TOWN OF SNOWMASS VILLAGE

PLANNING COMMISSION
MEETING MINUTES

October 16, 2024

Members Present:
Brian Marshack, Chair
Matt Dube, Vice Chair
Doug Faurer
David Seglin
Elise Denis
Stan Clauson

Staff Present:
Dave Shinneman
Brian McNellis
Ashleigh Huff
Clint Kinney

Members Absent:
Jim Gustafson

Others Present: Chris Kiley, Dana Dalla Betta, Skyler Stark-Ragsdale

Call to order: The meeting was called to order at 4:01 pm and roll was called. Commissioner Gustafson was absent.

Item 1: Approval of June 5, 2024, Meeting Minutes:
The Minutes from the 6/5/2024 meeting were brought for approval. Commissioners made no comments or changes. Commissioner Denis motioned to approve, seconded by Commissioner Dube, and were unanimously approved.

Item 2: Employee Housing Draw Site Ballot Question:
Clint Kinney, Town Manager, introduced ballot question 2D concerning the Draw Site employee housing project and gave an overview of the project and the proposal for 79 units with an estimated cost of $86 million. During the discussion, commissioners raised concerns about public perception of the project's design, despite the ballot question focusing solely on funding. Questions were also posed about the potential impact on future housing projects, given that the project would utilize a significant portion of the available tourism tax revenue.

Item 3: Ullrhoff Special Review
Brian McNellis, Senior Planner, introduced the discussion of the proposed Ullrhoff redevelopment plan as it pertains to the existing Ullrhoff restaurant. The

restaurant, built in the late 1960s, is well known and a key location near Sam's Knob and Big Burn. Mr. McNellis indicates the proposal is supported by staff, as it aligns with the Comprehensive Plan and complies with special review standards and informed commissioners a draft resolution (#6 of 2024) has been crafted in the affirmative for Planning Commission review and potential amendments. Mr. McNellis introduces Dana Dalla Betta and Chris Kiley, the applicant, for a full project presentation.

Chris Kylie, Senior Vice President of Planning and Development with Aspen Skiing Company, began the presentation by reiterating that the master plan had identified seating limitations across the mountain, focusing on mitigating shortages in dining areas, especially the Big Burn area.

Dana Dalla Betta, Project Manager for Aspen Skiing Company, presented the redevelopment plan for the Ullrhoff restaurant. The proposal involves replacing the existing 10,000-square-foot building, which seats 250 people, with a larger, three-story structure on the same footprint. The new facility will expand to 20,000 square feet, accommodating up to 700 people with indoor and outdoor seating. The main level will feature cafeteria-style dining with kiosks for checkout, the top floor will include a bar and outdoor patio, and the basement will house kitchen space, employee facilities, and two caretaker units. The expansion will require an estimated 22.42 additional employees, not including the three caretaker units. This proposal addresses the seating shortages in the Big Burn ski pod area and aligns with the company's overall seating strategy for the mountain.

Commissioners commented on the project voicing various concerns. Commissioner Clauson initiated a discussion on waste management, specifically regarding composting, noting that it was not favored by the commissioners due to its impact on landfill space, a sentiment supported by Commissioner Denis. Commissioner Dube raised questions about the proposed height of the structure, mentioning that several projects were nearing the maximum height allowance; Ms. Dalla Betta explained that the height was largely determined by the need to accommodate mechanical systems while preserving the mountain aesthetic. Commissioner Fauer inquired about summer use and construction access and the proposed size of caretaker units, with Ms. Dalla Betta providing clarification. Commissioner Seglin asked about the inclusion of a skylight, to which Ms. Dalla Betta responded that the Forest Service opposed it, likely leading to its removal. Seglin also acknowledged the building's identity, expressed height concerns, and noted the need for wayfinding signage, which Ms. Dalla Betta agreed was necessary. Mr. Seglin further touched on employee mitigation efforts and the Divide workforce housing project. Commissioner Clauson stated that he was not opposed to the building's height and supported the project, provided conditions were established to reduce compostable materials, and he made a motion to approve the resolution. Chair Marshack requested to hold the motion for additional comments, expressing concerns about the overall design, height, and landscaping. Dana indicated that landscaping decisions were influenced by the U.S. Forest Service, and Brian McNellis added that the U.S. Forest Service required robust mitigation measures, particularly regarding fire safety. Chair Marshack emphasized the importance of balancing aesthetics with mitigation in the landscape plan.

Commissioner Clauson reintroduced the resolution for approval with the conditions that the applicant prioritize the reuse of serving ware for the restaurant and minimize the amount of landfill waste as part of its operations, and that the new facility shall prioritize the use of natural and neutral tone exterior materials to allow the building to blend with the mountain landscape. Upon a motion by Commissioner Clauson and a second by Commissioner Fauer, the resolution was approved unanimously by a vote of 6 in favor and 0 against.

Item 4: Community Development Director Updates

- A joint pre-sketch meeting with the Town Council will take place on October 21.
- The Divide Workforce Housing "SHOP" project is scheduled for the Planning Commission on December 4.
- The Snowmass Center project is scheduled for discussion on November 13.
- The Little Red School House project is set to be presented on November 20.
- Correspondence not related to an item on the agenda will be provided in bulk at the next available meeting.
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Motion to adjourn by Commissioner Denis, seconded by Commissioner Fauer. All in favor. None opposed.

The meeting was adjourned at 5:41 p.m.