future development(s) and therefore, there are no financial impacts associated with the land use process. Financial obligations of the development will be analyzed and reviewed during the formal PUD review process.

A financial impact analysis is required as a part of the Preliminary Plan application.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission hear a presentation by Staff, the applicant, hear public comment, and hold discussion related to the Sketch Plan materials provided in the June 2, 2026 Application.

Recommended Motion: *"I motion to continue the public hearing for the Ritz Carlton Sketch Plan application to September 16, 2026."*

ATTACHMENTS:

A – Development Review Team (DRT) comments on Workforce Housing Uses



To: Michelle Bonfils, Community Development Director

From: Kevin Rayes, Housing Director

Date: August 26, 2026

Re: Sketch Plan PUD Ritz Carlton (Viewline) Land Use Application – Workforce Housing

Dear Michelle:

Thank you for the opportunity to weigh in on Sketch Plan PUD Ritz Carlton (Viewline) land use application – specifically the workforce housing component of the project.

Project Summary:

The application proposes up to 125 onsite deed-restricted workforce housing units. All studio units are contemplated; however, the applicant is open to adjusting unit sizes and configurations. Roughly half of the proposed units would be reserved for employees of the Ritz based in Snowmass, with the remaining half reserved for employees based at the St. Regis in Aspen. The application proposes 0.5 parking spaces per unit. The proposed parking ratio falls below the code's minimum studio parking requirement of 1 off-street space per studio. The application also seeks a height variance of up to four feet to accommodate building sections of up to 48 feet in height (the land use code allows a maximum height of 44 ft.).

Housing Department Comments:

Unit Mix

The Housing Department appreciates the applicant's thoughtful approach to providing a robust amount of housing for the employees that will be servicing the new development. As the applicant team continues to refine the project, it might be helpful to consider the types of units that are in highest demand within the Town's workforce housing program. As shown in Figure 1, one-bedroom units are in highest demand. Most applicants who requested a studio also requested a one bedroom, so some are double counted between the two-unit types. (Both unit types are often selected to increase chances of getting a unit sooner.) Two-bedroom units are also in high demand as folks with children or elderly parents seek extra space. While studios help increase overall density, they are generally less desirable for tenants. Many folks live in studio units request transfers to one-bedrooms on a regular basis as they quickly outgrow the limited space provided by a studio. The highest turnover of units we experience in our inventory

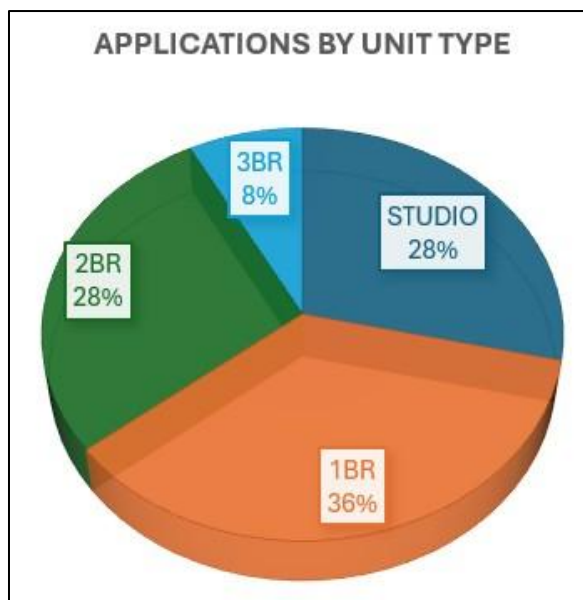


Figure 1: TOSV Waiting List

occurs within studio apartments. A community benefit to the town is for the applicant to develop housing that residents enjoy and stay in for many years. Housing intended for seasonal or part-time employees is not ideal and falls short of meeting the intent of the Town's workforce housing program. For this reason, the Housing Department recommends minimizing the number of studio units provided and instead focus on one-bedroom and two-bedroom units.

Considerations to Maximize Livability

Beyond unit type, the Housing Department recommends the applicant consider providing some combination of the following amenities to improve livability:

- Kitchen quality, including the layout, size and types of appliances provided can make a big difference for unit quality. The Housing Department would like to see the following improvements provided in each unit:
 - Minimum 30-inch-wide oven, 4-burner stovetop,
 - Dishwasher
 - Minimum 20 cubic foot refrigerator with freezer
 - Minimum 24 sq. ft. of counter space and a minimum of 15 ft. cubic ft. of cabinet space
- Washer dryer hookups
- Provide adequate storage. This means a closet in each bedroom and a closet in the common area (i.e., living room). Additional storage outside of each unit is recommended.
- Site porosity – Considering the relatively large number of units proposed, ensure there is sufficient “elbow room” on the site so tenants don't feel cramped.
 - Provide usable private outdoor spaces such as porches, upper floor decks, etc. These spaces should be at least six ft. deep and 50 sq. ft. in area
 - Provide shared outdoor gathering areas

Lease Restrictions

To ensure the proposed housing units align with the Town of Snowmass workforce housing program, units should be leased on a long-term basis, meaning leases should be no shorter than one year. No short-term rentals are allowed. Units should be rented at rates consistent with Town of Snowmass housing. Generally, this means rental rates should align with those set forth at Mountain View II. For context, in 2026, a studio rents for \$825/month, a one-bedroom rents at \$1,180/month and a two-bedroom at \$1,730/month.

As stated throughout this memo, the Housing Department believes providing up to 125 onsite workforce housing units to be a notable community benefit. With that said, half of the units are set aside for employees based in Aspen. Pursuant to Housing regulations, residents who work outside of Snowmass Village – whether in Aspen or unincorporated Pitkin County – do not qualify for workforce housing in Snowmass. (Once a Snowmass-based employee is in Snowmass housing, they can work anywhere in Pitkin County but cannot get into the housing program unless they work in Snowmass at the time of qualifying.) It is understandable that the applicant seeks first priority/discretion to lease units to Ritz employees. Setting aside half the units for St. Regis employees is a bigger ask. The Housing Department can support the concept, with the condition that if any of the 125 units are unfilled for 45 days or more, the Housing Department has the next priority to fill said units with a qualified applicant from the housing waitlist. Additional

conversation/collaboration is needed between the applicant and Housing to determine how this concept will be memorialized and enforced.

Parking

As previously mentioned, the application proposes 0.5 off-street parking spaces per unit, which falls below the code minimum of one off-street space per unit. Considering the project's central location in the village along with its proximity to transit, the feasibility of reducing parking is reasonable, subject to the conditions set forth by the Transportation Department (see Transportation Department Memo Dated 7/31/26). To complement Transportation's comments, the Housing Department supports adding WeCycle stations to the site. Housing also proposes increasing the number of bike spaces from 61 to 125 so there is at least one bike space per unit. Increasing bicycle parking could be considered additional storage for units so that folks do not need to keep bikes in their units. Ideally the bike storage would be covered/enclosed and have access to electrical outlets. Many of our residents use e-bikes so providing a secure location where the bikes can be charged would be a major benefit. Lastly, the Housing Department supports including a car share service to the site.

Design Workshop

September 11, 2026

Dear Michelle and Members of the Planning Commission,

This letter provides some follow up information regarding the Workforce Housing portion of the proposed Elevated Returns Ritz Carlton Snowmass Sketch Plan proposal. We look forward to continuing the conversation on this topic in our meeting with you on September 16, 2026.

The Wildwood Lodge has served as a lodge for many years, but has become functionally obsolete as a hotel. Dating back to previous ownership, units rented to overnight visitors were not used. Instead, visitors who had reserved a Wildwood room would check in at the Viewline and stay at the Viewline. This is indicative of the real infrastructure issues with the building and a key driver for the redevelopment.

When Elevated Returns purchased the Viewline and Wildwood properties, the Wildwood had not been in operation as a hotel because of the infrastructure issues. At the same time, Wildwood units have helped to bridge the gap for hotel employees who need housing to work in Snowmass and in Aspen. This type of use pre-dates the current ownership, and has continued today. Under current ownership, rather than leaving the hotel vacant, a mix of employees from the Viewline, St. Regis Aspen, and neighboring businesses are able to use the hotel rooms through leases that range from 4 to 12 months. This provides an important temporary benefit to the town's workforce by using an underutilized asset prior to redevelopment, and is one that we want to make permanent through the redevelopment.

The employees staying at the hotel primarily walk and take transit to their jobs. This winter, only 10 people staying at the Wildwood had a personal vehicle. Everyone else used transit, biked, or walked.

We are committed to providing significant workforce housing as part of the redevelopment to address the needs of the hotel as well as the community overall. For this reason, we have proposed over 57,000 square feet of workforce housing space in a building that steps up the hill with grade. These buildings include 3 to 4 stories of workforce housing for the development and community. We understand that this level of workforce housing also presents tradeoffs for the Commission and neighbors, and we look forward to hearing how the Commission would balance those tradeoffs.

Respectfully,



Jessica Garrow, FAICP

Principal

jgarrow@designworkshop.com

(970) 399-1404



The Ritz-Carlton Snowmass Redevelopment Major PUD

Sketch Plan Application Review



THE RITZ-CARLTON

Planning Commission Meeting – Workforce
Housing Programming
September 2nd, 2026

Today's Agenda

Road Map - Workforce Housing Programming

+ CHALLENGES + DEVELOPMENT OPPORTUNITY

Design Strategy

+ WORKFORCE HOUSING CONCEPTUAL SITE PLAN

Development Plan + Programming

+ DEVELOPMENT CALCULATIONS

Development Code Review

+ VARIANCE REQUEST

Dimensional Limitations + Parking Allocation



Workforce Housing Consistent with Code



**Develop Sustainable
Infrastructure for a
Year-Round Economy**



**Improve Connection to
the Public Realm**



**Increase Availability of
Workforce Housing**



**Improve Connectivity
Between the Village
and Ski Mountain**



**Celebrate Community
Character**

The proposed uses are consistent with the existing operation of the properties and pose a substantial opportunity to transform the development into one that is economically viable, can have year-round activation, and enhance the long-term sustainability and community value of the site, all while strengthening its position as a vibrant, four-season destination.

Alignment with Plans

JUST BIG ENOUGH

“Recognize the West Village as a tourist focused neighborhood that could support both free market and employee housing.”

- WEST VILLAGE CPA

GOAL E. EXPAND HOUSING CHOICE AND AFFORDABILITY

E.2 Provide More Employee Housing

As its primary housing goal, provide housing for 70 percent of full-time, year-round employees (60 percent of total employees).

- COMPREHENSIVE PLAN



Why Now?

Operational Challenge

+ **Lack of Existing Housing On Site**

Existing development has just 8 units on site

Impacts ability to attract and retain workers

+ **Operational Challenges**

Aging infrastructure requires continual maintenance and repair beyond what is expected for general upkeep

Parking spaces and drop off areas are over-constrained and inadequate

Existing Workforce Housing

AS BUILT DEVELOPMENT SUMMARY

	Total
Guest Rooms (sf)	155,498
Commercial Support (sf)	4,135
Hotel Support (sf)	7,722
Hotel Function of Commercial Space	38,504
Retail/Restaurant	30,017
Conference	33,912
Subtotal Existing Floor Area (sf)	369,788
Number of Guest Rooms	407 keys
Average Size of Guest Rooms	367 sf
Workforce Housing Units	8 DU (2,866 sf)
Average Size of Workforce Housing Units	358 sf
Number of Parking Spaces	25 spaces



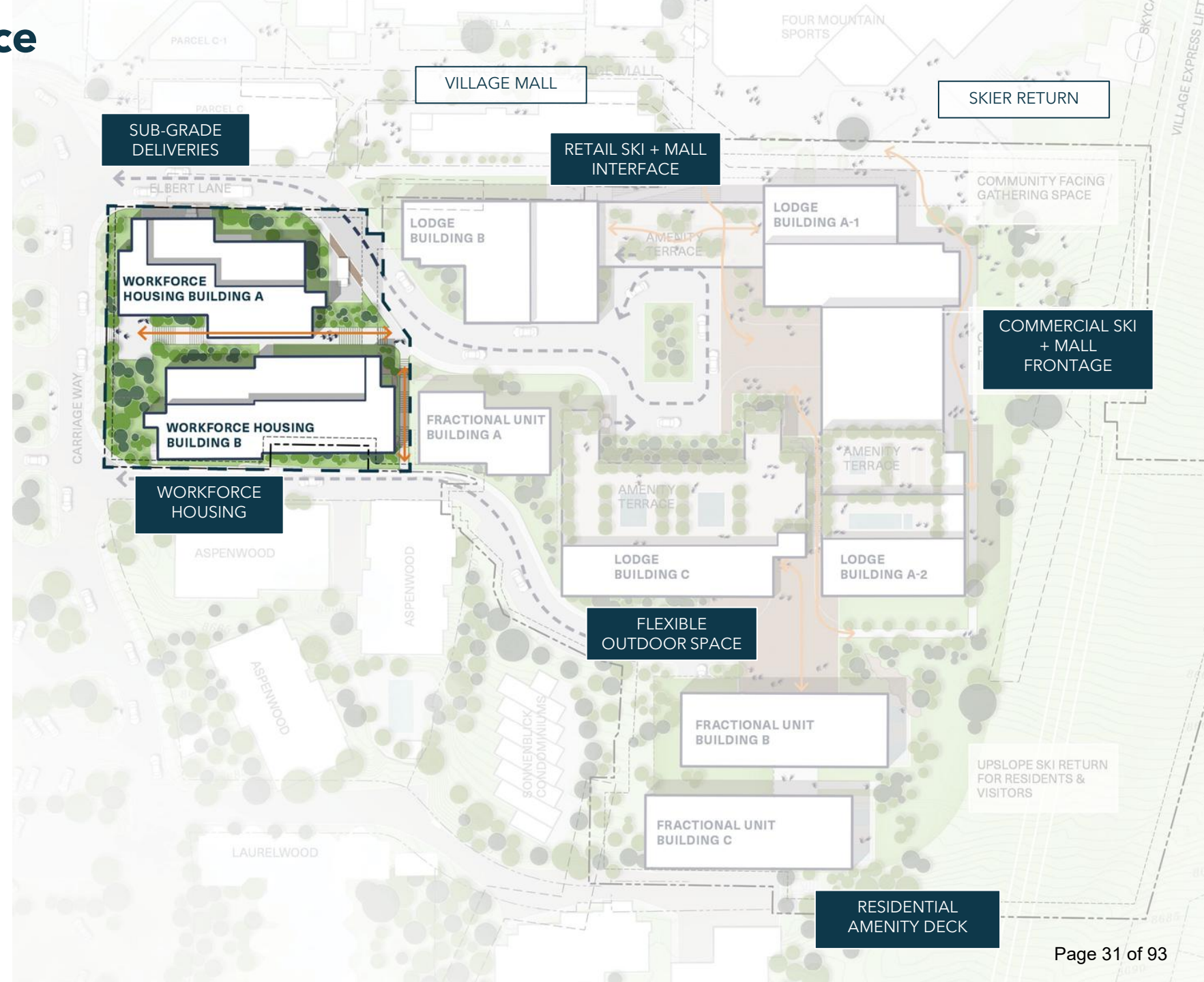
Proposed Workforce Housing

125 On-Site Workforce Housing Units. (57,131 sq ft)

Unit Distribution. Intend housing units to be allocated to Marriott employees with the remainder allocated for essential Town employees.

Connection to Transit. Use of Town of Snowmass Village public transportation is encouraged, although some parking provided on property for employees.

- ✓ Provide workforce housing units integrated within the redevelopment.
- ✓ Provide housing opportunities that support employees working within Snowmass Village.
- ✓ Contribute to the Town's workforce housing supply targets.
- ✓ Support long term stability of the local tourism workforce.



Workforce Housing Comparison

AS BUILT DEVELOPMENT SUMMARY

	Total
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SKETCH REDEVELOPMENT SUMMARY

	Total
Guest Rooms (sf)	98,595
Fractional Units (sf)	101,282
Commercial Support (sf)	-
Hotel Support (sf)	24,283
Hotel Function of Commercial Space	5,774
Retail/Restaurant	38,778
Conference	38,462
Subtotal Proposed Floor Area (sf)	480,437
Number of Guest Rooms	167
Average Size of Guest Rooms	590 sf
Number of Fractional Units	61 units
Average Size of Fractional Units	1,660 sf
Workforce Housing Units	125 DU (57,131 sf)
Average Size of Workforce Housing Units	457 sf
Number of Parking Spaces	252

INCREASE OF
CONFERENCE SPACE BY
13.4%

INCREASE LODGE UNIT
SIZE BY **60.8%** ON
AVERAGE

INCREASE WORKFORCE
HOUSING UNITS BY
1,462%

INCREASE PARKING
SPACES BY **908%**

Community Benefit

Mitigating Housing Needs in Snowmass

WHEREAS, according to the Housing Needs Assessment currently underway, the existing shortage of housing is 300 units, with a 208-unit estimated additional need for housing to satisfy future employment demand, bringing the total shortage to 508 units;

- ORDINANCE NO- 1, SERIES OF 2025

Formula for Redevelopment

Requirement for Provision of On-Site Housing

Redevelopment. (Number of post-redevelopment employees generated x 448 square feet x 100%) minus (Number of existing pre-redevelopment employees generated minus existing FTE employees housed x 448 square feet x 100% x 115%)

- ORDINANCE NO- 1, SERIES OF 2025

(346.15 x 448 sq ft x 100%) minus ((388.40 - 8) x 448 sq ft x 100% x 115%) = -18,929.36 sq ft

Number of post-development employees

Number of existing pre-development employees

Required sq ft for Workforce Housing

57,131 sq ft Workforce Housing Proposed

Unit Mix – Current Sketch Plan Proposal

Configuration of Housing

Type of Unit	Minimum Size (sq ft)	Maximum Size (sq ft)
Studio	448	550
One-Bedroom	550	750
Two-Bedroom	750	1,080
Three-Bedroom	1,150	1,350

Total Housing Sq Ft

57,131 sq ft

Workforce Housing
Development
Programming



125 Studio Units



103 One-Bed Units



76 Two-Bed Units



49 Three-Bed Units

In Demand Unit Mix

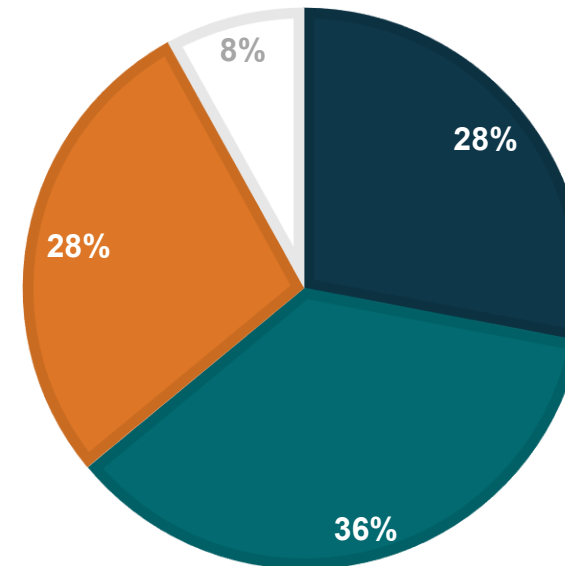
The Housing Department has indicated that the most desired unit type is a 1-bedroom unit, with 2-bedroom and studio units the second most sought after unit, and 3-bedrooms the least desirable.

Studio units experience the highest rates of turnover. Often moving to a 1-bedroom unit after quickly outgrowing the space.

2-bedroom units serve families with young children or individuals caring for elderly parents.

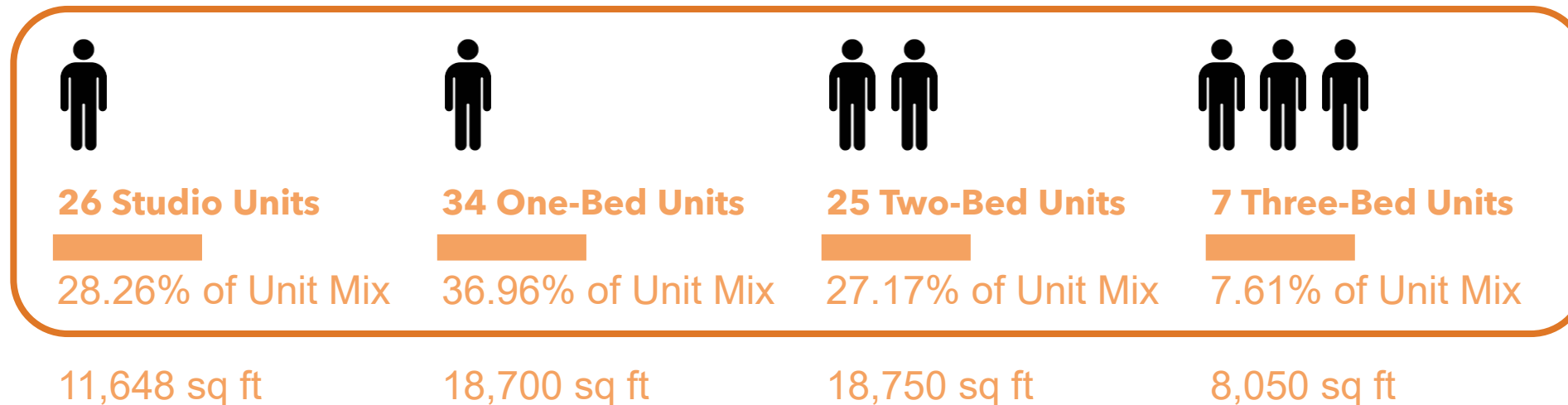
APPLICATIONS BY UNIT TYPE

■ Studio ■ 1-Bedroom ■ 2-Bedroom ■ 3-Bedroom



Unit Mix – Alternative Allocation Response to Housing Department

Configuration of Housing Provisions



Development calculation based on the desired unit mix provided by the Housing Department generates a total of **92 workforce housing units** in the above allocation per unit type.

DRT Comments

Employee Unit Livability

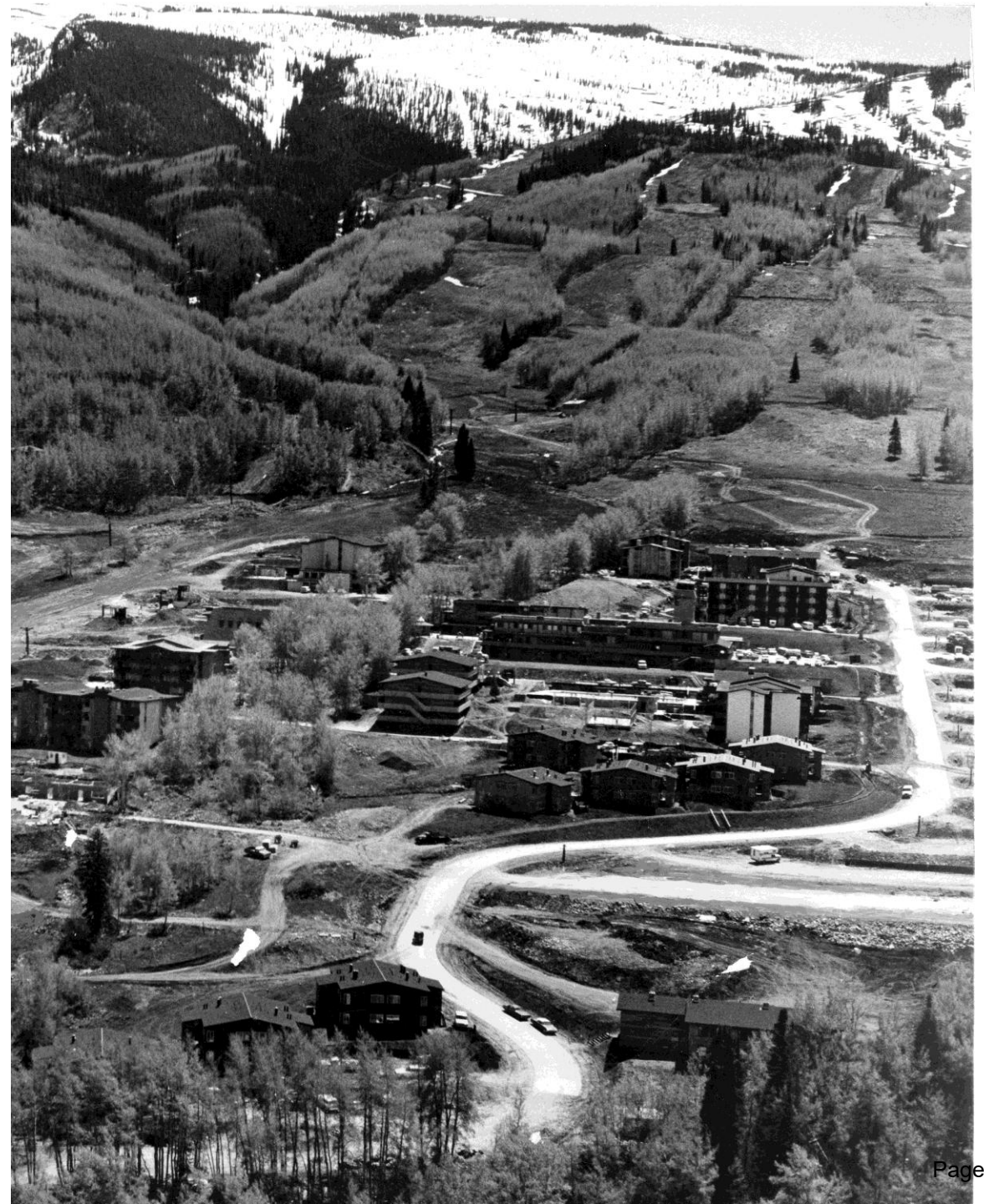
- + **Kitchen Quality.** Each unit will include kitchen space with adequate facilities, including appliances and counter space.
- + **Washer Dryer Hookups.** On site or shared laundry facilities will be incorporated into the overall design of the workforce housing buildings.
- + **Adequate Storage.** Storage allocations within each unit will be provided, including closets within bedroom spaces. Floor plans of the proposed units will be shared at Preliminary Plan.
- + **Site Porosity.** Outdoor space will be allocated to the workforce housing buildings and will be reviewed as a comprehensive site plan at Preliminary Plan.



DRT Comments

Unit Eligibility

- + **Marriott Employees.** A number of units will be allocated to Marriott employees working on site at the Ritz Carlton or working at both the Ritz Carlton in Snowmass and the St. Regis in Aspen.
- + **Essential Town Employees.** Remaining units will be allocated to the Town of Snowmass workforce housing program waitlist, with priority given to employees that are considered “essential employees”.



DRT Comments

On-Site Parking

- + **Personal Vehicle Parking.** The application allocated **65 parking spaces** for workforce housing units.



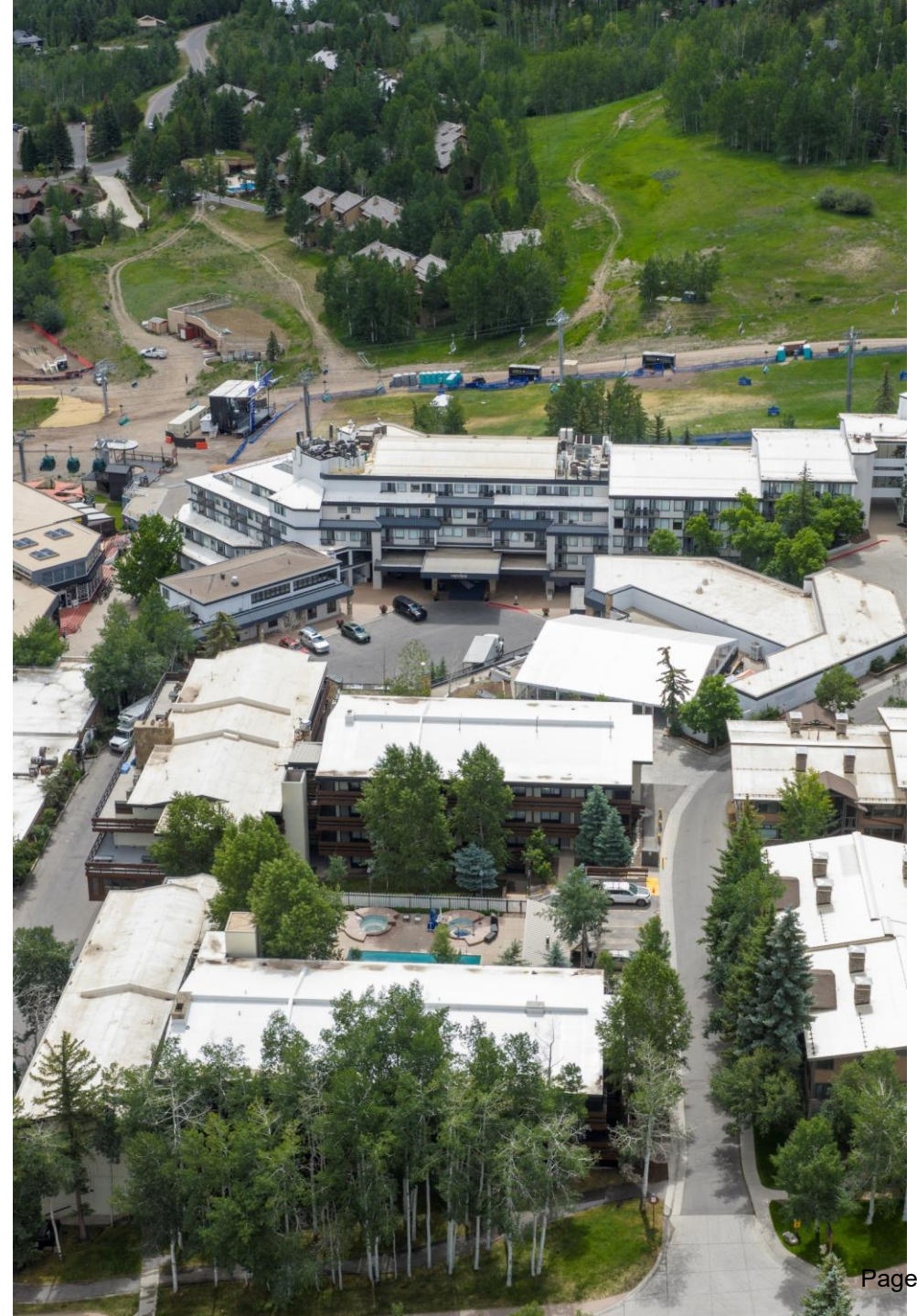
Application
Proposal

65 spaces / 125 units
0.5 parking spaces per
unit

Alternative
Calculation

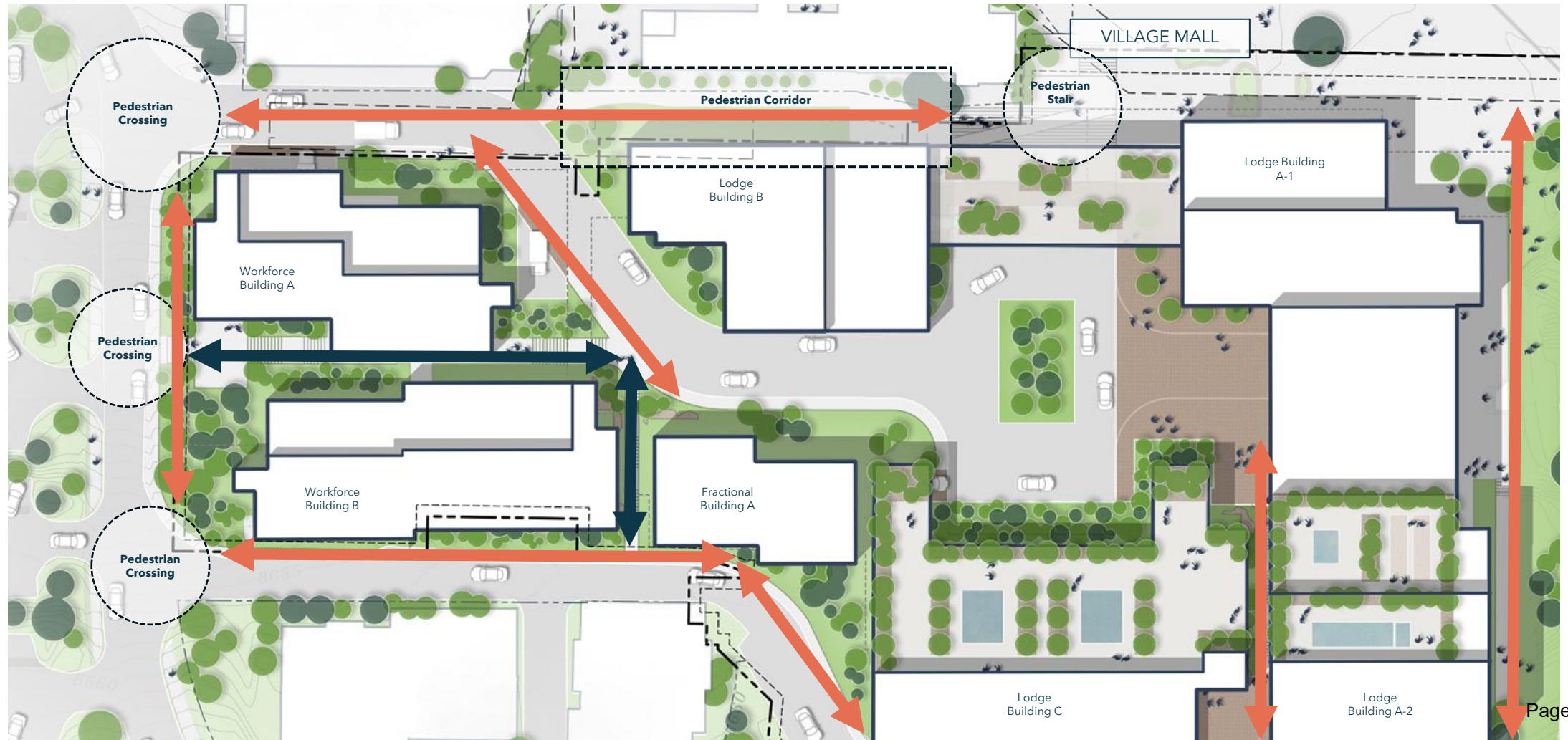
65 spaces / 92 units
0.7 parking spaces per
unit

- + **Bike Parking.** The application allocated **61 bike parking spaces** for the redevelopment.

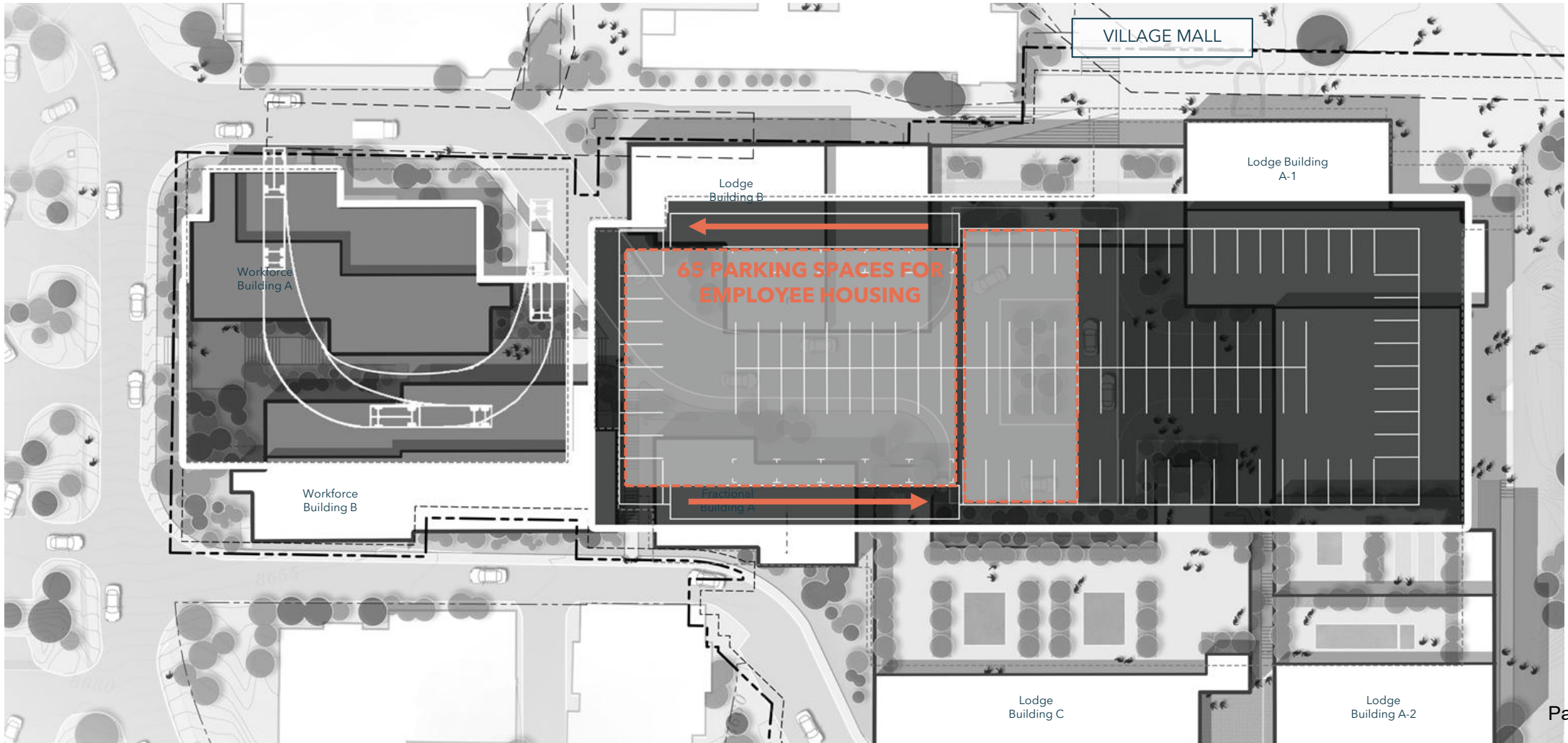


Design Strategy

Safe Pedestrian Circulation



Workforce Housing Parking



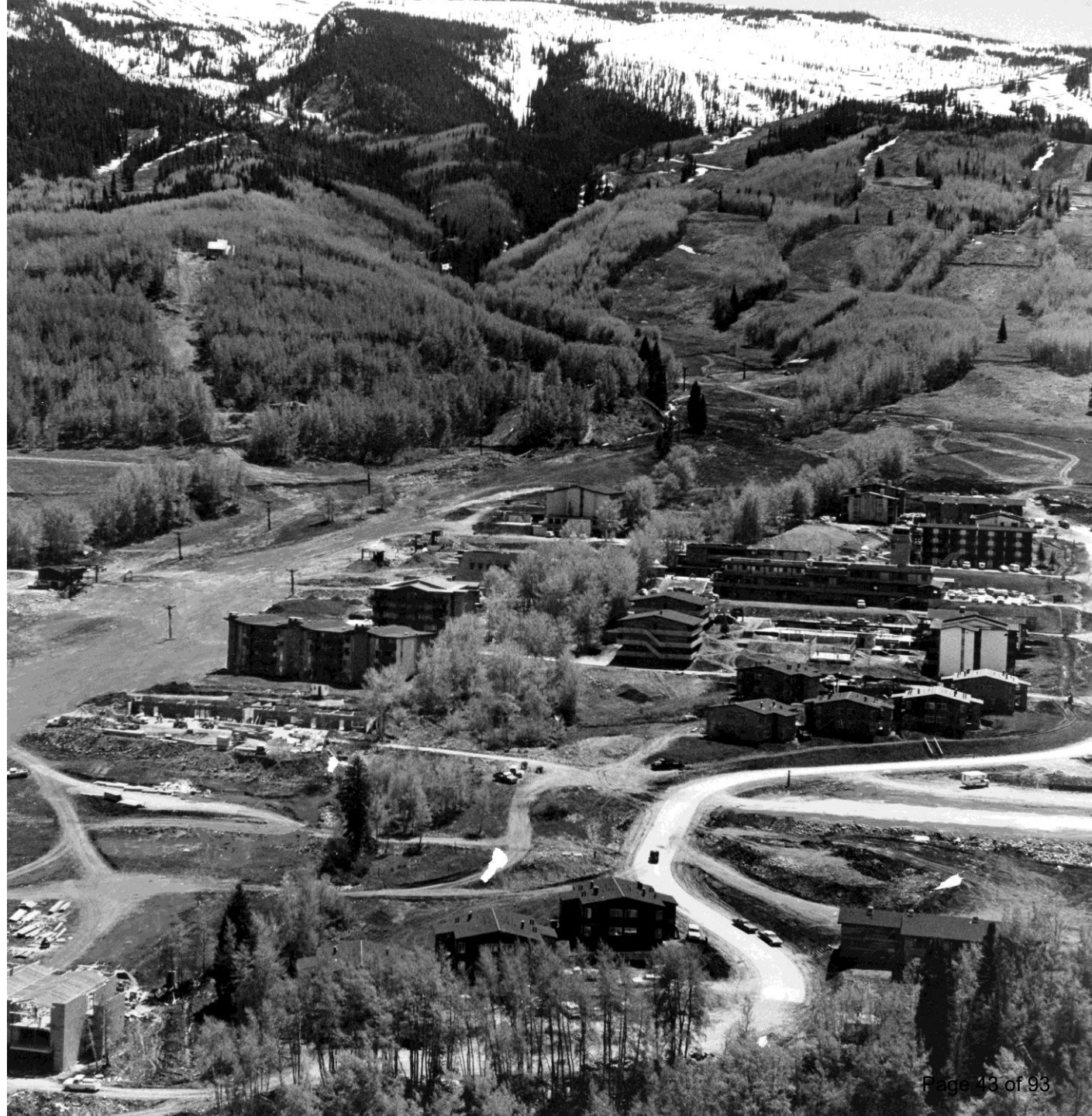
Variance Requests

- + Allow Creativity
- + Allow Variation
- + Maximize Choice
- + Preserve Natural Features
- + Creating Efficient Land Use Patterns
- + Ensure Public Input
- + Increase Community Value

Dimensional Limitations

- + Height
- + Allowable Floor Area
- + Setbacks

Parking



Height Variance

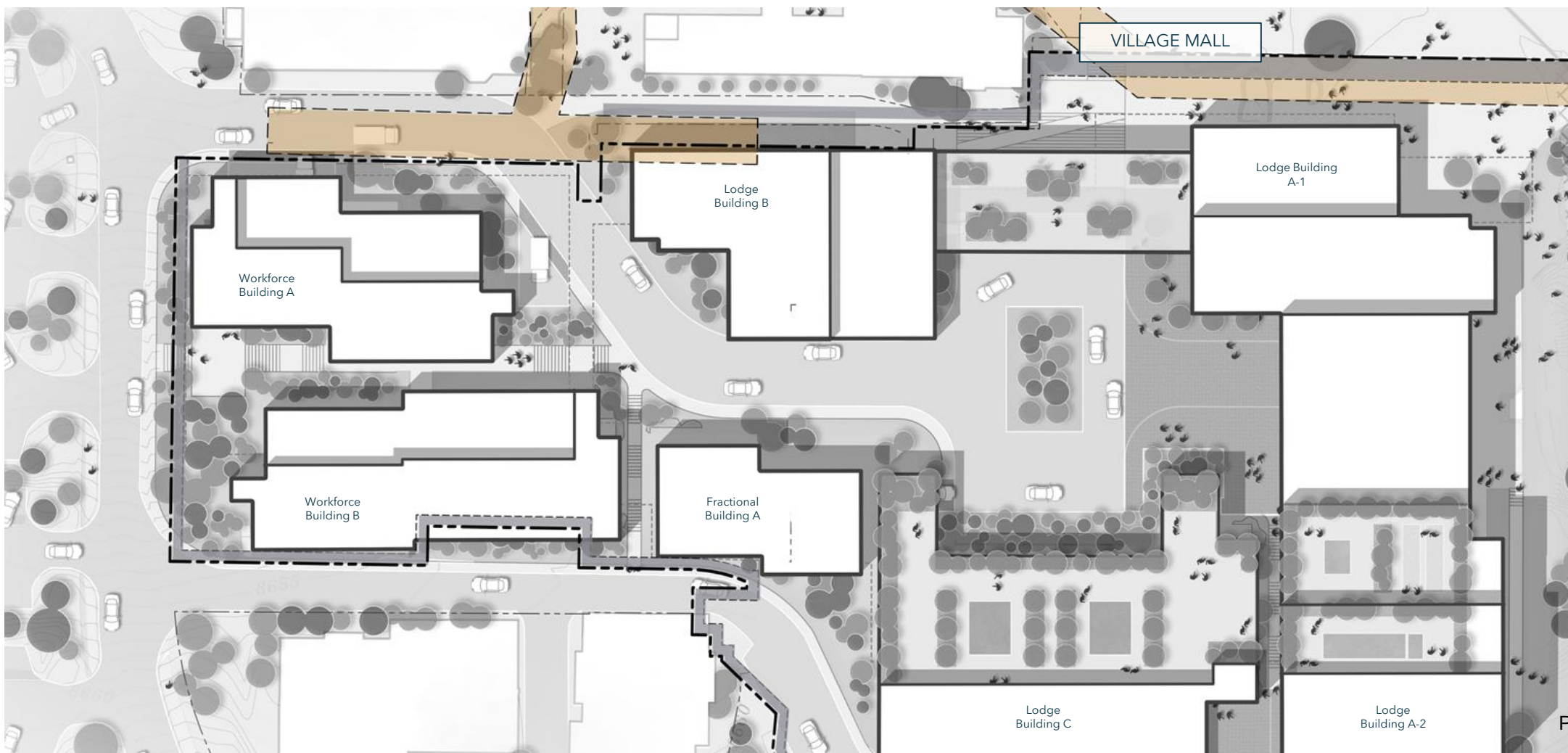
Meeting Community Needs

- + **Centralized Delivery Facility.** The facility occupies Level 1 of Workforce Housing Building A and B in a subgrade space, with increase floor to floor space to accommodate truck movement for loading, unloading, and trash removal.
- + **Floor to floor height.** There are four levels of workforce housing units across the Building A and B to maximize the number of units that can be provided.
- + **Mix of Unit Types.** The application includes studio units, but the final distribution of units is intended to include studio, 1-bedroom, 2-bedroom, and 3-bedroom units.

- + Today, the Wildwood property is entitled to approximately 45' height.
- + **75% of the existing building** breaches the 38' listed in the underlying zone height.
- + Without a consistent base measurement of height for this site due to regrading and redevelopment since 1967, **we are using interpolated (pre-development) grade.**
- + Town Council may grant a height variance by a majority vote.

Setback Variance

Creating a Pedestrian Core

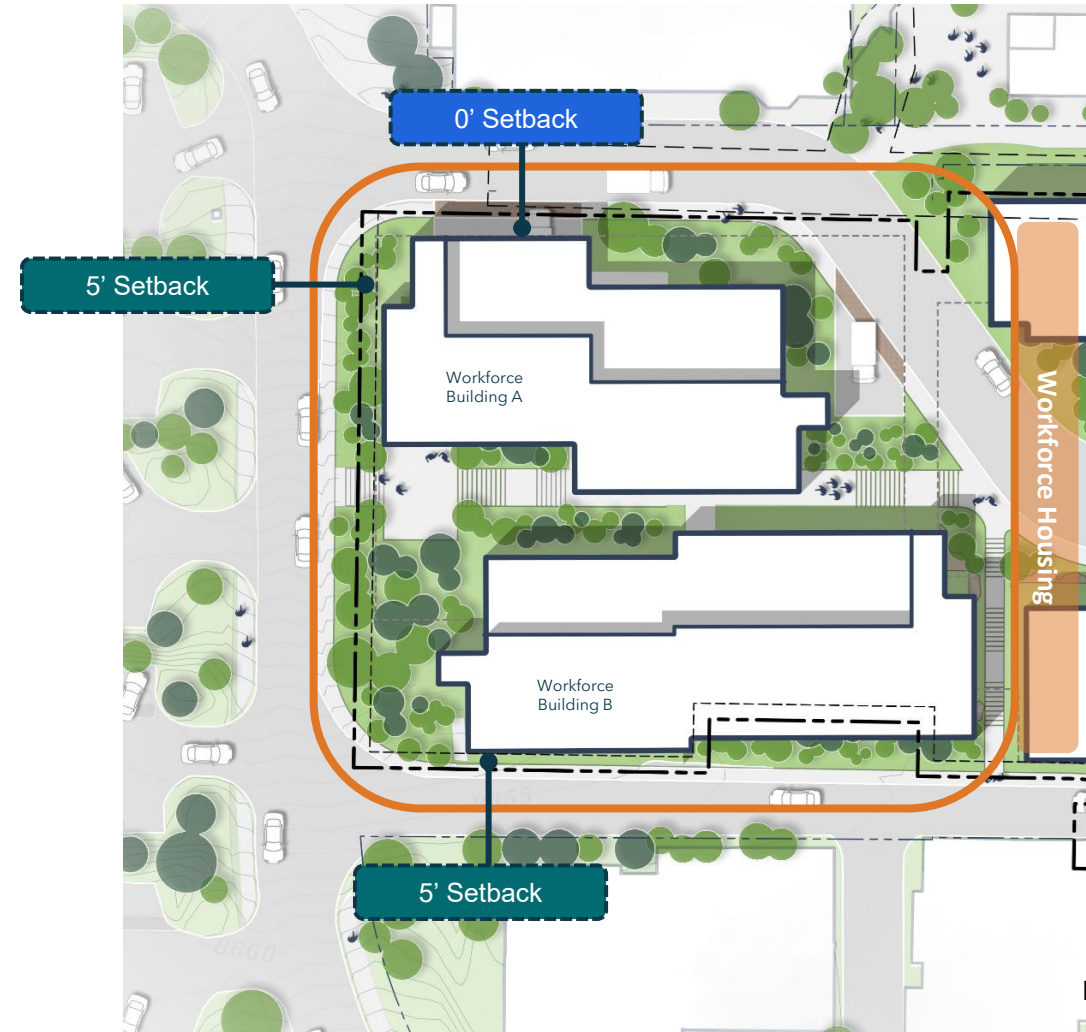


Setback Variance

Supporting Successful Spaces

SETBACKS TO BE DEFINED BY THE PUD

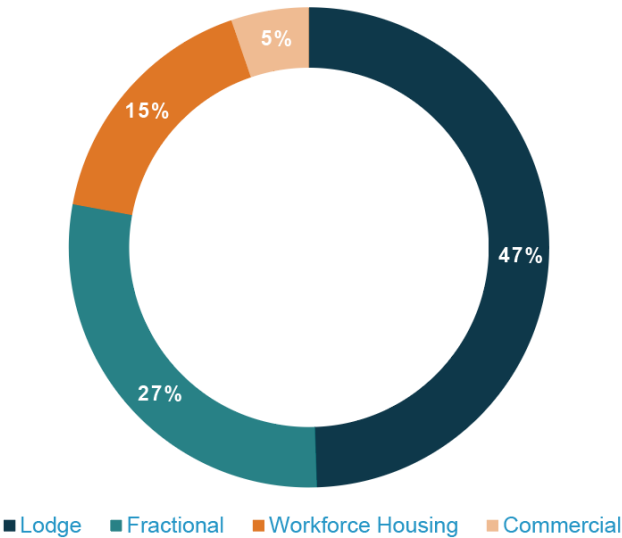
- + The Workforce Housing portion of the site is predominantly proposed with **5' setbacks** above grade.
- + **0' setback** is proposed along Elbert Lane to accommodate the below grade garage space and commercial frontage in Workforce Housing Building A.



Floor Area

Supporting Meaningful Workforce Housing

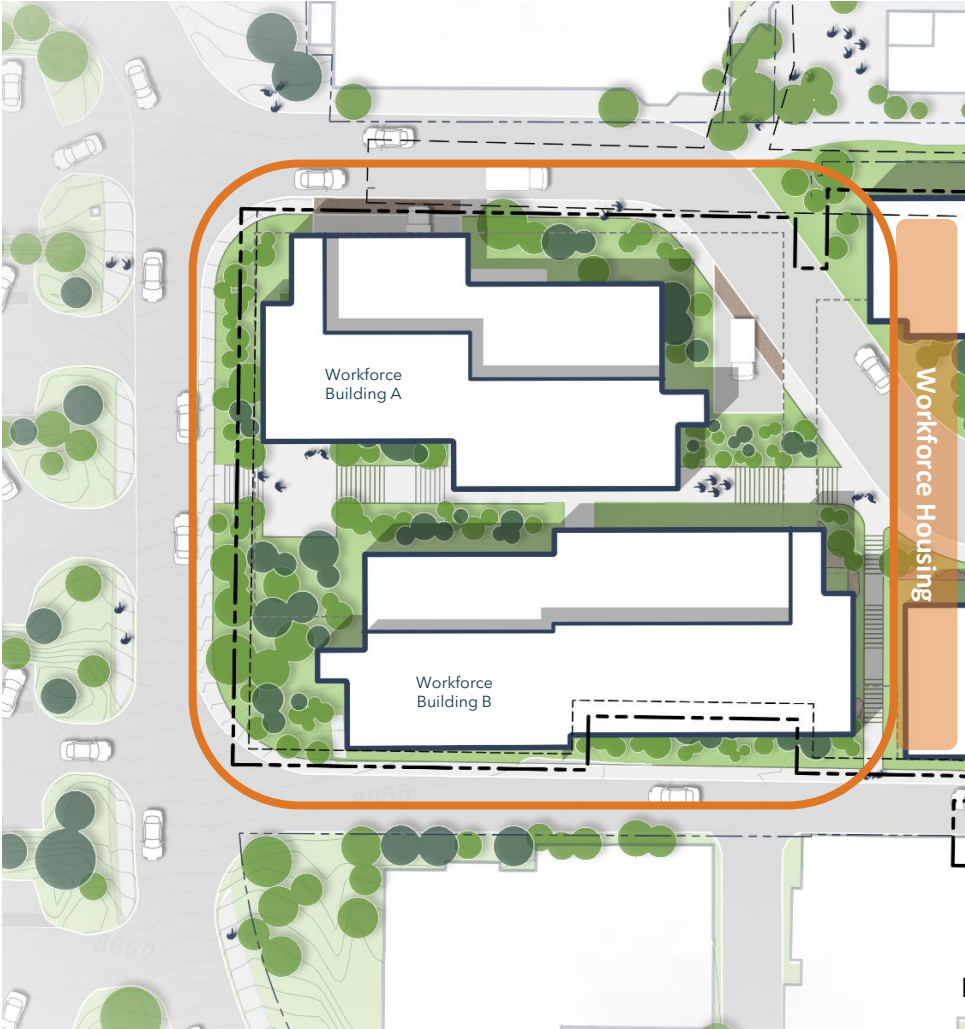
Proposed FAR Distribution



Lot Area	Hotel/Lodge	Fractional Units	Commercial	Workforce Housing	Floor Area
190,357.2 sq ft	187,301 sq ft 0.984	101,282 sq ft 0.532	18,591 sq ft 0.098	57,131 sq ft 0.300	364,305 sq ft 1.914

Does not account for 173,263 sq ft of space allocated for parking garages, centralized delivery, or circulation associated with each use.

- + 102,319 sq ft Parking Garages
- + 56,704 sq ft Circulation
- + 14,240 sq ft Centralized Delivery



Planning Commission Meeting Approach

Meeting #1- Site Visit

- + Walk the property to review existing conditions, proposed roadway alignment and building locations, outlining the areas where variances are requested.

Meeting #2- Lodge Programming

- + Review number of lodge keys and fractional units, orientation and distribution of units, target market, and supporting uses.

Meeting #3- Workforce Housing Programming

- + Review the number of workforce housing units, size and mix of units, and discussion of which employees are accommodated.

Meeting #4- Commercial and Conference Programming

- + Review the number of conference rooms and sizes, configuration of space, utilization of exterior amenity programming as an extension of conference space, and connection to the public realm.

Planning Commission Meeting Schedule



●	●	●	●	●	●	●
Jun.	Jul. 20th	Aug. 5th	Aug. 19th	Sept. 2nd	Sept. 16th	Oct. - Nov.
<i>Sketch Plan Application deemed Complete</i>	<i>Joint Town Council and Planning Commission Meeting</i>	<i>Planning Commission Meeting #1: Site Visit</i>	<i>Planning Commission Meeting #2: Lodge Programming</i>	<i>Planning Commission Meeting #3: Workforce Housing</i>	<i>Planning Commission Meeting #4: Commercial + Conference Programming</i>	<i>Town Council Meetings to be Scheduled</i>

The Ritz Carlton Snowmass Redevelopment Major PUD

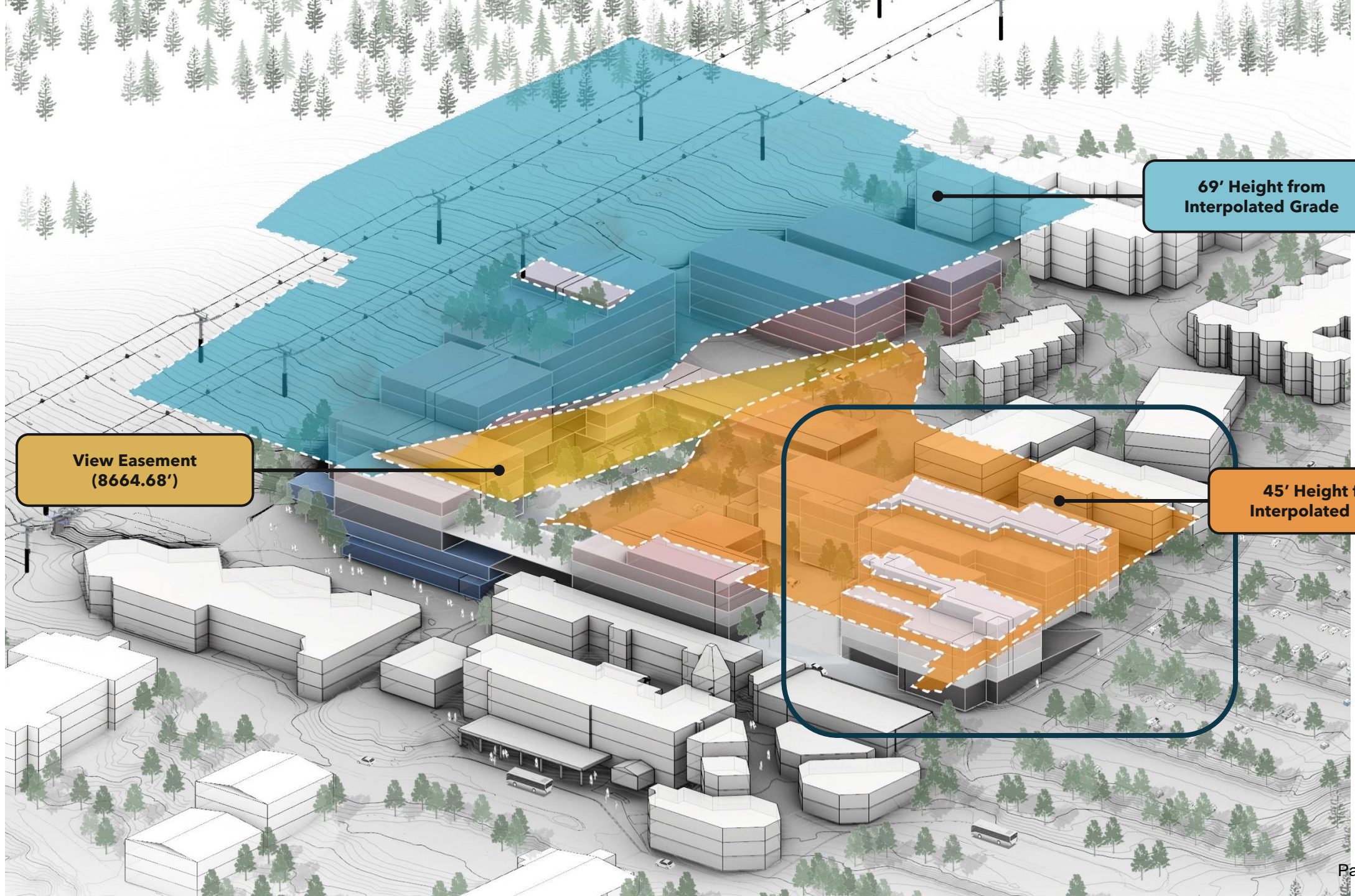
Sketch Plan Application Review



THE RITZ-CARLTON

DESIGNWORKSHOP

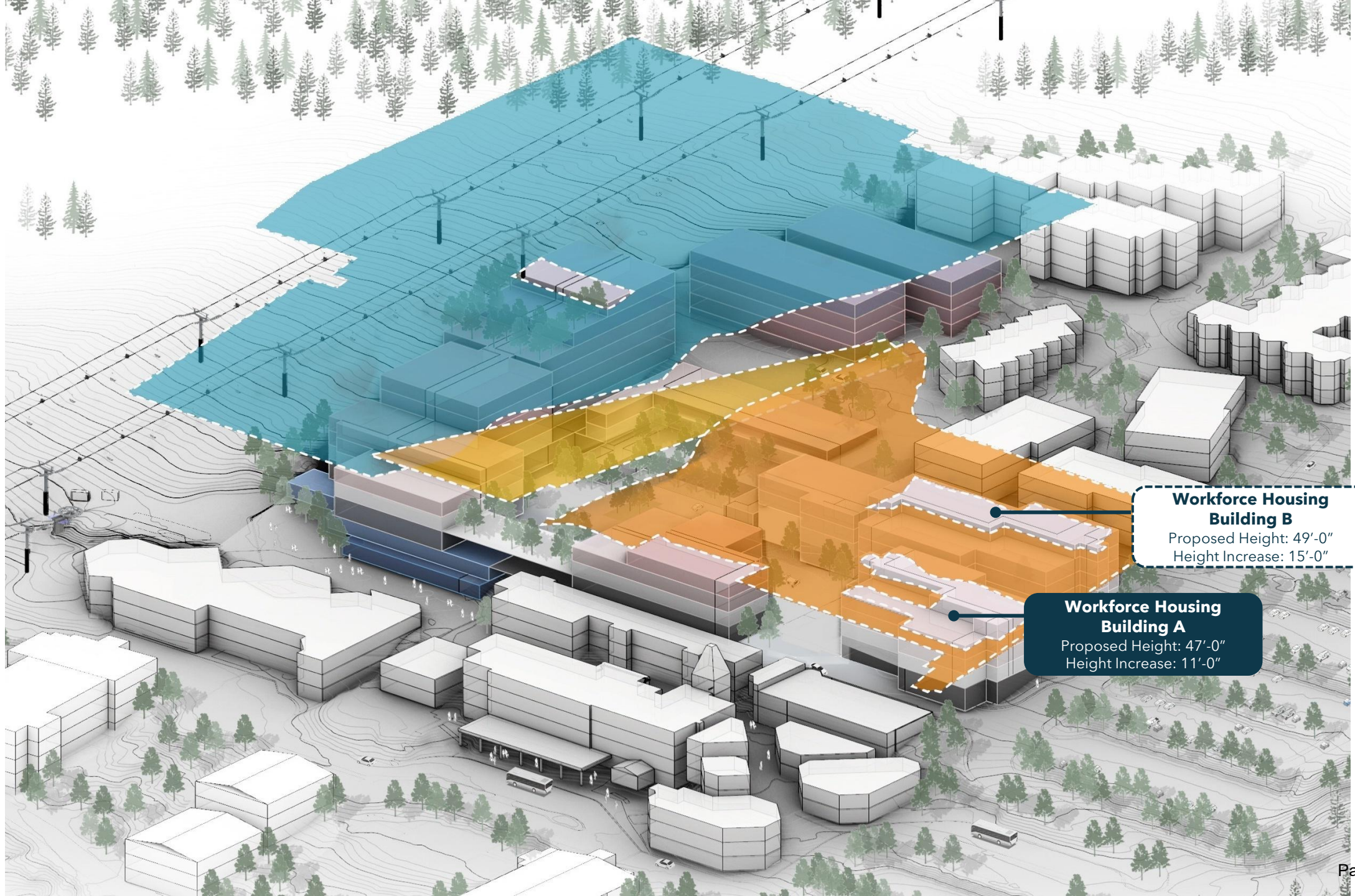
Planning Commission Meeting
September 2nd, 2026



**69' Height from
Interpolated Grade**

**View Easement
(8664.68')**

**45' Height from
Interpolated Grade**



**Workforce Housing
Building B**

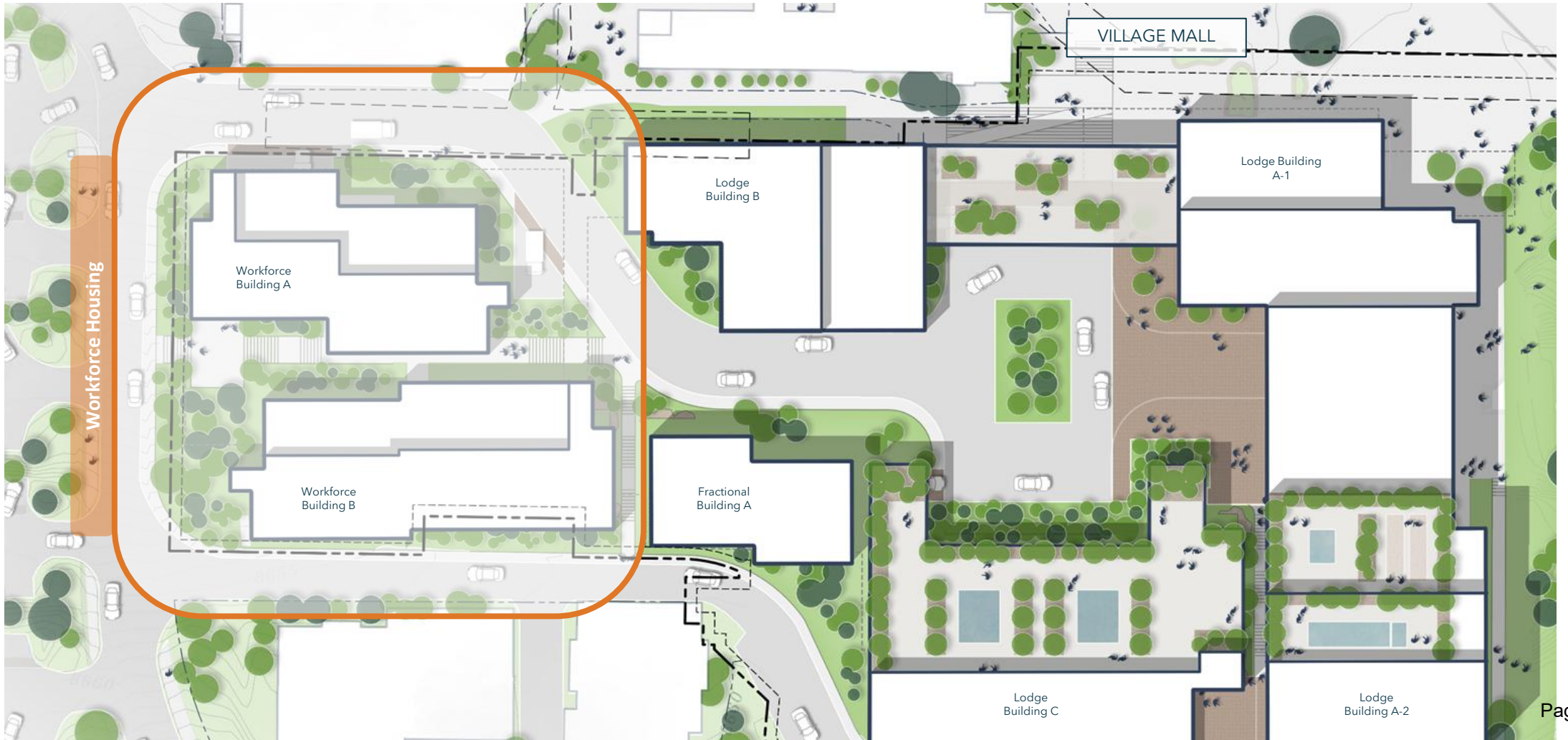
Proposed Height: 49'-0"
Height Increase: 15'-0"

**Workforce Housing
Building A**

Proposed Height: 47'-0"
Height Increase: 11'-0"

Design Strategy

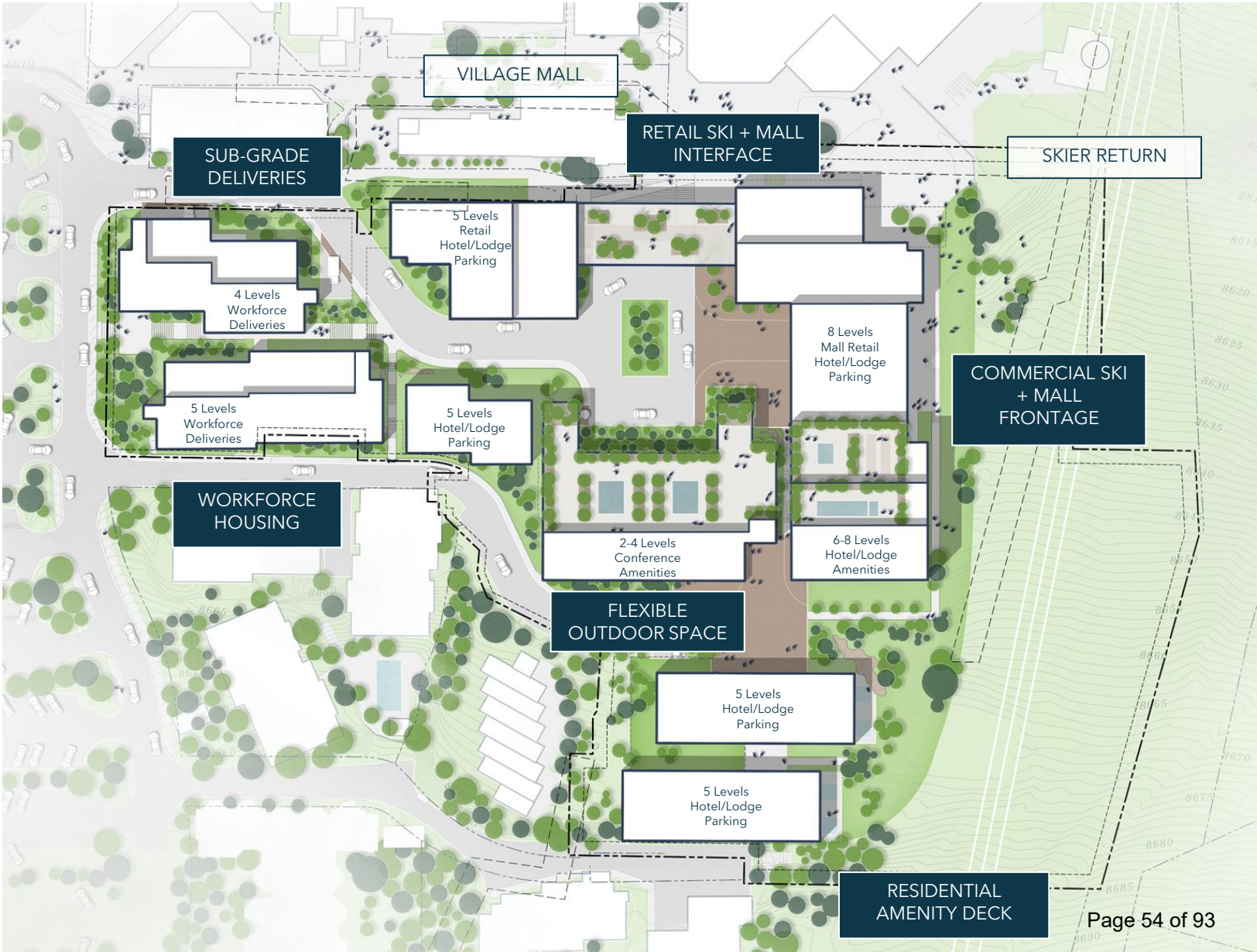
Clustered Development



Development Overview: Sketch Plan

SKETCH REDEVELOPMENT SUMMARY

	Total
Guest Rooms (sf)	98,595
Fractional Units (sf)	101,282
Commercial Support (sf)	-
Hotel Support (sf)	24,283
Hotel Function of Commercial Space	5,774
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Average Size of Workforce Housing Units	457 sf
Number of Parking Spaces	252



Community Benefit

Mitigating Housing Needs in Snowmass

WHEREAS, according to the Housing Needs Assessment currently underway, the existing shortage of housing is 300 units, with a 208-unit estimated additional need for housing to satisfy future employment demand, bringing the total shortage to 508 units;

- ORDINANCE NO- 1, SERIES OF 2025

346 employees generated
125 workforce housing units
36.11% accommodated on site

**Number of post-development
employees**

337.74 employees generated
8 entitled workforce housing units
2.36% accommodated on site

**Number of existing pre-
development employees**

**57,131 sq ft Workforce
Housing Proposed**

Existing Development

Hotel/Lodge

	# of FSA	Employee Generation Rate	100% Factor	115% Factor
Viewline FSA	254	0.38	96.52	111.00
Conference Center	-	0.38	-	-
Wildwood FSA	153	0.38	58.14	66.86
Total	407	-	154.66	177.86

Commercial Viewline

	Area (sf)	Employee Generation Rate	100% Factor	115% Factor
Commercial, General Retail	11,527	4.93	56.86	65.35
Office, Finance	-	1.97	-	-
Office, Property Management	-	4.93	-	-
Restaurants	10,076	5.90	59.45	68.37
Conference Center	-	0.97	-	-
Health Club, General	-	0.96	-	-
Health Club, Spa	2,194	1.97	4.32	4.97
Total	23,797	-	120.60	138.69

Existing Development

Conference Center

	Area (sf)	Employee Generation Rate	100% Factor	115% Factor
Commercial, General Retail	-	4.93	-	-
Office, Finance	-	1.97	-	-
Office, Property Management	-	4.93	-	-
Restaurants	-	5.90	-	-
Conference Center	35,512	0.97	34.45	39.61
Health Club, General	-	0.96	-	-
Health Club, Spa	-	1.97	-	-
Total	35,512		34.45	39.61

Existing Development

Wildwood

	Area (sf)	Employee Generation Rate	100% Factor	115% Factor
Commercial, General Retail	200	4.93	0.99	1.13
Office, Finance	-	1.97	-	-
Office, Property Management	-	4.93	-	-
Restaurants	4,585	5.90	27.05	31.11
Conference Center	-	0.97	-	-
Health Club, General	-	0.96	-	-
Health Club, Spa	-	1.97	-	-
Total	4,785		28.04	32.24

Multi-Family Units

	Units	Employee Generation Rate	100% Factor	115% Factor
Viewline Units	-	0.60	-	-
Conference Center	-	0.60	-	-
Wildwood Units	-	4.93	-	-
Total	-		-	-

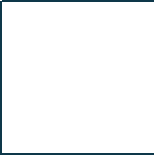
Ritz-Carlton Snowmass

Employee Generation

	Area (sf)	Employee Generation Rate	100% Factor
Hotel FSA	167	0.38	63.46
MR-2 Units	61	0.60	36.60
Commercial, General Retail	18,591	4.93	91.65
Office, Finance	-	1.97	-
Office, Property Management	-	4.93	-
Restaurants	17,501	5.90	103.26
Conference Center	38	1.97	37.31
Health Club, General	2,765	0.96	2.65
Health Club, Spa	5,695	1.97	11.22
Total	83,014		346.15



Development Overview



Statement of Objectives

- + Invest in the redevelopment of a marquee hotel property in the West Village.
- + Enhance year-round mountain recreation and community gatherings.
- + Provide localized investment in community uses and workforce housing.
- + Provide a variety of lodge, free market, and workforce housing options for guests and locals within the Town of Snowmass Village.
- + Reinvestment into enticing offerings, 21st Century group business spaces and comfortably sized rooms for families, positioning Snowmass Village competitively among world-class resort destinations.



PUD Replat

Access Easements

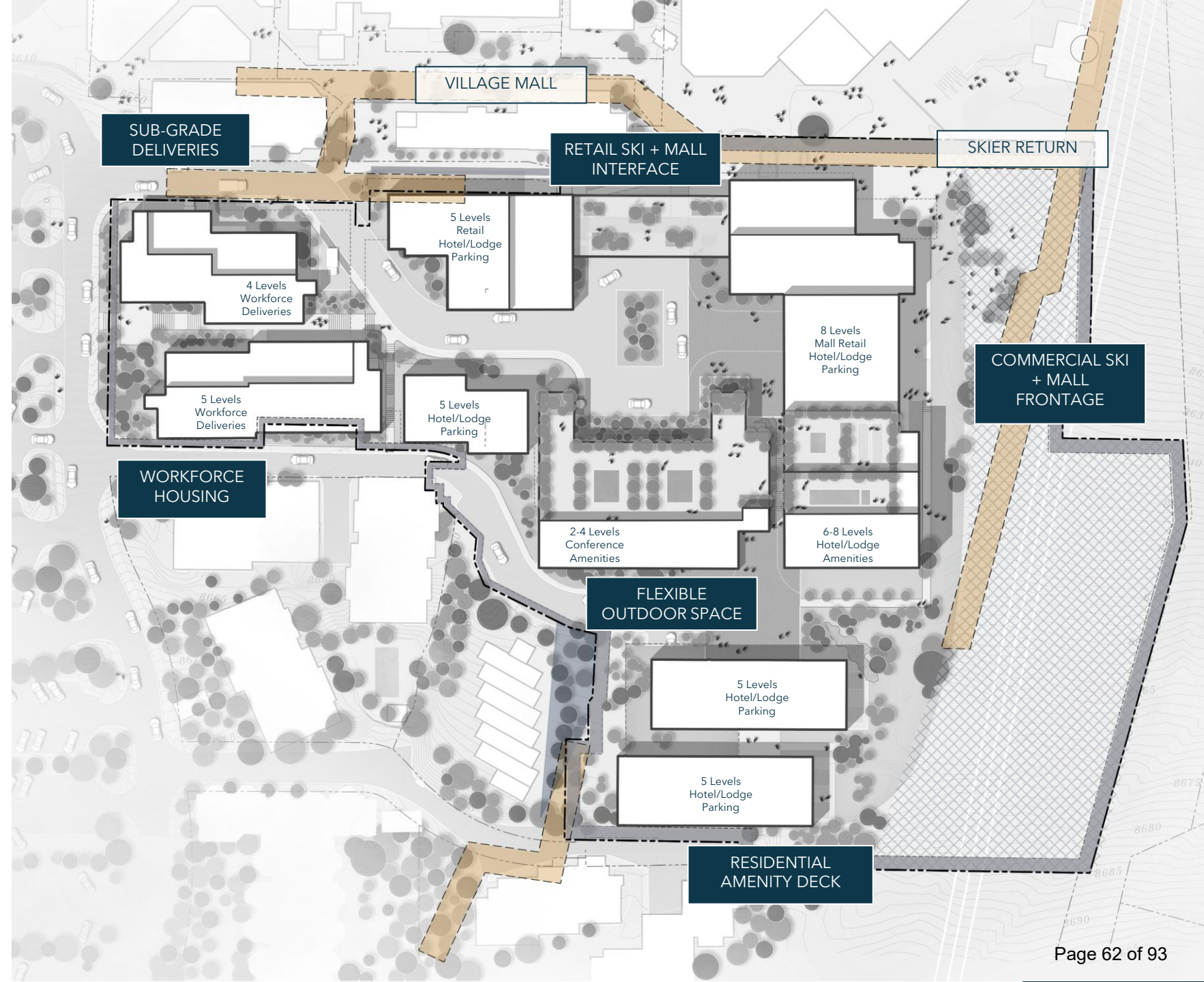
- + Pedestrian Access Easement
 - + Book 566, Page 79 (VACATED, TO BE RELOCATED)
 - + Book 23, Page 46 (VACATED, TO BE RELOCATED)
- + Sidewalk Agreement: Reception No. 495339 (MAINTAINED)
- + Ski Easement
 - + Book 269, Page 162 (MAINTAINED)
 - + Book 289, Page 142 (MAINTAINED)
- + Emergency Access Easement: Book 23, Page 46 (VACATED)
- + Town of Snowmass Village ROW: Reception No. 127435 (VACATED, TO BE RELOCATED)

Utility Easements

- + Utility Easement: Book 564, Page 147 (PARTIALLY MAINTAINED)
- + Water and Sanitary Easement: Book 344, Page 701 (PARTIALLY MAINTAINED)
- + Drainage Easement
 - + Book 23, Page 46 (VACATED, TO BE RELOCATED)
 - + Book 15, Page 46 (VACATED, TO BE RELOCATED)

View Easement

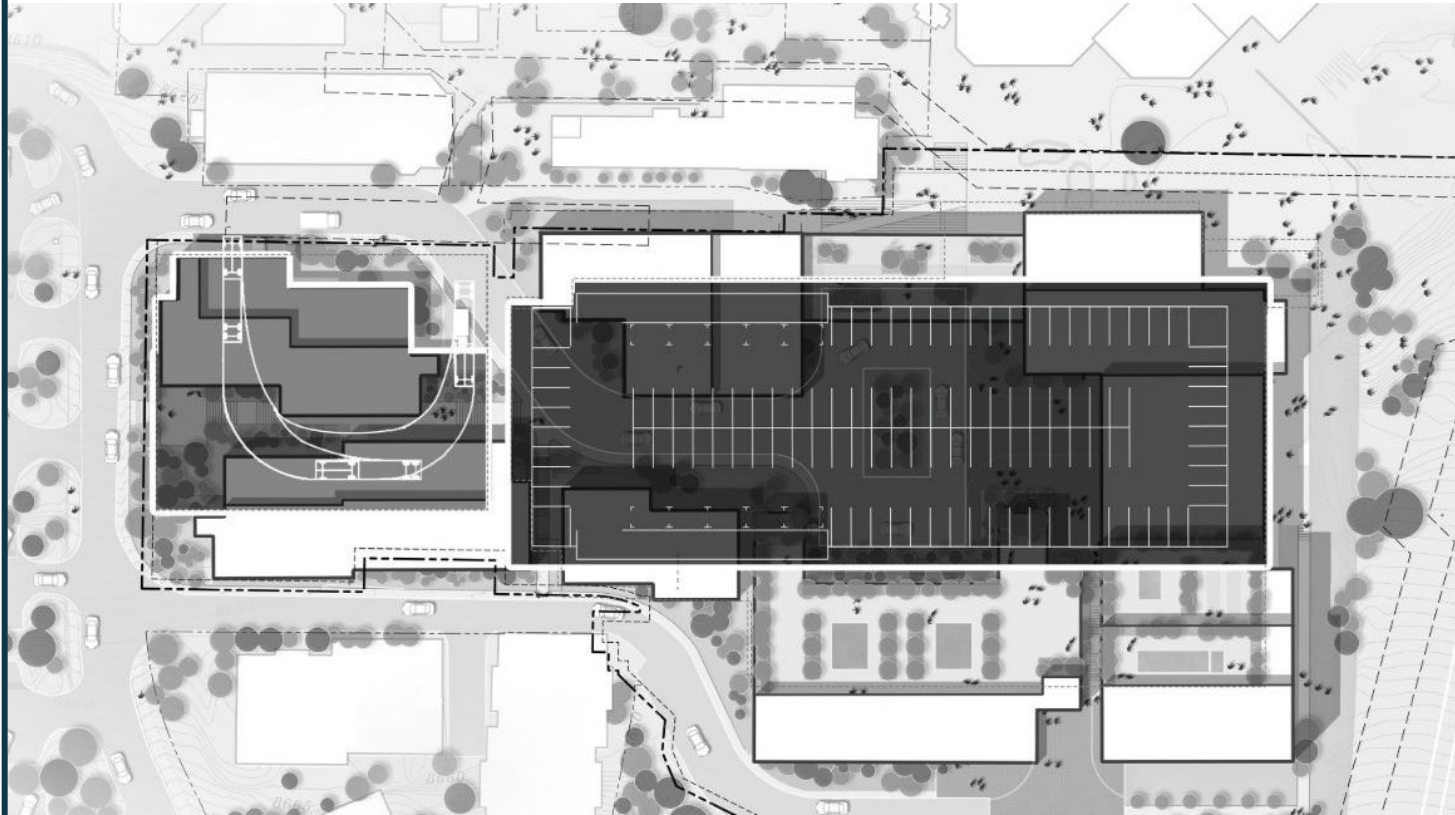
- + View Easement: Book 239, Page 213 (MAINTAINED)



Numbered Village Lot	Est. Number of Stalls
Lot 11	126
Lot 10	103
Lot 9	92
Total	320 existing parking spaces to remain

Location ID	Parking Classification	# of Parking Stalls
Parking Garage Level B1	Regular Stall	100
	Handicapped Stall	0
	EV Parking Stall	12
	Shuttle Stall	2
Parking Garage Level B2	Regular Stall	114
	Handicapped Stall	0
	EV Parking Stall	0
	Shuttle Stall	0
Surface Parking Garage	Regular Stall	10
	Handicapped Stall	2
	EV Parking	0
	Shuttle Stall	0
Total		252 new parking spaces

572 parking spaces total



Design Strategy

PARKING

The Ritz-Carlton is meeting the code for parking for the fractional units and workforce housing.

The code asks for an additional 616 new parking spaces for commercial spaces which includes restaurants, conference center, and health club, users of which will most often be guests at the hotel.

The design team believes that this double counts users at the hotel who will be using the commercial space and made a calculated decision to not provide more parking than is necessary.

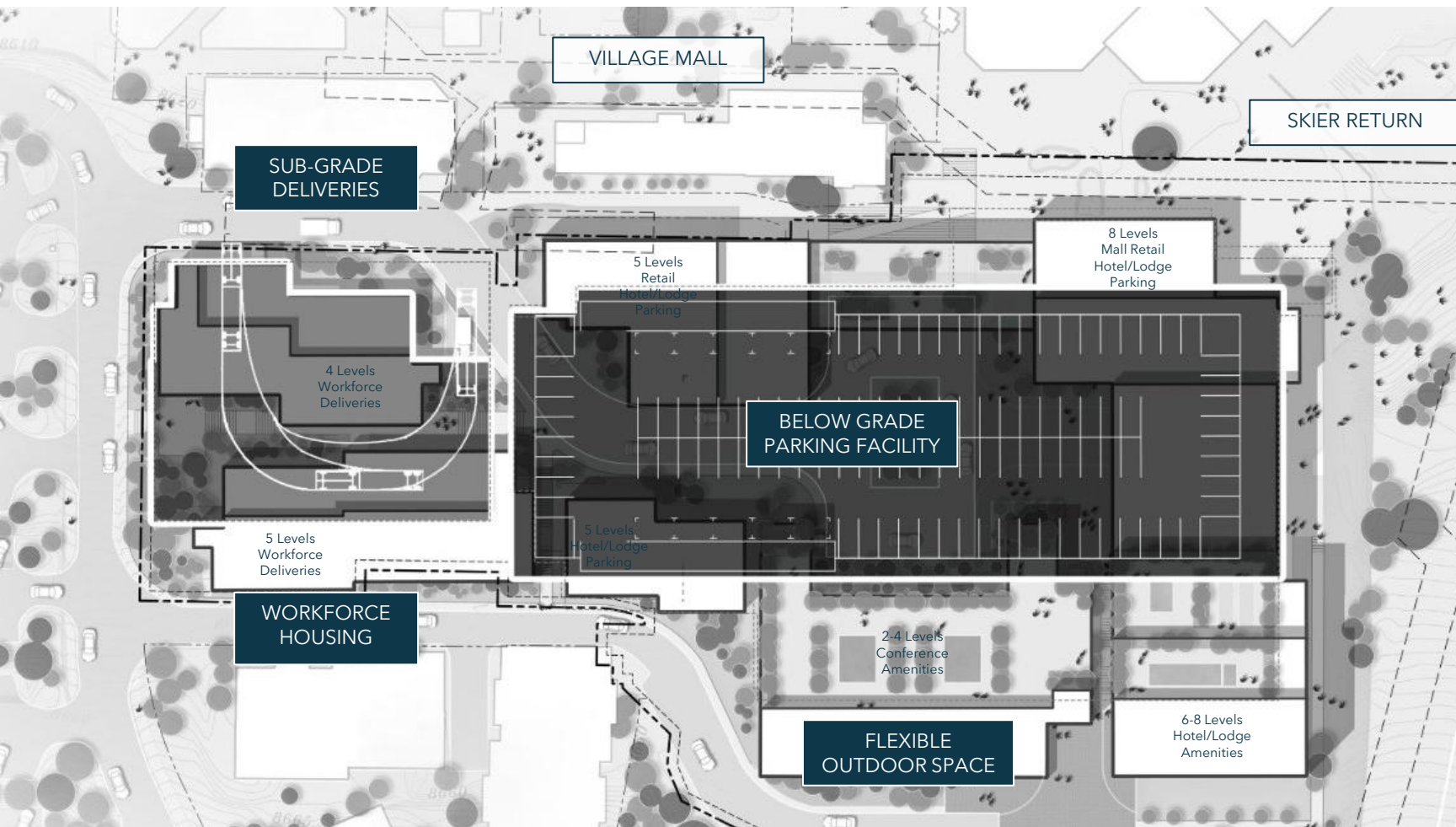
Program	Sq Ft / Rooms/ Seats	Required Parking
Hotel		
1 Bedroom	150	0
2 Bedroom	17	0
TOTAL	167	0
Fractional		
1 Bedroom	0	0
2 Bedroom	38	76
3 Bedroom	20	40
4+ Bedroom	3	9
TOTAL	61	125
Workforce Housing		
1 Bedroom	125	125
2 Bedroom	0	0
3 Bedroom	0	0
4+ Bedroom	0	0
TOTAL	125	125
Commercial Spaces		2
General Retail	18,591	61.97
Office - Finance	0	0
Office - Property Management	0	0
Restaurants	601	150.25
Conference Center	38,462	128.2
Health Club - General	2,765	9.22
Health Club - Spa	5,695	18.98
TOTAL	66,114	368.62
Total by Code		868.62 parking spaces

Community Benefit

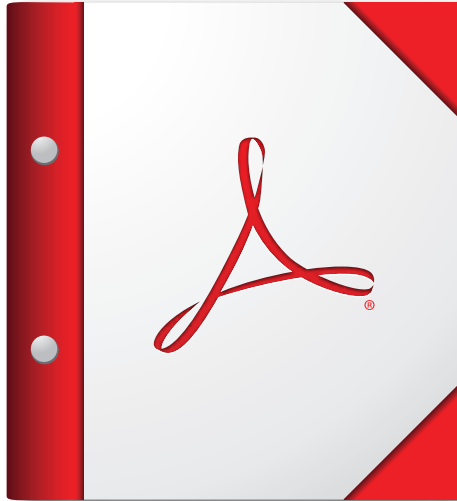
- + **On-Site Workforce Housing.** A successful resort community depends on a stable and accessible workforce. The redevelopment will incorporate new deed-restricted workforce housing units that support local employees and contribute to the long-term sustainability of Snowmass Village.
- + **Sustainable Development.** Elevates regional artisans, guides, chefs, and experiences, amplifying the sense of place and authenticity.
- + **Provision of Open Space.** Curated programming that celebrates the Town of Snowmass Village mountain heritage, outdoor lifestyle, and sense of community.
- + **Better Design.** Focus on emotional connection, anticipation of guest needs, and meaningful moments.
- + **Public Facilities.** Focus on emotional connection, anticipation of guest needs, and meaningful moments.



Centralized Delivery



Centralized Delivery. Facilities located below the workforce housing units are equipped to accommodate cold and dry storage as rentable space to adjacent Mall business owners.



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Acrobat X or Adobe Reader X, or later.**

Get Adobe Reader Now!

Appendix A - Photographs from various sightlines downhill towards the Wildwood

Figure 1: View from outside window from 1st floor Aspenwood Unit K4 looking North down Carriage Way and at the West Wing of the Wildwood (Sightline Down Carriage Way and West Wildwood Building from K4.jpeg)

Figure 2: View from outside 3rd floor Aspenwood Unit J10 third floor entrance looking North East at the East Wing of the Wildwood and Viewline Conference Center (Sightline Right Side of East Wildwood Building from J10.jpeg)

Figure 3: View from outside 3rd floor entrance to Aspenwood Unit J9 looking down North North East along the Wildwood East Wing (Sightline Left Side of East Wildwood Building from J9)

Figure 4: View from outside 1st floor K3 window north north east along the West Wildwood Building (Sightline Right side of West Wildwood Building from K3.jpeg)

Figure 5: View from outside 1st floor K1 window looking north at the West Wildwood Building (Sightline looking north from K1 center courtyard.jpeg)

Figure 6: View from outside 1st floor J1 window looking north at the left side of the east wildwood building (Sightline looking north from J1 left side of East Wildwood Building)













Town of Snowmass Village Agenda Item Summary

Date of Meeting:

September 16, 2026

Agenda Item:

Sketch Plan Application, Ritz Carlton -- Conference and Commercial Discussion

Presented by:

Michelle Bonfils Thibeault, AICP, Community Development Director
Carlton Henry, Senior Planner

Background:

On March 16, 2026, Town Council and the Planning Commission reviewed and commented on a Pre-Sketch Application presentation by Elevated Snowmass, LLC (the "Applicant") to redevelop the existing Viewline Resort (consisting of the Viewline Hotel, Snowmass Conference Center, and Wildwood Lodge) with a proposed 167 traditional lodge keys, 61 fractional units, conference center with meeting rooms, commercial and retail space, 125 on-site workforce housing units, and subgrade parking and centralized deliveries facilities. The proposed redevelopment requires a Major PUD Amendment and Rezoning (the "Application"). On July 20, 2026 the Application advanced to Sketch Plan with a joint presentation to Town Council and the Planning Commission.

The Application is available here: [Ritz Carlton \(Viewline Redevelopment\) Sketch Plan PUD Application](#)

On August 5, 2026, the first Sketch Plan public hearing was held with the Planning Commission. Additionally, the Applicant and Planning Commission conducted a site visit to review the elements of the proposal in relation to existing conditions. The public hearing was continued to August 19, 2026.

On August 19, 2026 a continued Sketch Plan public hearing was held, with a focus on the lodging aspect of the Application and continued to September 2, 2026.

On September 2, 2026 a continued Sketch Plan public hearing was held, with a focus on the lodging and housing aspects of the Application and continued to September 16, 2026.

Due to the size and scale of the Application, Staff and the Applicant have agreed to presentation of the Application materials in segments to allow for thorough review and discussion.

The proposed review schedule, subject to change, is as follows:

- August 5, 2026 Site Visit (completed)
- August 19, 2026 Discussion and review of lodge component (completed)
- September 2, 2026 Continued discussion and review of lodging (completed)
- September 2, 2026 Discussion and review of housing

components(completed)

- September 16, 2026 Continued discussion of housing; Review of conference space, and commercial components
- October 7, 2026 Conclusive review and consideration of draft Resolution
-

This is an estimated review schedule, which may be modified as directed by the Planning Commission.

Process:

In accordance with Section 16A-5-320 of the Land Use Code, the Sketch Plan review is an opportunity for the Town and the Applicant to engage in an exploratory discussion of a development proposal. Following are the eight criteria for Sketch Plan review and the associated Staff findings specific to the conference center and commercial aspects of the application; review of the lodging, fractional ownership, and workforce housing will be analyzed in separate reports:

1. Generally appropriate use at a specific location

The subject property runs the length of Elbert Lane and Fall Lane, generally bounded by Carriage Way to the northwest and Fanny Hill to the southeast. Additionally, a portion of the property is upslope, abutting the ski slope between Fall and Gallum Lanes as indicated in red below.



Figure 1: Vicinity Map

Conference Center: Town Council Ordinance No. 12, Series of 1983 approved the PUD Plan for the original Snowmass Conference Center. The original conference center design was 33,912 sq.ft of conference space and 1,600 sq.ft. Of kitchen space. The Snowmass Conference Center parcel was approximately 1 acre, with a 0.75 FAR and maximum building height of 38ft.

The proposed conference center of 38,462 sf plus 3,812 sf of back-of-the-house is generally proposed in the same location as the existing conference center. Nine lodge units are proposed along the top floor of the conference center.

Commercial Uses: Commercial and retail space is proposed throughout the development.

- Restaurants are proposed in the primary lodge buildings (Lodge building A1, A2, B) similar to existing conditions (respectively at 6,720 sqft; 2,455sqft; and 8,326sqft).
- General commercial is focused in lodge building A1 (14,885 sqft) which interacts directly with the Mall, similar to existing conditions. Some general commercial associated with the Centralized Delivery Facility is located along Elbert Lane (3,706sqft).
- Health club and spa uses are proposed in lodge buildings A-2 (2,765 sf) and B (5,695 sf)

Staff Finding: *The proposed conference center and commercial uses replace existing similar uses in like locations and are compatible with the surrounding commercial uses at the Mall and adjacent lodging and residential uses along Fall Lane.*

2. Consistency with Comprehensive Plan

The subject property is located in the West Village Comprehensively Planned Area (CPA) identified in the 2018 Comprehensive Plan (p. 22). Goals of the CPA specific to the conference center and commercial use proposed in the subject application include:

- Promote redevelopment of the Mall with resort-oriented mixed use, blending medium-density residential and lodging on the upper floors with retail, restaurants and entertainment on the pedestrian level.
- The creation of well-defined civic spaces at each end of the Mall reinforced with additional retail/business offerings and residential uses would increase activity in the Mall and encourage visitors to extend their daily stay in Snowmass Village.
- Incentivize the revitalization/modernization of older buildings and short-term lodging properties.

The proposed conference center and commercial uses are compatible with Goal B.2 Encourage Redevelopment and Rehabilitation in the Village Core as stated in the Comprehensive Plan (pg. 32):

The Town encourages the restoration and redevelopment of the Village Core in efforts to continually update the town as a world class tourist destination. Redevelopment should be done thoughtfully while respecting the historical significance of specific contributions of local architecture to the ranching and early ski eras of the town.

Staff Finding: *The redevelopment of the aging conference center with modern amenities such as meeting rooms with outdoor access, the outdoor amenity terraces,*

and multiple flexible spaces to better accommodate a variety of business group bookings supports the interests of the Town's Tourism Department who books the overwhelming majority of conference business in the Town.

Commercial spaces of restaurant and retail spaces both interfacing with the Mall, at ground floor of Elbert Lane, and throughout the development will generate vibrancy, economic activity, and significantly support the sustainability of the West Village commercial core.

The proposed conference center and commercial redevelopment supports, and does not conflict with, the West Village CPA goals or the Strategic Initiatives listed in the 2018 Comprehensive Plan. The application generally is consistent with the Comprehensive Plan.

3. Generally appropriate architectural mass, scale and density and related common or dedicated open space

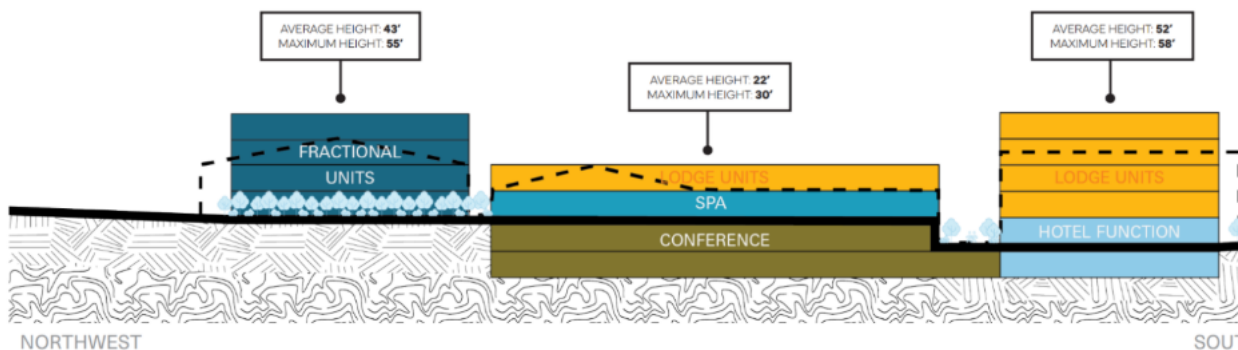
Conference Center: A view easement is held over the Snowmass Conference Center parcel, limiting the building height not to exceed 8,664.68ft in elevation – or generally 38' tall as measured from Elbert Lane.

The existing conference center is approximately 35,512 sf (of which 33,912 sf is conference space and 1,600 sf is kitchen space). The existing conference center is built generally at grade along Elbert Lane is approximately 38ft tall.

Labeled as Lodge building C in the application -- the proposed conference center is 42,274 sf (38,462 sf of conference space and 3,812 sf of back-of-the-house space).

The proposal is for one subgrade level of conference space, first floor at grade along Elbert Lane, second floor of spa/amenity terrace (at grade with Fall Lane), and a partial floor of 9 lodge units above the amenity terrace. The proposed Lodge building C is proposed to average 22ft tall, with a maximum height of 30ft tall.

SECTION 4 (Looking NE from Fall Lane)



Pg 97 of Sketch Plan application.

Staff Finding: *The Development Review Team (DRT) includes the Town's Tourism Department who books the overwhelming majority of conference business in the Town. It should be noted that the general size, unique amenities, and flexible spaces are seen as attributes to position the redeveloped conference center to a highly competitive position for future group sales. Many of the DRT comments are directed toward details required as part of Preliminary Plan.*

Commercial Uses: The existing Viewline and Wildwood parcels include 30,017 sf of commercial uses including retail, restaurant, and spa/health club. The existing commercial spaces exist along Elbert Lane, slope side, along the Mall and inside the main Viewline building.

The redevelopment proposes a mix of commercial uses across the site, including ground-level commercial along Elbert Lane, slope side, along the Mall and in Lodge buildings A-1, A-2, B and C. The application proposes approximately 38,778sf of commercial uses. While all commercial uses are noted to increase from existing conditions, the most notable increase is in health club and spa uses – where the existing is 2,194 sf and proposed is 8,460 sf integrated into four different buildings.

Staff Finding: *The proposed increase of approximately 8,000sf of commercial uses is located to activate activity along the Mall, slope side, and throughout the subject property. Whereas the existing conditions were developed over time and not as a comprehensive resort, redevelopment offers the opportunity to create more efficient building footprints to maximize commercial uses and support the economic vitality of the West Village.*

The additional commercial floor area is consistent with the redevelopment envisioned in the Comprehensive Plan. Ultimately, Staff recommends that Planning Commission consider the floor area and FAR in terms of the whole development.

Density and Open Space:

As the conference, general commercial, restaurant, health club, and spa uses have been considered discretely as part of this Staff review, residential density is not considered here.

The application proposes 1.57 acres total open space, or 36% of the total site (+/- 4.5 acres). This exceeds the Mixed Use-2 Zoning requirement of 25%.

The Silvertree Hotel PUD is specific to the original property (requiring 44% open space) and does not consider the area of the Wildwood or extents of the former Eldorado property and therefore comparison of the proposed to the existing PUD requirements is not applicable.

Staff Finding: *As the conference center and commercial uses are integrated into the overall site plan, the Planning Commission should consider open space across the*

development as a whole. The proposed 36% open space exceeds the Mixed-Use zone district requirement of 25%.

4. Consideration of natural resources on the site

The subject property is fully developed with similar uses. Geotechnical analysis is a requirement of Preliminary Plan to understand specific conditions related to redevelopment and construction considerations.

Similarly, the subject property is not located in sensitive wildlife habitat areas, floodplain or wetland areas or geologic hazard areas.

The Brush Creek Impact Area is loosely defined on an exhibit map in the Comprehensive Plan and may extend over small portions of the subject property. The site has been developed and improved upon since the late 1970s. Geotechnical analysis is a requirement of Preliminary Plan to understand specific conditions related to redevelopment and construction considerations.

The subject property does include steep slopes greater than 30% grade, consistent with slopeside development in the West Village. The subject property was subdivided prior to January 1, 1987 as noted as a threshold date for development in areas containing slopes greater than 30% per Sec. 16A-4-50(d)(2). Geotechnical analysis is a requirement of the Preliminary Plan application to understand specific conditions related to redevelopment and construction considerations.

Staff Finding: *The proposed redevelopment of a fully constructed site supports the Comprehensive Plan goal of redeveloping existing properties in the West Village CPA. Redevelopment of existing properties limits disturbance of undeveloped areas in the Town. Geotechnical analysis is a requirement of Preliminary Plan to understand specific conditions related to redevelopment and construction considerations.*

5. Access and circulation

Centralized Delivery Facility: The Applicant has proposed the construction of a sub-grade centralized loading/delivery facility for use by the development and adjacent property owners, with access taken from Elbert Lane, directly underneath Workforce Housing Building A. The centralized loading/delivery facility is proposed as a community benefit to route delivery trucks servicing the Mall tenants, Viewline Resort and other nearby commercial uses into an off-street facility. Moving all deliveries to an off-street facility will reduce vehicle and pedestrian conflicts with delivery trucks, enhance pedestrian safety along Elbert Lane, enhance the experience of traversing from the numbered lots to the Mall, ski slope and proposed new development.

The 14,240 square foot centralized loading/delivery facility is proposed below grade underneath Workforce Housing Buildings A & B to create a grade separation and functional efficiency for heavy vehicles. The goal of this design is to enhance the aesthetic and functional nature of the built condition by reducing negative externalities from high-intensity commercial/lodging use. The sub-grade dock seeks to limit

vehicular conflicts and limit pedestrian/vehicular conflicts by keeping the adjacent rights-of-way clear of large delivery vehicles. This proposed condition would also improve the general aesthetic condition in the West Village. The centralized delivery facility may also provide a community benefit by offering usage of the facility by adjacent properties.

Staff Finding: *The conceptual design for the centralized delivery facility is unprecedented in the Town of Snowmass Village, although a proven benefit in other resorts such as Vail, Breckenridge and Teton Village. The concept offers inherent benefits to the redevelopment proposal and the greater West Village.*
Pedestrian Movement:

Conference Center: The applicant has proposed sidewalks along both Elbert and Fall Lanes creating dedicated pedestrian access from Carriage Way and the numbered parking lots toward the conference center. No continuous sidewalks exist on either Lane today. Additionally, a pedestrian-only access is proposed directly from Carriage Way between Workforce Housing Buildings A and B directly to the arrival courtyard and sidewalks connecting to the conference center.

Commercial: Ground-floor commercial uses along Elbert Lane are proposed in Lodge building B, to be accessed by a dedicated pedestrian easement. This pedestrian easement will also provide access to Mall commercial spaces accessed by Elbert Lane (i.e. the Tavern space).

Ground-floor commercial uses are proposed along the Mall adjacent area as well, similar to how existing uses of the Viewline Resort function today.

Staff Finding: *Visual connection to the ski slope is an important aspect of the pedestrian circulation plan. Pedestrian paths connecting the public from Carriage Way to the ski slope should not be impeded by navigation around or through private buildings, and sight lines should be maintained where possible.*

The expansion of ground-floor commercial uses and associated pedestrian infrastructure throughout the development helps to encourage walkability and the pedestrian experience.

The conceptual pedestrian and vehicle circulation throughout the site has been reviewed by Development Review Team which includes emergency services, Transportation, Public Works, Parks Open Space Trails, and Community Development. The general concept of the site circulation is considered generally acceptable. However, detailed vehicle movements, multiple easements and public right-of-way considerations will need to be further addressed at Preliminary Plan.

6. Parking

The existing Viewline Resort, Snowmass Conference Center, and Wildwood properties function with limited on-site parking, through utilization of the numbered lots and required shuttle service for hotel guests. Seventeen (17) surface parking spaces at the

Viewline and eight (8) parking spaces at the Wildwood (25 total) exist today. Currently, zero parking spaces are reserved for the existing commercial uses. The parking approvals for the existing conditions were implemented as part of the Silvertree Hotel PUD (Ordinance No. 24 Series of 1986) prior to the effective date of the Snowmass Development Code (September 2, 1998). Expansion of uses approved prior to the 1998 adoption of the Development Code are required to meet Sec. 16A-4-310 Off-Street Parking Standards for expanded areas.

The construction of a subgrade parking structure is proposed to accommodate some of the parking needs of the proposed development. A total of 252 parking spaces are proposed to be constructed in the parking garage.

The Applicant proposes continued purchase of parking spaces from the numbered lots for continued off-site parking access.

Staff Finding: *The Applicant has not proposed dedicated parking for the commercial use, which matches the existing condition. As the minimum parking requirements for restaurants are based on the number of indoor dining seats, an accurate calculation for the restaurant space cannot be established at this time. Without considering the restaurant use, the proposed commercial uses of the conference center, general commercial, health club and spa would require at least 218 vehicle parking stalls. As the existing commercial uses operate without dedicated parking, Staff would recommend consideration of an alternative parking plan that encourages highest and best use of the property and discourages reliance on vehicles. Staff would note that the PUD provides an opportunity to evaluate the merits of the parking with regard to commercial uses.*

7. Proposed timetable for the development

Timetable

The proposed timetable and phasing for the development, identifying the number of anticipated PUD filings.

The development anticipates one PUD filing with the following schedule.

- + Pre Sketch Plan Submittal: January 2026 (Complete)
- + Sketch Plan Submittal: May 2026
- + Sketch Plan Review: June 2026 – December 2026 (6 months)
- + Preliminary Plan Submittal: December 2026 – March 2027 (3 months)
- + Preliminary Plan Review: March 2027 – October 2027 (8 months)
- + Final Plan Submittal: November 2027 – February 2028 (4 months)
- + Final Plan Review: March 2028 – June 2028 (4 months)
- + Anticipated Groundbreaking: Autumn 2028
- + Anticipated Opening: Spring/Summer 2031

Figure 5: Anticipated Development Timeline (Page 111 Sketch Plan Application, June 2, 2026)

8. Consideration of the proposed concepts relative to promoting public health, safety and welfare.

The subject property is located in the West Village Comprehensively Planned Area (CPA) of the Comprehensive Plan, which states:

Any re-development must include plaza level commercial and may include upper level residential/lodging

units. The scope of any re-development should complement the existing scale but could be increased in size/height in limited strategic locations. The Town should encourage and support the appropriate revitalization/redevelopment of the Mall as it is an important element of the Town's resort character. (p. 22)

Staff Finding: *The redevelopment of the conference center and key commercial space in close proximity to the Mall and Ski Area promotes the public health and welfare of the Town. Staff does not find the proposed concept to be a departure from the existing use on the property.*

Financial Impact:

The Sketch Plan does not obligate the Town to approve future development(s) and therefore, there are no financial impacts associated with the land use process. A financial impact analysis is required as a part of the Preliminary Plan application.

Review Standards:

Referral Agency Comments:

Planning Commission Action:

Staff recommends the Planning Commission hear a presentation by Staff, the applicant, hear public comment, and hold discussion.

Recommended Motion: *"I motion to continue the public hearing for the Ritz Carlton Sketch Plan application to October 7, 2026."*

Attachments:

1. DRT Lodge Conference comments
2. DRT_Lodge Program Referral Comment

DEVELOPMENT REVIEW TEAM Ritz Carlton Application – LODGE & CONFERENCE

Meeting Date: July 8, 2026

Applicant Attendees: Leah Stoltz, Conners Ladner, Kathleen Wanatowicz, Addison Martin, Nora Jacobs

DRT Attendees: Jim Pidock (Fire), Brian Olson (Police), Anne Martens (PW), Mike Horvath (Eng), Lauren Litchet (Bldg), Sam Guarino (Transportation), Kevin Kiernan (Planning), Michelle Bonfils Thibeault (Community Development), Clint Kinney, Jeff Conklin.

DRT Comments submitted in response to this meeting:

FIRE: No further comments at this time.

POLICE: No comments.

TOURISM: No comments.

PARKS OPEN SPACE: No comments.

BUILDING: No comments.

HOUSING: No comments.

PLANNING: No comments.

PUBLIC WORKS: *See attached memo.*

TRANSPORTATION: *See attached memo.*

Tourism:

 Drew Welsheimer
To: Michelle Bonfils

 You replied on Thu 7/16/2026 2:29 PM

Here you go, Michelle. I have made some minor changes below and additions. Let me know if you need anything else.

Drew Welsheimer
Group Sales Director
Snowmass Tourism
O: (970) 922-2231
GoSnowmass.com

- Fractionals
 - Restrictions on those units
 - How far in the future will these be in the pool for hotel rooms? What is the booking window we can anticipate? (group tends to operate with larger programs 12-18 months in advance, but we often get them 2-3 years out as well)
 - Are there guarantees of how many will be in the rental pool at any given time?
 - Are there restrictions around how many days a unit can be occupied by owner vs. in the rental pool?
 - What kind of layout are the fractionals? Are they larger units with multi bed and lockoff options? Are they a mix of studios up to multi bed?
 - 30% group business important and supported goal
 - 30% is what we understand the current mix to be at Viewline. Keeping it in this range is ideal for our mix in town as well as overflow and larger group opportunity

- What is the group ceiling anticipated to be in strategy? (ceiling is the highest number of rooms they'd commit to group at any given time)
 - What is the ideal peak room night group anticipated to be for the hotel?
 - What will the consideration for group buyouts look like?
- Conference Center
 - Are ballrooms divisible? Ideally, we'd have a ballroom and junior ballroom that would have airwall division options to allow for more creative use of space and meet a wider range of group or program needs. What is going to be the breakdown in size/sq. ft. for the ballrooms and potential divisible sections? How will the breakout rooms be combined? What are their sizes? What will prefunction/foyer spaces look like? What sq. ft. for those?
 - Flexibility to book special events in future – need to understand the booking window. Will there be a cap on future dates? (some hotels only sell within a 12 month period. Others, most commonly, do not have a cap and will book as far out as they are able)
 - Want to know true competitive sets for conference/meeting spaces – who are we going up against? Are there target markets we would like to see at Ritz/Snowmass that we intend to steal from competing destinations?
 - What will make this a draw against other Ritz properties
 - How will loading dock access to the conference space work? We need to understand capabilities, load capacities, etc. to ensure that the load in/out will work for a wide array of groups
 - Unique design of meeting space critical — indoor/outdoor relationship. Unique spaces and natural lighting are key in new design prospects. These are two of the biggest requests from the planner side of the industry. Properties and destinations that deliver unique and special experiences along with their conference offerings tend to lead the list in desirable destinations.

PLANNING:

- Consider creating individual exhibits demonstrating the lodge/conference space height exhibits, View Easement and adjacent properties as an individual exhibit
- Roof top amenity space will need to be further defined and elements of such amenities may or may not count against the allowed height.
- Consider creating individual exhibits demonstrating the housing height exhibits, View Easement and adjacent properties as an individual exhibit.
- Highlight the height variance requests on these individual exhibits.
- Refinements to the Section Diagrams may partially achieve the previous requests.
- Consider creating an existing conditions exhibits with a drone to show the View Easement relationship to the existing conditions.
- Consider creating additional exhibit(s) to demonstrate the relationship of a pedestrian at the mall level accessing the entry or other aspects of the lodge (i.e. elevation of stairway – open space connection)
- Will there be mall level access to the lodge or is the mall level primarily retail space?
- The elevation and hardscape connection between the mall and the lodge will become a focal point (in addition to the retail space) of how the lodge interacts with the mall, contributes to community character, creates vitality, and similar qualities. The design of the connection will need to be fully detailed with a strong design element as the process proceeds. Consider options for this connection that are interesting and interact both vertically and horizontally rather than a singular monolithic staircase.
- Quality and clarity of pedestrian connections through and to the lodge between the mall, ski slope, and Carriage Way will need to demonstrate intentional design elements (i.e. pavement and/or sidewalk treatments, lighting, landscaping) to contribute to the clarity of connection and relationship of the property to the surrounding environment and existing buildings.

Ritz-Carlton Snowmass, Sketch Plan DRT Comment Responses – Lodge Program

Roaring Fork Fire Rescue:

No further comments at this time.

Police Department:

No comments.

Public Works Department:

No comments.

Parks, Recreation and Trails:

No comments.

Transportation and Parking Department:

No comments.

Housing Department:

No comments.

Tourism: Marketing, Group Sales and Events:

Fractionals – Restrictions on those units:

1. How far in the future will these be in the pool for hotel rooms? What is the booking window we can anticipate?
(group tends to operate with larger programs 12-18 months in advance, but we often get them 2-3 years out at well)
The fractional residences will be professionally managed by The Ritz-Carlton, and owners who elect to participate in the rental program will make their available inventory accessible through the resort's reservation and revenue management systems. While participation is voluntary and owner usage will influence availability, the intent is to make participating inventory available for advance sale in a manner consistent with hotel operations.
2. Are there guarantees of how many will be in the rental pool at any given time?
Participation in the rental program is voluntary. As such, it is not possible to guarantee how many fractional units will participate in the rental pool at any given time, as that decision rests with each individual owner following the purchase of their unit. Any developer-owned units, including unsold inventory, would be included in the rental pool. In addition, there are strong financial incentives for owners to participate, as rental income helps offset ownership costs, including operating expenses, association dues, and other carrying costs.
3. Are there restrictions around how many days a unit can be occupied by owner vs in the rental pool?
The fractional residences are proposed as 1/8 ownership interests, which naturally limits the amount of annual owner occupancy associated with each ownership interest. Owners may elect to participate in the rental program during periods when they are not using their allocated time.
4. What kind of layout are the fractionals? Are they larger units with multi bed and lock off options? Are they a mix of studios up to multi bed?

Fractional units are configured as 2-, 3-, 4-, and 5- bedroom units and do not include lockoffs. Floor plans of fractional units will be provided at a Preliminary Plan level of review.

5. 30% group business important and supported goal
 - a. 30% is what we understand the current mix to be at Viewline. Keeping it in this range is ideal for our mix in town as well as overflow and larger group opportunity.
Group business represents an important component of the operating strategy for the resort. The intent is to establish a stabilized group business mix of approximately 30% of overall occupied room nights, creating year-round demand, supporting shoulder-season occupancy, and generating significant food and beverage, wellness, recreation, and retail spending throughout the Town of Snowmass Village. This target is generally consistent with the property's historic role as a conference and group destination while positioning the resort to compete in the luxury group business market.
 - b. What is the group ceiling anticipated to be in strategy? (ceiling is the highest number of rooms they'd commit to group at any given time)
While detailed revenue management strategies will not be finalized until the year preceding opening, the intent is to maintain a balanced business mix that supports both transient and group demand. Group allocations will vary by season and demand period. However, the resort is not envisioned as a convention-focused property where group demand dominates occupancy.
 - c. What is the ideal peak room night group anticipated to be for the hotel?
The proposed conference center and resort program are intended to support a wide spectrum of significant groups, ranging from executive retreats and board meetings to larger corporate and social programs. The group ceiling will be demand-based, with the conference facilities are being designed to accommodate significant group activity. Final operating assumptions will be determined closer to opening.
 - d. What will the consideration for group buyouts look like?
The resort anticipates retaining the ability to consider full-resort and partial-resort buyouts, subject to seasonality, demand and residential ownership occupancy at the time of booking. Similar to other destination resorts, buyout opportunities would be evaluated on a case-by-case basis and priced to reflect the displacement of transient demand and the overall value of the program.

Additional details regarding fractional ownership will be provided at Preliminary Plan.

Conference Center

1. Are ballrooms divisible? Ideally, we'd have a ballroom and junior ballroom that would have airwall division options to allow for more creative use of space and meet a wider range of group or program needs. What is going to be the breakdown in size/sq.ft. for the ballrooms and potential divisible sections? How will the breakout rooms be combined? What are their sizes? What will prefunction/foyer spaces look like? What sq. ft for those? The redevelopment proposal includes a grand ballroom and junior ballroom that are flexible in their layout and division. Meeting spaces will be configured to be combined to host larger events or host smaller groups simultaneously. Additionally, the conference space has access, either directly or through stairs and elevators, to outdoor programming for overflow, pre or post event offerings.

The following describes the anticipated size and capacity of each space within the conference programming:

Grand Ballroom –

6,850 sq ft, Reception = 761 seats, Banquet = 571 seats, Classroom = 489 seats

Junior Ballroom –

4,500 sq ft, Reception = 500 seats, Banquet = 375 seats, Classroom = 321 seats

Flexible Meeting Space (x10 at ~600 sq ft ea.) –

6,000 sq ft, Reception = 67-667 seats, Banquet = 50-500 seats, Classroom = 43-430 seats

Pre-function / Foyer Space –

3,735 sq ft, Reception = 415 seats, Banquet = 311 seats, Classroom = 267 seats

Outdoor Space

Spa Amenity Terrace – *program to be determined*

Rooftop Amenity Terrace – *program to be determined*

Ski Run Amenity Terrace – *program to be determined*

Commented [LS1]: @Design Workshop Team: Please provide the overall sq ft and associated seat counts using the following factors:

Reception = total sq ft / 9 sq ft

Banquet = total sq ft / 12 sq ft

Classroom = total sq ft / 14 sq ft

Floor plans and alternative configurations of conference space will be provided at a Preliminary Plan level of review.

2. Flexibility to book special events in future – need to understand the booking window. Will there be a cap on future dates? (some hotels only sell within a 12-month period. Others, most commonly, do not have a cap and will book as far out as they are able.)
The anticipated booking strategy is consistent with other destination resorts. Transient reservations are expected to be managed through a rolling 365-day booking window. For Group business, the resort will maintain the flexibility necessary to pursue programs that may book several years into the future, including destination meetings, corporate retreats, association programs, weddings, and other special events.
3. Want to know true competitive sets for conference/meeting spaces – who are we going up against? Are there target markets we would like to see at Ritz/Snowmass that we intend to steal from competing destinations?
The proposed facilities are intended to compete with luxury mountain-destination meeting venues throughout Colorado and the western United States. This includes existing Aspen-area resorts, Snowmass lodging properties, and other luxury mountain destinations that compete for corporate retreats, executive meetings, incentive programs, association meetings, and destination weddings.
The objective is to position the Town of Snowmass Village and The Ritz-Carlton Snowmass to capture a greater share of luxury group business currently selecting competing mountain destinations. Competitive advantages include:
 - **Ritz-Carlton service platform:** Global sales reach and brand recognition among luxury meeting planners.
 - **Purpose-built luxury group facilities:** Purpose-built luxury group facilities are a key differentiator. The conference center is designed around two dedicated ballrooms, ten breakout rooms, generous pre-function space, and direct access to outdoor event venues. This configuration provides planners with greater flexibility to host concurrent programs, separate general sessions from meals and receptions, accommodate multiple groups simultaneously, and incorporate indoor-outdoor experiences that are increasingly sought after in the meetings and incentive travel market.
 - **Four mountains under one destination:** Snowmass, Aspen Mountain, Aspen Highlands, and Buttermilk provide a broader range of skiing experiences than most single-resort destinations.
 - **Aspen Snowmass brand recognition:** Few mountain destinations have comparable global recognition and aspirational appeal.

- **Year-round destination appeal:** Skiing, mountain recreation, arts, culture, dining, festivals, wellness, and outdoor experiences.
- **Village environment:** Snowmass combines ski access with a pedestrian-oriented resort village, allowing attendees to move between lodging, dining, recreation, and meeting venues without relying on transportation.

A Group segment specific competitive set will be established as part of the resort's pre-opening sales and marketing strategy but could include: Montage Deer Valley, Viceroy Snowmass, St Regis Deer Valley, Park Hyatt Beaver Creek, St Regis Aspen, The Ritz-Carlton Bachelor Gulch, Four Seasons Jackson Hole, The Ritz-Carlton Lake Tahoe, Hyatt Regency Beaver Creek, Four Seasons Vail.

4. What will make this a draw against other Ritz properties?

The Ritz-Carlton brand is designed to reflect the culture, landscape, and character of each destination it serves. At the Town of Snowmass Village, that expression will be rooted in a ski-in/ski-out mountain environment, connection to the surrounding alpine landscape, integration with the Village, outdoor recreation, family experiences, and access to the broader Aspen Snowmass community. The intent is not to replicate another Ritz-Carlton property, but rather to create a resort experience that is distinctly reflective of the Town of Snowmass Village.

5. How will loading dock access to the conference space work? We need to understand capabilities, load capacities, etc. to ensure that the load in/out will work for a wide array of groups.

There is capacity for deliveries and conference-related programming to access the facilities through the below-grade parking garage. Floor plans and relationship between the below grade parking garage and the conference space will be further defined and provided at a Preliminary Plan level of review.

6. Unique design of meeting spaces critical – indoor/outdoor relationship. Unique spaces and natural light are key in new design prospects. These are two of the biggest requests from the planner side of the industry. Properties and destinations that deliver unique and special experiences along within their conference offerings tend to lead the list in desirable destinations.

The grand ballroom has the potential to have daylight access from the autocourt at the second level of space.

The junior ballroom, pre-function and foyer space daylight onto the ski run east of the primary facilities. Indoor / outdoor space is configured for conference programming to buy out the spa amenity terrace, rooftop amenity terrace, and ski run amenity terrace for additional overflow space and expanded programming.

Additional details regarding Conference Center facilities and function will be provided at Preliminary Plan.

Building Department:

1. Building would like to reiterate the necessity of providing accessibility and accessible routes throughout the site and to all structures as the site plan and conceptual sketches continue to be refined.

Accessibility, including accessible routes throughout the site and to all buildings and amenities, is a fundamental design consideration and will continue to be refined as the project advances. Accessible routes, grades, and site connections will be further developed and documented during the Preliminary Plan process to ensure compliance with applicable accessibility requirements while responding to the site's topography and overall design intent.

Planning / Community Development:

1. Consider creating individual exhibits demonstrating the lodge / conference space height exhibits, View Easement and adjacent properties as an individual exhibit.
An overall height diagram is included in the Sketch Plan application, page 54-55, and additional exhibits will be prepared specifically for each of the Planning Commission meetings, outlining the variance applicable height limitations that exist across the property.
2. Roof top amenity space will be to be further defined and elements of such amenities may or may not count against the allowed height.
Acknowledged, additional detail for the rooftop amenity will be defined at a Preliminary Plan level of review.
3. Consider creating individual exhibits demonstrating housing height exhibits, View Easement and adjacent properties as an individual exhibit.
See response to item #1.
4. Highlight the height variance requests on these individual exhibits.
See response to item #1.
5. Refinements to the Section Diagrams may partially achieve the previous requests.
Refinement and additional detail will be provided on the section diagrams for their respective Planning Commission meeting outlining existing conditions compared to the proposed.
6. Consider creating an existing conditions exhibits with a drone to show the View Easement relationship to existing conditions.
Additional graphics will be prepared throughout the review process to communicate the height limitations and variance requests associated with the application.
7. Consider creating additional exhibit(s) to demonstrate the relationship of a pedestrian at the mall level accessing the entry or other aspects of the lodge (i.e. elevation of stairway – open space connection).
Additional pedestrian circulation paths will be developed for review at the Planning Commission meetings to outline movement between the Mall and the arrival court, guest rooms, fractional, and workforce housing units.
8. Will there be mall level access to the lodge or is the mall level primarily retail space?
Lodge access will be provided at the Mall level, although the primary program on the ground levels are commercial retail and food and beverage service. Floor plans demonstrating access and movement from the Mall level to Lodge services and lobby space will be provided at a Preliminary Plan level of review.
9. The elevation and hardscape connection between the mall and the lodge will become a focal point (in addition to the retail space) of how the lodge interacts with the mall, contributes to community character, creates vitality, and similar qualities. The design of the connection will need to be fully detailed with a strong design elements as the process proceeds. Consider options for this connection that are interesting and interact both vertically and horizontally rather than a singular monolithic staircase.
The proposed pedestrian connection between the Mall and the arrival court will be further developed during the Preliminary Plan process. The design intent is to create more than a functional connection by integrating a ribbon of landscape that extends from the arrival court to the Mall level, combining stairs, accessible ramps, terraces, seating opportunities, and generous planting to create a layered pedestrian experience.

10. Quality and clarity of pedestrian connections through and to the lodge between the mall, ski slope, and Carriage Way will need to demonstrate intentional design elements (i.e. pavement and/or sidewalk treatments, lighting, landscaping) to contribute to the clarity of connection and relationship of the property to the surrounding environment and existing buildings.

The pedestrian network throughout the site, including connections between the Mall, Lodge, ski slope, and Carriage Way, will be further refined during the Preliminary Plan process. The design intent is to create a clear and intuitive pedestrian experience through the use of coordinated paving materials, landscape, lighting, signage, and other site elements that strengthen wayfinding and reinforce connections to the surrounding Village. These refinements will help ensure the redevelopment integrates seamlessly with adjacent public spaces and enhances the overall pedestrian experience.