



Town Council
Monday, July 8, 2024
4:00 PM

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

1. **Start Time 4:00 P.M.**
2. **Item for Discussion**
 - 2.1. **Welcome Rep. Velasco & Legislative Update**
 - [2.1. Welcome Rep. Velasco & Legislative Update.pdf](#)
 - [2.1.1. CML Legislative Priorities 2024.pdf](#)
 - [2.1.2. CAST Legislative Position Statement on Housing.pdf](#)
3. **Item for Discussion**
 - 3.1. **Snowmass Club Pre-Sketch Plan Application - Joint Meeting with the Planning Commission**
 - [3.1. Agenda Summary - S'mass Club Amdt Pre-Sketch.pdf](#)
 - [3.1.1. Publication Notice for Pre-Sketch Jt TC, PC Mtg 7-8-24.pdf](#)
 - [3.1.2. PreSketch_Application_Snowmass Club.pdf](#)
 - [3.1.3. 2019_3_12 FINAL VERSION_Plan Framework for Conservation & Development pp 11-16.pdf](#)
 - [3.1.4. Sec. 16A_1_55. Pre_sketch_plan..pdf](#)
 - [3.1.5. Public Comments.pdf](#)
4. **Adjournment**

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

July 8, 2024

AGENDA ITEM:

2.1. Welcome Rep. Velasco & Legislative Update

PRESENTED BY:

Clint Kinney, Town Manager

BACKGROUND:

The Town of Snowmass Village welcomes Colorado State Representative Elizabeth Velasco.

Representative Velasco serves Colorado's 57th House District, covering Eagle, Garfield & Pitkin Counties. Rep. Velasco also serves on the Agriculture, Water & Natural Resources, Energy & Environment, and Appropriations committees at the statehouse.

This visit is an opportunity for the Snowmass Village Town Council to meet with Representative Velasco and to discuss issues facing the Town. Immediately prior to this meeting, Representative Velasco will receive a tour of the Little Red Schoolhouse and the Town's workforce housing facilities to learn more about those priorities of Snowmass Village.

Other areas of State legislative importance are identified in the attached copies of the Colorado Municipal League's (CML) legislative priorities and the Colorado Association of Ski Towns (CAST) legislative position statement on housing. The Town relies heavily on CAST and CML to ensure our positions are heard at the State House, hence the importance of these position statements.

FINANCIAL IMPACT:

No direct financial impact.

APPLICABILITY TO COUNCIL GOALS & OBJECTIVES:

This item applies to the guiding principles and strategic initiatives of the Town Council Goal Statement.

COUNCIL OPTIONS:

This item is intended for informational purposes. No formal action is required.

STAFF RECOMMENDATION:

This item is intended for informational purposes. No formal recommendation is required.

ATTACHMENTS:

- 1) CML Legislative Priorities 2024
- 2) CAST Legislative Position Statement on Housing



LEGISLATIVE PRIORITIES

2024

AFFORDABLE HOUSING

The availability and affordability of housing is of utmost concern to Colorado's municipalities. CML supports state incentives that support communities' efforts to build affordable housing and appropriate state assistance in strategic planning. CML supports the state addressing construction defects litigation reform as a means to increase the availability of affordable housing. CML opposes state preemption of local authority to adopt and enforce zoning and land use ordinances and any interference with home rule authority granted by art. XX, s. 6 of the Colorado Constitution.

BEER & LIQUOR

CML supports the greatest amount of local control possible for liquor licensing and permitting. The League also supports coordination with the Colorado Liquor Enforcement Division (LED) and working with the LED to modernize, clarify, and harmonize Colorado's Liquor Code and Rules to provide consumers with protection and promote public safety initiatives.

CRIMINAL JUSTICE

CML supports collaborative relationships with the state on criminal justice issues but opposes unduly prescriptive mandates on police and court operations and procedures, as well as expansion of municipal liability and removal of liability caps. CML supports legislation to improve the efficiency of and reduce redundancies in the police body-worn camera statute.

ECONOMIC DEVELOPMENT

CML supports measures that promote intergovernmental cooperation on land use issues and supports state laws and policies that encourage new residential, commercial, and industrial development to occur within existing municipalities. CML opposes the sprawl of urban, suburban, or exurban development into rural and unincorporated areas of the state. CML supports the prohibition of the incorporation of new cities and towns adjacent to, or within the service areas of, existing municipalities. CML opposes efforts to restrict municipal annexation authority.

TAXATION

CML and 67 self-collecting home rule municipalities support efforts to simplify collection efforts without impairing local control, including collection of remote sales taxes in a manner that complies with *South Dakota vs. Wayfair*. CML supports the state in their efforts to partner with the business community and supports municipalities that self-collect their sales and use taxes and opposes any effort to undermine constitutional home rule authority to set tax policy and manage tax administration and audits. CML opposes state efforts to mandate the amount of information municipalities can collect from businesses, which can be used for auditing purposes, tourism information, and ensuring compliance with local ordinances. CML opposes the infringement of the state into local lodging tax policy. CML supports property tax

policies that do not reduce local government revenue and allow municipalities the flexibility to retain excess revenue and modify debt service mill levies, among other tools.

TRANSPORTATION

CML supports state funding for transportation system infrastructure improvements that seek to prevent vehicular collisions with vulnerable road users. CML also supports state grants to promote youth utilization of public transit. CML opposes "off-the-top" diversions from the Highway Users Tax Fund (HUTF).

UNFUNDED MANDATES

CML opposes state statutes that violate the state's unfunded mandate statute, as well as the prohibition on unfunded mandates in the Taxpayers Bill of Rights (TABOR), and place additional fiscal burdens on local governments and their taxpayers.

WATER

CML supports additional funding for state programs that contribute to municipal efforts to encourage water conservation through reduction and replacement of turf grass. CML opposes state overreach that mandates local landscaping codes.

WILDFIRE

CML supports legislation that will help municipalities recover from large-scale wildfires and prevent future wildfires through proactive fire mitigation efforts.

Meet the CML advocacy team

CML employs four full-time advocates to assist in development and communication of policies. The team closely watches proposed legislation and works with legislators to understand municipal impacts.



HEATHER STAUFFER

Legislative Advocacy Manager
hstauffer@cml.org

Advocacy Issues: Building codes, natural resources and environment, elections, governmental immunity, oil and gas, open meetings/open records, severance tax/FML/energy impact, water & wastewater/water quality, wildfire and WUI Codes.



ELIZABETH HASKELL

Legislative & Policy Advocate
ehaskell@cml.org

Advocacy Issues: Beer and liquor, employment and labor, economic development, retirement/pensions, taxation and fiscal policy, lottery and gaming, historic preservation, municipal debt and finance, purchasing.



JEREMY SCHUPBACH

Legislative & Policy Advocate
jschupbach@cml.org

Advocacy Issues: Regulated substances, hemp, criminal justice, special districts, immigration, public safety, municipal courts, telecom/broadband/IT, utilities.



BEVERLY STABLES

Legislative & Policy Advocate
bstables@cml.org

Advocacy Issues: Public health, substance abuse, affordable housing, land use and annexation, air quality, transportation and transit, sustainability.



Colorado Municipal League

The Colorado Municipal League is a nonprofit, nonpartisan organization established in 1923 to represent the interests of 270 member cities and towns. CML can be trusted to be a reliable source of information about the impact of legislation on Colorado's municipalities and their residents. Policies are determined by members in CML's Annual Policy Statement, and positions on legislation are established by the CML Policy Committee and the CML Executive Board.

Local control and home rule

CML is a strong advocate for the state's tradition of local control and constitutional principle of home rule, both of which allow cities and towns maximum flexibility and discretion in municipal finance, implementation of local policy, and delivery of public services. Local control should remain local and home rule should stay at home. Neither should be centralized at the statehouse.

Municipal government is the cornerstone of good government in Colorado, and the League values the partnership that exists with state and federal officials. The citizens who municipal officials represent are the same as those represented by legislators. The policies legislators enact affecting municipalities must be implemented by municipal leaders and local taxpayers. To maintain the strength of this partnership, CML urges legislators to consider the impacts of decisions on the municipalities in their respective districts.



COLORADO ASSOCIATION OF SKI TOWNS 2024 COLORADO LEGISLATIVE POSITION STATEMENT ON HOUSING

OVERVIEW: The Colorado Association of Ski Towns (CAST) represents the mountain resort communities throughout Colorado. Colorado’s ski industry generates \$4.8 billion in annual economic output, supports more than 46,000 year-round equivalent jobs, and generates \$1.9 billion per year in labor income. ([RRC Associates](#)). The lack of available and attainable housing for employees in Colorado mountain resort communities has reached a crisis level which is directly impacting the provision of basic services as well as the ability to adequately staff and operate all businesses, from ski resort companies to local, small businesses. CAST supports targeted legislation to provide additional financial tools for Colorado mountain communities to address housing needs.

AUTHORIZE LOCAL SHORT-TERM RENTAL TAXES: CAST supports legislation to specifically authorize counties and municipalities to refer short term rental taxes to the voters with the proceeds of such revenues to be dedicated to local workforce and affordable housing.

AUTHORIZE LOCAL VACANCY TAXES: CAST supports legislation to clearly allow municipalities and counties to refer residential vacancy taxes to their voters. Census data shows residential vacancy rates soaring above 40% in some Colorado mountain towns facing acute housing shortages. Vacancy taxes, also known as empty homes taxes, incentivize homeowners to rent their homes to local residents rather than rent them at peak times and leave them empty most of the year. Additionally, this would disincentivize the use of homes as investments and result in a higher utilization as actual homes. Revenue from the tax would fund local affordable and workforce housing. CAST proposes that county assessors or the state facilitate the process by identifying the vacant homes in a taxing jurisdiction and tying enforcement into existing administrative processes

AUTHORIZE LOCAL REAL ESTATE TRANSFER FEES: The Colorado Constitution prohibits new *taxes* on the transfer of real estate, but the courts have long held fees to be different from taxes. CAST supports legislation to expressly allow municipalities and counties to adopt fees on the transfer of real estate, with the fee revenues to fund local affordable and workforce housing. This can be a powerful tool; total revenues from legacy real estate transfer taxes in CAST member municipalities have risen above \$80 million annually.

CAST TO WORK WITH PARTNER ORGANIZATIONS: In supporting this position statement, CAST members support CAST seeking to work with the Colorado Municipal League; Colorado Counties, Inc.; Colorado Counties Acting Together; and any other organizations who agree to support these proposals, and members formally request these organizations initiate and pursue this legislation on their behalf.

CONTACT INFORMATION: For more information please contact, Margaret Bowes, Executive Director, Colorado Association of Ski Towns, (970) 389-4347, mbowes@coskitowns.com; or Dan Kramer, CAST Housing Task Force Chairperson, dkramer@estes.org.

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

July 8, 2024

AGENDA ITEM:

Snowmass Club Pre-Sketch Plan application
- **Joint Meeting of the Town Council and the Planning Commission**

PRESENTED BY:

Jim Wahlstrom, AICP, Senior Planner
Dave Shinneman, AICP, Community Development Director

BACKGROUND:

The Applicant, ABA-Snowmass, LLC, represented by Design Workshop, submitted a Pre-sketch plan application for the Snowmass Club on May 17, 2024. Reference the attached Pre-Sketch application or access it via this link:

<https://portal.laserfiche.com/Portal/Browse.aspx?id=185305&repo=r-b27e3aff>

The Pre-Sketch procedures are found in Division I of the Land Use and Development Code rather than Division V, which include the land use applications' procedures and PUD review process. The Pre-Sketch process is intended to be informal and intended to provide an opportunity for informal discussion among developers, public officials and the public. Specifically, per the municipal code, "*The session(s) are for the purpose of discussion and education and are not intended to result in any formal action or decision making.*"

This is NOT a quasi-judicial process.

The Pre-Sketch application was not referred for review, and referral comments were not collected or included in a comprehensive staff evaluation report. However, a public meeting notice regarding the Joint Meeting of the Town Council and the Planning Commission to hear a presentation of the Snowmass Club's Pre-Sketch application was printed in the Aspen Times Snowmass Edition on June 19, 2024 (see the attached copy of the notice).

The Applicant's Pre-Sketch proposal includes the addition of new affordable housing units, new attainable housing units, an update to the recreational facilities, and the addition of market rate rental residential units. The properties for these additions

include the Snowmass Club PUD Parcel 4, which involve the Club's main facilities area on Lot 1 (tennis courts, parking areas, and recreational facilities), and Lot 2 (the original Phase 1 Club). Lot 3, where the 21 existing timeshare / fractional condo unit buildings are located next to Brush Creek, indicates no plans for redevelopment. Also included for new development are portions of Parcel 10, the golf course clubhouse area, the old clubhouse area, and Parcel 12, the Club Commons maintenance facility area.

HISTORY:

The Snowmass Club currently occupies approximately 252 acres which includes the golf course area of approximately 191 acres. The original PUD for the area was approved by Ordinance No. 8, Series of 1980. It was further amended by Ordinance No. 2, Series of 1982, involving Parcel 3 and portions of Parcel 4. Several subsequent subdivision plats and amendments took place up until the early 2000's.

Ordinance 3, 2000, approved the initial Phase I PUD Amendment on Parcels 4, 10 and 12. It allowed a 76-room lodge and 30 fractional ownership condominium units on Parcel 4, Lot 2 (the main club entrance). On Parcel 12 (north of the Snowmass Water and Sanitation facilities), the ordinance approved the addition of 61 employee housing units and the relocation and expansion of the golf course maintenance facility. Other miscellaneous upgrades were approved on Parcel 4, Lot 1 including events courts, new pool area, play areas, road and pedestrian trail improvements.

Ordinance 3, 2002, approved a Phase II comprehensive amendment to the Snowmass Club PUD including an accompanying subdivision plat amendment to a portion of Parcels 4 and 10. This included a regrading and redesign of the 18-hole golf course on Parcel 10, relocation of the softball field and events area (now known as Tract A conveyed to the Town), a new clubhouse, a tennis structure, reconfigured parking provisions on Parcel 4, Lot 1, additional road and intersection improvements, a new regional bus shelter, Brush Creek stream restoration, and improved trail connections. The Sanctuary at Snowmass on Parcel 4, Lot 3 was approved for 21 timeshare condominiums within two buildings including below-grade parking along Brush Creek.

PROCESS:

In accordance with Section 16A-1-55 of the Land Use & Development Code (attached), the pre-sketch plan is an optional step prior to the submission of a PUD sketch plan. The process is a joint planning effort with the applicant, the Town Council, and the Planning Commission. According to the code, *"The Town Council and the Planning Commission shall comment on the proposal and such comments shall be in the minutes of the public meeting. Participation and comments by the Council and Planning Commission are informal and nonbinding. No prioritizing or entitlements for the proposed project would occur as a result of going through this process."*

No referral process, evaluation review, and staff report are required per the code for a pre-sketch plan application. The Pre-Sketch procedures are part of Division I versus

the PUD and other application processes which are in Division 5 of the Land Use and Development Code. The next step would be the submittal of a PUD sketch plan or to submit another modified proposal as a pre-sketch plan.

Pursuant to the municipal code, *“No public notification is required of the applicant; however, the Town will notice the item in a newspaper of general circulation in the area.”*

FINANCIAL IMPACT:

The Pre-Sketch Plan does not oblige the Town to approve future development(s) on the Snowmass Club and therefore has no financial impact associated with the planning process. Financial impacts of the development will be analyzed and reviewed during a formal PUD review process.

APPLICABILITY TO COUNCIL GOALS & OBJECTIVES:

GUIDING PRINCIPLES

Stewardship - Vibrant - Genuine - Active & Healthy - Balanced - Connected - Inclusive

STRATEGIC INITIATIVES OF SNOWMASS VILLAGE

- *Preserve and protect open spaces and our environment to ensure that nature is and remains the dominant feature of the landscape.*
- *Promote environmental and economic sustainability and resiliency.*
- *Focus on improved access and safety to make Snowmass Village more walkable and bikeable.*
- *Continue to improve the multi-modal connections between Base Village, the Mall, and the Center.*
- *Manage parking and transit to encourage efficient, effective, and sustainable mobility choices.*
- *Focus on new development and/or redevelopment within the identified CPAs.*
- *Encourage the update and renovation of older buildings Village-wide.*
- *Strengthen local economic opportunities to assure vibrancy.*
- *Continue to support a viable workforce and our commitment to workforce housing by exploring opportunities that best balance the character and resources of the Town.*
- The overarching priority for this Town Council is:
 - *Passionately Protecting the Community Character of the Village by Promoting Balance and Emotional Connectivity*

To protect the unique character of the Village and to enhance emotional and physical connections to the community, this Town Council has identified four areas of emphasis:

- 1) *Identify & Provide More Affordable, Community, Workforce Housing*
- 2) *Preserve, Protect and Retain Locally Owned AND Locally Serving Businesses*
- 3) *Increase Community Engagement to Foster Emotional Connectivity*
- 4) *Ensure Public Spaces and Facilities Meet Our Community's Unique Character*

For reference purposes only, attached is the current Comprehensive Plan's Plan Framework section for Conservation and Development that affects the Snowmass Club area. This will be further evaluated in subsequent PUD applications, if submitted.

COUNCIL OPTIONS:

Town Council and Planning Commission comments. The Town Council and the Planning Commission should comment on the proposal and such comments shall be reflected in the minutes of the public meeting.

STAFF RECOMMENDATION:

Pursuant to the '*Purpose*' subsection of a Pre-Sketch application in the municipal code, Staff recommends the Town Council conduct an informal discussion with the Planning Commission, the applicant, and the public during the work session regarding the pre-sketch application and provide comments.

ATTACHMENTS:

1. Public Meeting notice of the Joint Meeting of the Town Council and the Planning Commission regarding presentation of the Pre-Sketch plan application.
2. Pre-Sketch Plan application with exhibits; also by accessing this link: <https://portal.laserfiche.com/Portal/Browse.aspx?id=185305&repo=r-b27e3aff>
3. Comprehensive Plan's '*Plan Framework*' for Conservation & Development (provided for reference purposes).
4. Section 16A-1-55 of the Land Use & Development Code for Pre-Sketch application procedures.
5. Public comments received.

**SNOWMASS VILLAGE
TOWN COUNCIL
NOTICE OF PUBLIC MEETING**

PUBLIC NOTICE IS HEREBY GIVEN THAT A PUBLIC MEETING WILL BE HELD BEFORE A JOINT MEETING OF THE TOWN COUNCIL AND THE PLANNING COMMISSION. THE PUBLIC IS INVITED TO ATTEND.

DATE: July 8, 2024

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

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

WHY: For a joint meeting of the Town Council and Planning Commission to hear a presentation regarding the Pre-Sketch Plan application proposed by ABA – Snowmass, LLC involving 5 development sites, including Core Site Club Units (Parcel 4), the Old Pro Shop (Lot 1 in Filing No. 1), Single-Family Lots near Two Creeks, Core Site Hole 10 Units, and a Black Saddle clubhouse Locker Expansion (Parcel 10), as well as a Deed-Restricted Housing Project involving redevelopment of the maintenance facility site (Parcel 12).

CODE: The application will be processed pursuant to Section 16A-1-150, 'Pre-Sketch Plan' of the Town of Snowmass Village Municipal Code.

INFO: Additional information regarding the proposal is available for inspection at the Snowmass Village Community Development Department, by telephone at (970) 923-5524 during normal business hours, or via the Town's website at:
<https://portal.laserfiche.com/Portal/Browse.aspx?id=185305&repo=r-b27e3aff>

Written comments will be accepted until the close of the public meeting. For inclusion of written comments in the packet materials, submissions should be received a minimum of 10 days prior to the public meeting to the following address:

Snowmass Village Community Development Department
P.O. Box 5010
Snowmass Village, CO 81615

Attention: Jim Wahlstrom, Senior Planner, AICP
Email: jwahlstrom@tosv.com
Dave Shinneman, Community Development Director, AICP
Email: dshinneman@tosv.com

Additional public meetings may be held for which only this published notice may occur.

Telephone: (970) 923-3777
Internet Access to Council email: <http://www.tosv.com>
Citizen Feedback Hotline: (970) 922-6727 or clerk@tosv.com
Megan Boucher, Town Clerk

SNOWMASS CLUB

PRE-SKETCH APPLICATION
MAJOR PUD AMENDMENT

PREPARED FOR THE TOWN OF SNOWMASS VILLAGE
MAY 2024



DESIGNWORKSHOP

22860 TWO RIVERS ROAD #1
BASALT, COLORADO 81621
970.925.8354

CONTENTS

Minimum requirements	2
Neighborhood Existing Context + Zoning	5
Snowmass Club Core Site.....	9
Black Saddle Building Expansion	10
Maintenance Area Site Plan	11
Old Proshop Area Site Plan.....	12
Two Creeks Site Plan	13
Vicinity Map	19
Survey	20
Site Plan - Existing Improvements	26
Neighborhood Context + Zoning.....	26
Neighborhood Zoning + Proposed Site plan.....	27
Snowmass Club Parcels	28
Hydrology + Wetlands	29
Existing Circulation	30
Recreation + Open Space.....	31
Site Plan - Proposed Improvements.....	32
Overall Site Plan	32
Snowmass Core Site	33
Snowmass Club Reconfiguration.....	35
Black Saddle Building Expansion	35
Snowmass Maintenance and housing Site.....	36
Pro-Shop Site.....	37
Two Creeks Site	39
Architectural Character Imagery	41

MINIMUM REQUIREMENTS

FOR ALL PRE-SKETCH PLANS:

1. DISCLOSURE OF OWNERSHIP

The applicant shall include in the application the name of all property owners.

2. SITE PLAN

The application shall include a plan displaying the existing improvements, as well as the pre-sketch development proposal, for the property.

3. NARRATIVE

The applicant shall submit a narrative describing the proposed uses and activities.

4. OWNER'S PERMISSION

If the applicant is not the owner of the subject property, then the applicant shall include either evidence that the property is under contract or a letter containing the written consent of the landowner to the submission of the pre-sketch plan application.

4. BASE FEE

The application shall be accompanied by the applicable base fee from the Building and Planning Department's fee schedule. The applicant shall reimburse the Town for such amounts in excess of the base fee as determined by the Planning Director. The reimbursement to the Town by the applicant shall be due and payable within fifteen (15) days of the date of billing.

APPLICANT + OWNER

ABA - Snowmass, LLC.
Eric N. Witmond
100 Passaic Avenue
Suite 240
Fairfield, New Jersey 07004
973.316.9400

PLANNER + LANDSCAPE ARCHITECT | APPLICANT REPRESENTATIVE

Design Workshop, Inc.
22860 Two Rivers Road
Suite 102
Basalt, Colorado 81621
970.925.8354
www.designworkshop.com

SURVEYOR

Rocky Mountain Surveying, LLC
P.O. Box 1336
Basalt, Colorado 81621
970.964.6105

22860 Two Rivers Road
Suite 102
Basalt, Colorado 81621
970.925.8354
designworkshop.com

May 16, 2024

Mr. Dave Shinneman, AICP
Community Development Director
Town of Snowmass Village
130 Kearns Road
Snowmass Village, CO 81615-5010

RE: Pre-Sketch Plan Application/Snowmass Club

Dear Mr. Shinneman,

On behalf of Eric Witmond, Principal Owner of the Snowmass Club, we are pleased to present a vision for the future of the Snowmass Club. Please accept this application for a Pre-Sketch Plan in accordance with Sec. 16A-1-55 of the Town of Snowmass Municipal Code. We look forward to meeting with Town Council, the Planning Commission and staff to discuss the application.

The Snowmass Club has been an integral part of Snowmass Village community for over 40 years and has provided lodging as well as year-round recreational opportunities to members, guests, and the community at large. The property includes commercial recreation, lodging, market rate and income restricted residential neighborhoods, as well as facilities that support resort-oriented recreation. As part of this proposal the Snowmass Club is committed to environmental sustainability through innovative building techniques and materials, shared parking, improved transit service, and EV charging stations.

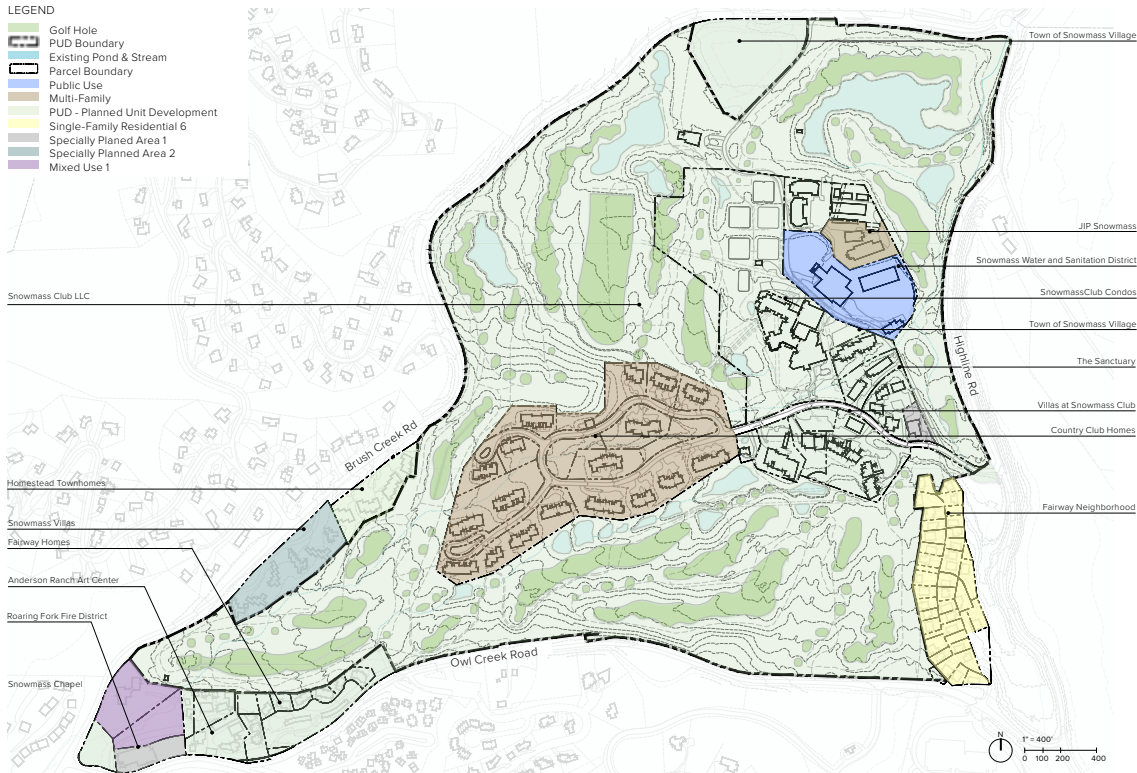
Like many other institutions in the Roaring Fork Valley, in recent years the Snowmass Club has seen a greater need for affordable housing, an increased volume of tourism, as well as families who relocated due to lack of home ownership options. For this reason, the Snowmass Club proposes the addition of new affordable housing units, new attainable housing units, an update to recreational facilities, and the addition of market rate residential units that will be rented and become part of the town's bed base.

The goals for improvements and new development at the Snowmass Club are to:

- Provide additional affordable housing on-site to address the Snowmass Club's and community's need for additional affordable housing.
- Provide a new supply of free-market attainable housing that meets current unmet needs in the community at the old pro shop building.
- Increase the available bed base in rental units.
- Provide new for-sale housing to satisfy the demand which the current housing supply does not meet.
- Enhance transit and trail connections within the Club property, including adding a new bus stop at Black Saddle to support affordable housing.
- Encourage shared parking, walkable commutes, and transit accessibility through efficient site planning, while appropriately sizing parking facilities for proposed and existing usage patterns at the Club.

- Improve existing recreational facilities that are in need of an upgrade and create a new mix of recreation that meets current recreational trends.

NEIGHBORHOOD EXISTING CONTEXT + ZONING



The location and proximity to Town Park and the Snowmass Center, existing public transportation, and utilization of existing infrastructure make this location a prime area for sustainable development within the existing growth boundary that can help the town implement its goals related to housing, economics, and recreation. The uses proposed in this development are consistent with the immediate neighborhood patterns and zoning. As seen in the map above, there is a mix of multi-family, single family, mixed use, and specifically planned area zoning in the area.

A Sustainably Focused Plan

As part of the proposed development, we propose to maintain and upgrade existing recreational facilities, making adjustments to a mix of tennis and pickleball, and improving maintenance facilities for golf. The development preserves existing winter and summer trail connections and enhances trail connectivity by proposing improvements to existing facilities and new connections. The development seeks to increase the accessibility of the club area by considering new transit stops and connections, to improve connections with the Village and valley. Existing drainage patterns will also be protected, maintaining this critical area along the Brush Creek drainage system. Preservation of existing open space allows for the proposed development to activate the site edges along existing development patterns and within the core of the Club. Additionally, the design specifically was intended to work with the existing grades to minimize visual and construction impacts. The areas proposed for development are primarily flat sites that will limit the construction impacts in the village. No major blasting or regrading is required, and the area is well connected to utilities, roads, services and transit.

Overall, the current Snowmass Club includes 252 acres; approximately 24% (61 acres) of which is developed and 76% (191 acres) is open space/golf. With the proposal approximately 72% (182 acres) will remain open space/golf course and a total of 28% (70 acres) would be developed.

The proposed redevelopment of the Snowmass Club PUD focuses on sustainability, conservation and environmental stewardship throughout its design. Snowmass Club is committed to becoming recertified as an Audubon Cooperative Sanctuary Golf Course to help enhance the natural grass areas and wildlife habitats. New housing is focused in close proximity to the Snowmass Center and Town Park, identified nodes in the Comprehensive Plan, as well as existing transit hubs making this development convenient for future residents to access amenities and the Village. New transit facilities help reinforce this goal. The improvements have been clustered with existing development patterns in order to reduce impacts to open space, existing drainage patterns and the watershed, as well as fit within in the existing character of adjacent neighborhood patterns preserving Snowmass villagers unique character using existing infrastructure.

The improvements will promote sustainable development within the existing growth boundaries and to help provide additional housing for residents with a strong connection to a number of outdoor recreational opportunities and easy access to public transportation. It is also an opportunity to expand the bed base and improve the local economy, as articulated in the Comprehensive Plan.

Location + History

Located on the valley floor, the Snowmass Club provides a key community asset that welcomes you to the village. Its location and development scale have positioned it to support recreation, housing, and lodging uses in a way that effectively blends community and resort in the heart of Snowmass Village.

We understand that there is an existing private covenant on the property that limits development to golf operations on a portion of the Snowmass Club property. We are dedicated to working with our neighbors and the HOAs who are party to the covenant; however we wanted to gain feedback from Town Council and the Planning Commission about the proposal before exploring an amendment to ensure feedback from the town could guide these conversations.

We look forward to working with the town, our neighbors, and the entire Snowmass community to improve the club while creating additional housing, recreation, and lodging opportunities on land that is adjacent to existing services and infrastructure, which can help meet the overall affordable, attainable, and market rate housing needs in Snowmass Village.

The Snowmass Club was originally approved in 1980 through Ordinance 8, Series of 1980. The overall development of fourteen parcels was included in this original PUD approval, and included club uses, community uses (Anderson Ranch), residential uses (free-market and affordable), and recreation uses. In the 1982 Snowmass Club PUD, it was recognized that the golf course and residential neighborhoods (both market rate and income restricted) could co-exist successfully and that lodging would enhance the community and promote the resort to visitors and part-time homeowners which would contribute to the economic vitality of the Town. The Snowmass Club and Lodge uniquely introduced a full range of social, commercial, and recreational facilities in the Town.

A number of additional proposals and amendments have been completed over the years; the most relevant was in 2000 - 2002 when the Town approved an updated Replat for Phases 1 and 2 of the Snowmass Club. These amendments included the golf course improvements, the conversion to timeshare lodging uses and associated restricted housing, parking improvements, an indoor tennis facility, and golf clubhouse. The approval required parking spaces on Parcels 4 and 10, and included 61 units (154 bedrooms) of restricted housing on Parcel 12 (Club Commons).

A subsequent amendment in 2017 transferred a small portion of Parcel 10 to an adjacent Club Townhome to address private landscaping that had extended into the Club's property but did not address any changes to development allowances or uses for the Club. The existing approvals for the property are detailed in the sections below. Tables describing the existing development allowances for the Club are also included following the narrative (see pgs. 16-18).

Parcel 4

Current development allowances on Parcel 4 include outdoor tennis courts, timeshare multi-family condo units, an athletic club and restaurant, restricted housing, and office uses. Ordinance 3, Series of 2002 and the associated PUD Guide outlined allowed improvements for the Parcel, dividing allowances into three lots – Lot 1, Lot 2, and Lot 3. The allowed uses and dimensions are outlined in Table 7. Importantly, the allowed height for the current structures is 44 feet, with the ability for each building to have 10% of the footprint at 48 feet. This is higher than the standard 38 foot height limit throughout the Village.

Parcel 10

Current development allowances Parcel 10 includes the golf course, a golf club house (Black Saddle), and the old clubhouse / proshop. Ordinance 3, Series of 2002 and the associated PUD Guide outlined allowed improvements for the Parcel, dividing allowances based on lots and use areas. The allowed uses and dimensions are outlined in Table 8. The PUD Guide for this parcel indicates that “the proposed lounge and outdoor seating area (of the new golf clubhouse) could be used for expansion of the clubhouse in the future.” The existing clubhouse includes a restaurant, men’s and women’s locker rooms, a pro shop, and standard golf facilities.

In 2002, the then owners of the Snowmass Club, the Aspen Skiing Company, entered into a private covenant with adjacent HOAs Country Club Townhomes and Club Villas, limiting future development on Parcel 10 to golf-related uses. Our team will be working with our neighbors who are party to the covenant as part of the process. However, we felt it important to understand Council’s comments about a potential development proposal before working to amend the current agreement. Our team looks forward to conversations with our neighbors once we have Town input to this proposal development plan.

Parcel 12

Parcel 12 is a replat of the original approval, and includes two distinct uses – restricted housing in the Club Commons, and a golf maintenance facility. While these uses are on the same parcel, they each have individual dimensional allowances and limitations. The allowed height for the restricted housing is 41 feet, which is higher than the typical 38 feet allowed in Snowmass Village. In contrast, the golf maintenance facility is limited to 21 feet in height. This is shown in Table 9.

Development Proposal

The Snowmass Club proposes five potential development sites, which are described in more detail below. The goal of these improvements is to expand the affordability and housing choices for the community and its visitors in a way that supports the town’s goals of sustainability, conservation, mixed-use activity centers, transportation and trail connectivity. Based on the calculations in the land use code, the proposal provides almost three times the amount of affordable housing that is required - a total of 39,000 sq ft of permanently deed restricted housing to address the critical housing needs in Snowmass Village. This is illustrated in Table 1, below.

Table 1: Housing Mitigation Calculation		
Proposed Development		Required Mitigation
Old Pro Shop Lot	Duplex @ 4500 total	168.82 sq ft
Two Creeks Lots	5 Single Family @ 6750 each	1,300.08 sq ft
Core Site Club Units	5 4-bd Condo (MF-2 rental)	806.4 sq ft
Core Site Hole 10 Units	65 4-bd Condo (MF-2 rental)	10,483.2 sq ft
Black Saddle Locker Expansion	4,000 sq ft (General Health Club)	2,647.68 sq ft
TOTAL MITIGATION REQUIRED		13,790.70 sq ft
Total Housing Provided		39,000 sq ft
Amount Mitigation OVER Requirement		25,209.30 sq ft (2.8x required)

This plan seeks to provide a range of attainable free-market and restricted/employee housing options for local residents and additional beds for visitors. As a long time employer in Snowmass Village the club is keenly aware of the lack of available rental and ownership options for locals. As a mixed-use activity area providing a variety of housing and rental options, Snowmass Club will exemplify the ‘live, work, play’ type of community and will continue to set an example for others to follow.

Snowmass Club Core

This area is generally located along Clubhouse Drive at Hole 10 and the existing outdoor tennis courts. The development proposes to retain and realign Hole 10 as a Par 5 and add 65 new multi-family residential units. These units would likely be condominiumized for individual ownership, but be available for rentals through the Club’s existing rental pool as a way to support the community’s bed base and need for lodging-style units. These are proposed to be a mix of 1-5 bedroom units that provide flexibility to the towns overall bed base. The area would include 125 new parking spaces in a subgrade garage.

A reconfiguration of the existing main Clubhouse building is proposed to accommodate 5 new free-market condo units. Units are anticipated to include lock-off capability to provide the greatest amount of flexibility for the bed base. There are 2 existing affordable housing units in the club house. We propose relocating one of these housing units to the new affordable housing proposed on the Maintenance Site.

A new transit stop at Black Saddle is proposed to serve the Club and those living in the existing and proposed affordable units in the Maintenance area. The existing transit service near the Clubhouse is proposed to remain. The Club, as manager of the HOA, currently provides 4-5 shuttle vehicles for residents. This shuttle service will remain in place and reduces the amount of parking needed on a daily basis, while reducing the amount of overall trips and emissions related to car trips.

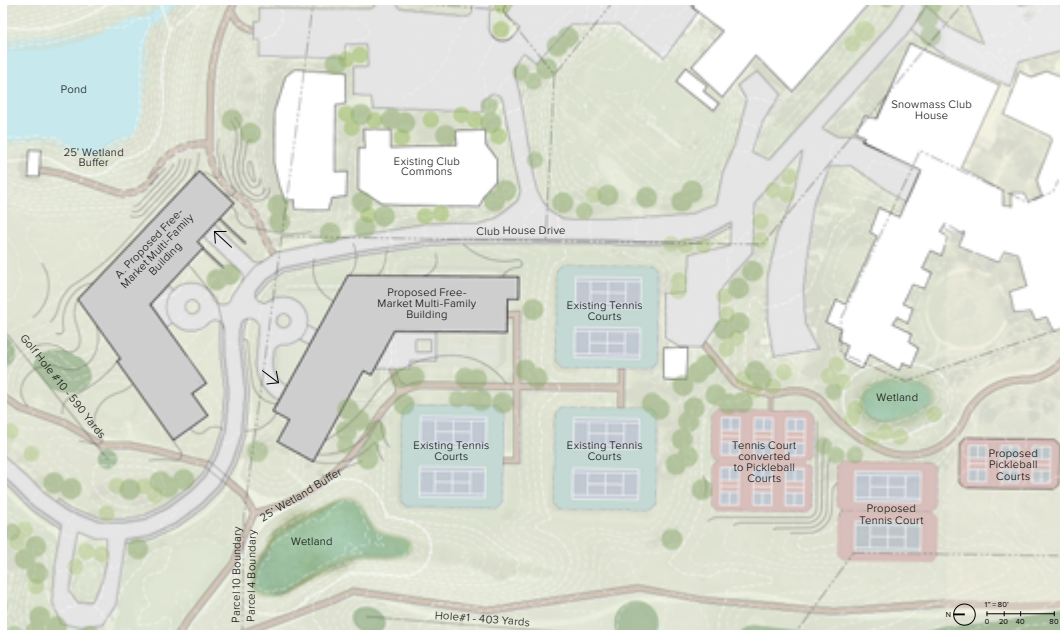
Additionally, the existing tennis courts are proposed to be reconfigured. Currently there are 11 outdoor tennis courts and 2 indoor courts for a total of 13 existing tennis courts. This configuration provides court space for 52 players at any one time. Based on membership trends, there is an interest in pickleball as well as tennis. The proposal seeks to address these needs.

The 2 existing indoor courts and 6 outdoor tennis courts will remain. The improvements propose to convert 1 existing tennis court into 6 pickleball courts as well as introducing 2 new tennis courts and 3 additional pickleball courts. This will increase the number of total courts from 13 to 19 (2 indoor tennis courts, 8 outdoor tennis courts, and 9 pickleball courts). This proposed improvement can accommodate 76 players if all doubles when compared with 52 players based on existing court configuration.

These changes respond to the overall needs and identified preferences of the court users. The 4 tennis courts that are proposed to be relocated are the least used by members, as they are furthest away from the Clubhouse and Proshop, and will be replaced south of the existing courts. The new tennis courts are proposed to be upgraded to Har Tru courts that are more effective in the climate and provide an improved playing surface. Pickleball has become increasingly popular, and the proposal will introduce new pickleball courts closer to the club facilities and improve the playing surface.

In addition to the golf and tennis facility upgrades, the Club is embarking on a significant remodel and upgrade to the aquatics facilities. This will be completed separately from this application, as it is a refresh of the facilities that is not anticipated to trigger a land use review. Upgrades will include improved mechanical equipment to increase the overall efficiency and sustainability of the system, as well as improvements to the pools and deck areas to create increased usability with a new configuration. Combined, the recreation improvements proposed in this application and as part of the separate aquatics upgrades, will ensure the Club can continue to deliver an exceptional recreational amenity to the community.

SNOWMASS CLUB CORE SITE



Proposed Snowmass Club Core Site Plan.

Table 2: Snowmass Club Core	
Parcel Number	Parcel 4 & Parcel 10
Parcel size	7.1 Acres (20 acres total in Parcel 4)
Proposed Zone	Multi-Family (MF)
Proposed Uses	Multi-family units, with lock offs for flexible configurations
Proposed Parking	125 spaces in new below grade parking garages. 2 cars per unit
Number of Units	65 new units in 2 new 3-story buildings with lock-offs 5 new units in existing club (reconfigured on upper level space) with lock-offs
Unit Size	1,500 - 4,000 sf
Bedrooms per unit	1 - 5 bedrooms in flexible configuration
Max Building Height	38 - 42 feet
Setbacks	20 ft to 70 ft from road
Changes to Recreation	Change to Golf - Hole 10; shortened to 539.3 yds (-46.9) no loss of par Reconfigured tennis courts to include 8 outdoor tennis courts and 9 pickleball courts. Existing 2 indoor tennis courts remain Reroutes pedestrian paths and adds sidewalk connections

Black Saddle

A key aspect of this development is ensuring the existing Snowmass Club core recreational amenities are strengthened and adjusted to meet demands of members. This is done in the Core Site related to tennis and pickleball, and at Black Saddle related to golf. The proposed expansion at Black Saddle will enable an expansion for the men’s and women’s locker rooms. These are located on the north side of the building and will be expanded to address the needs of users and to support the core golf function at the Snowmass Club. The proposed expansion of approximately 4,000 sq ft will maintain the existing service area and parking spaces. This has been included in the housing mitigation calculations, assuming approximately 4,000 sq ft of general health club/locker and bathroom space, as the expansion is for locker room facilities.

As mentioned above, critical transit improvements, including a transit stop at Black Saddle will be incorporated to connect the area to the rest of the Village through transit.

BLACK SADDLE BUILDING EXPANSION



Proposed Black Saddle Site Plan.

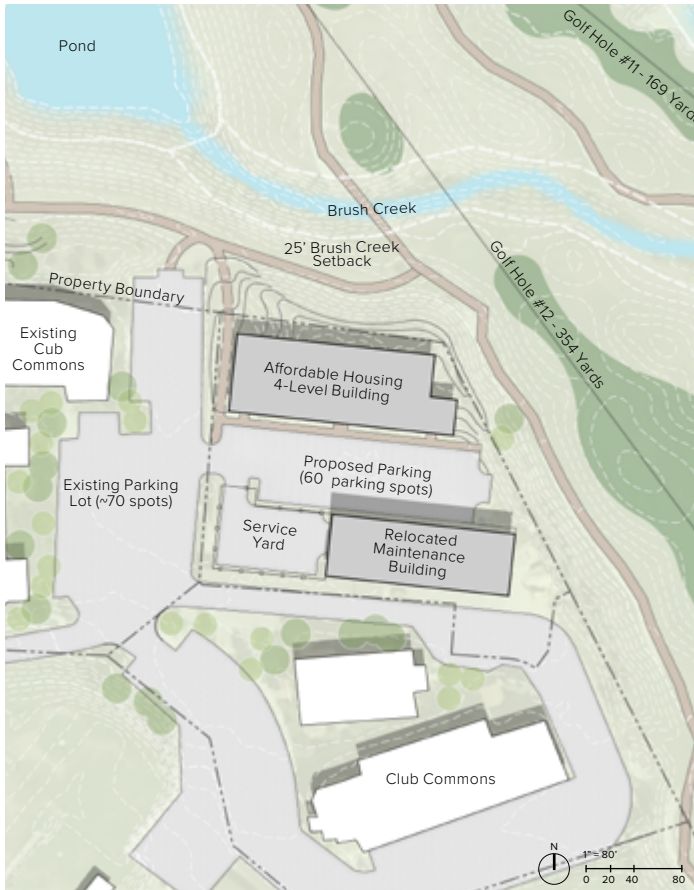
Table 3: Black Saddle	
Parcel Number	Parcel 10
Parcel size	.7 acres for Black Saddle and expansion (197.757 acres total in Parcel 10)
Proposed Zone	Recreation (Rec)
Proposed Uses	General Health Club (expandable locker rooms)
Proposed Parking	No changes to parking
Size	4000 sf
Max Building Height	38 feet
Setbacks	36 ft to existing pull out 164 ft from Club House Drive
Changes to Operations	Updated and expanded men’s and women’s locker room

Maintenance

This is the location of the current maintenance facility adjacent to the Club Commons housing development. The current maintenance facility is inefficient for the needs of golf, tennis, pickleball and Nordic skiing. The improvements propose to update and reconfigure the maintenance facility and service yard to meet current maintenance needs. The proposal will reconfigure this area to be more efficient, consolidating three maintenance buildings into one space without increasing the overall square footage. There is approximately 13,500 sq ft which will remain in reconfigured space with no net to increase in square footage.

A new affordable housing building of up to 60 units in 39,000 sq ft is proposed adjacent to club commons. This is anticipated to be up to four stories to provide as much housing for local working residents as possible on the site. Based on the proposed overall development the new affordable housing is anticipated to exceed the town’s deed restricted housing requirements by almost three-times the required mitigation, as shown in Table 1. Shared parking could be possible here, as the location is well connected to transit and trails; therefore parking for the new units at 0.5 space per unit is anticipated. Currently, there are 15 employees living in the Snowmass Club deed restricted housing, and they have just 5 cars. With the additional housing units it is anticipated that employees will continue to rely on transit, particularly because of the new transit stop at Black Saddle and the existing shuttle service at the club. This will continue our commitment for club employees to have a reduced overall carbon footprint.

MAINTENANCE AREA SITE PLAN



Proposed Maintenance Area Site Plan.

Table 4: Maintenance	
Parcel size	1.3 acres of redevelopment (5.1 acres total in Parcel 12)
Proposed Zone	Multi-Family (MF)
Proposed Uses	Deed restricted housing and maintenance facilities
Proposed Parking	Up to 60 spaces total 30 parking spots for affordable housing (0.5 per unit) remainder of parking for other uses
Proposed Units	39,000 sq ft total in a mix of Studio, 1-bedroom and 2-bedroom units (est. 15 Studios, 30 1-bedrooms, 15 2-bedrooms)
Unit Size	500 sf to 1,000 sf average per unit
Max Building Height	38 - 42 feet
Setbacks	10 ft (front, rear and side)
Changes to Operations	Reconfigured maintenance site to improve overall flow and functionality

Old Proshop

The old proshop building is located along Snowmass Club Circle and is currently a physical rehabilitation facility. The area is proposed to be a new duplex to provide new attainable housing in the neighborhood. This duplex will meet an unmet need in the community by providing free-market ownership at a more attainable price than market rate.

This area is located immediately adjacent to other multi-family uses along Snowmass Club Circle, ensuring the proposed duplex will fit with the existing character of the neighborhood. The proposed duplex use is consistent with other multi-family uses located along Snowmass Club Drive and the overall mass and scale will be smaller than the larger multi-family buildings immediately adjacent to this parcel. This area includes an isolated man-made wetland completely surrounded by development. The access drive and golf cart path are proposed to be realigned in order to move development further from the wetland area. The duplex will meet the required 25 foot wetland setback with a slight encroachment for parking. Mitigation for the wetland adjustment is anticipated elsewhere on the site.

OLD PROSHOP AREA SITE PLAN



Proposed Old Proshop/Clubhouse Area Site Plan.

Table 5: Old Proshop	
Parcel Number	Parcel 10
Parcel size	.4 acres proposed for new lots (197.757 acres total in Parcel 10)
Proposed Zone	Multi-Family (MF)
Proposed Uses	Duplex with garage
Proposed Parking	2 spaces per unit
Unit Size	2,250 - 3,000 sf
Max Building Height	38 ft
Setbacks	10 ft (front, rear and side)
Open Space Percentage	25% of lot
Changes to Recreation	Realigns golf cart path and alteration of man-made wetland

Two Creeks

This area of new development is located along Owl Creek Road across from Two Creeks. Five new single-family homes are proposed in this location to support additional inventory in the Village. These units are anticipated to be 4,000 – 6,600 sq ft of FAR based on the allowances of the SF-6 Zone District, with lot sizes of approximately one-quarter to one-half an acre. Golf holes 14 and 15 are proposed to be reconfigured, and new trail connections into the golf course are proposed from Two Creeks and Owl Creek Road. Each home is anticipated to accommodate parking a two car garage. The proposed lots have been designed to blend with the existing topography to minimize impacts to the view corridor from Owl Creek Road and across the golf course from the golf holes and adjacent neighborhoods.

TWO CREEKS SITE PLAN



Proposed Two Creeks Area Site Plan.

Table 6: Two Creeks Site	
Parcel Number	Parcel 10
Parcel size	2.22 acres proposed for new lots (197.757 acres total in Parcel 10)
Proposed Zone	SF-6
Proposed Uses	5 Single-family homes with garages
Proposed Parking	10 garage spaces - 2 per unit
Unit Size	4,000 - 6,600 sf FAR
Max Building Height	25 ft
Setbacks	10 ft (front, rear and side)
Changes to Recreation	Change to Golf - Hole 15; shortened to 100 yards (-77) no loss of par & Hole 14; shortened to 338 yards (-37) no loss of par. Reroutes golf cart path.
New cul-de-sac	20 foot road + 2 foot shoulders with cul-de-sac turnaround Access road is 280' from centerline of Two Creek Graded at 4% for first 50' then varies between 2-8%

Development Characteristics

As identified in the pre-application summary, the Town's development code outlines the circumstances when a parcel's maximum buildout may be achieved. This includes Encouraging Sustainable Development, Providing Open Space and Avoiding Wildlife Habitat, Encouraging Better Design, and Developing Necessary Public Facilities. The development seeks to meet each of these standards.

Encourages Sustainable Development - Section 16A-5-300(c)(6)b

The proposal encourages sustainable development through the following:

1. Infill development with connections to existing public infrastructure and new expanded transit facilities.
2. Supports and expands the available bed base in the Village.
3. Access to Town Park and the Snowmass Center, convenient to the Village and public transportation hub.
4. Limited earthwork, with no requirements for mass excavation, blasting, and the like due to development on a relatively flat site.
5. Sustainable development through the use of heat pumps, EV charging, solar panels, shared parking, and using existing infrastructure/solar panels.
6. Water and resource conservation through site planning and green building techniques.
7. Recertify the golf course to be a Certified Audubon Cooperative Sanctuary.
8. Maintains existing open areas and protect views.

Provide Open Space and/or Avoid Wildlife Habitat - Section 16A-5-300(c)(6)c

The proposal provides open space and/or wildlife habitat through the following:

1. Minimized disturbance of the landscape. Development is located in areas that have been previously graded, where there are existing road and infrastructure connections, and where there is existing development.
2. One man-made wetland exists at the old pro-shop site. The existing building and driveway encroaches into the typical 25 foot setback. The proposed update to this site will ensure new development is further from the wetland area. The applicant commits to replacing any impacted wetlands in kind on the site.
3. Development clustered in core and preserves existing patterns of development on the edges of existing open space.
4. Minimizes impact to the watershed, wildlife habitats and migration corridors.
5. Majority of existing open space acreage preserved.

Encourage Better Design - Section 16A-5-300(C)(6)d

The proposal encourages better design through the following:

1. Height, mass, scale and orientation of buildings has been designed to be compatible with existing buildings in the PUD and surrounding areas.
2. Proposed development is clustered with existing development patterns in order to reduce impact to open space and fit within existing neighborhood patterns and character.

Develop Necessary Public Facilities - Section 16A-5-300(c)(6)e

The proposal provides necessary public facilities through the following:

1. The project is in close proximity to existing transit hub and the team will work with RFTA to provide an additional stop within the core in order to reduce the impact of traffic within the area and provide additional access to transit.
2. Improves and maintains connectivity for pedestrian access and winter trail systems.
3. Improves and maintains existing tennis and provides new pickleball facilities. With the changes to add more pickleball courts, up to 76 players can use the facilities compared with 52 today.

Rezoning

Staff has indicated a rezoning to establish base zone districts is needed. Based on the proposed uses we anticipate a request for the SF-6 for new homesite along Owl Creek Road, MF for the Pro-shop to align with the other zone districts in that area, and MF / MU-1 or MU-2 for the core site to accommodate the anticipated mix of residential and recreational uses.

Revegetation + Landscaping

The intended revegetation and landscaping components will be composed of native and/or adapted vegetation. Landscape planting will be located in proposed entries and residential areas, Streetscape + Parking Areas, and in the revegetation of disturbance areas (Wetlands, Native Meadows, Golf Course, etc.)

We hope this pre-sketch application conveys our interest and excitement to think about ways to increase the amount of affordable and attainable housing in the community, as we all supporting goals around environmental and economic sustainability. We look forward to engaging with the Planning Commission, Town Council, and the community in discussions on how this redevelopment can benefit the community of today and the future generations. We thank you for your time and consideration.

Sincerely,

DESIGN WORKSHOP, INC.



Jessica Garrow, AICP
Principal



Darla Callaway, AICP
Principal

Existing Development Allowance Tables

The following Tables 7 - 9 identify the existing development allowances for Parcels 4, 10, and 12 and are provided as additional background information.

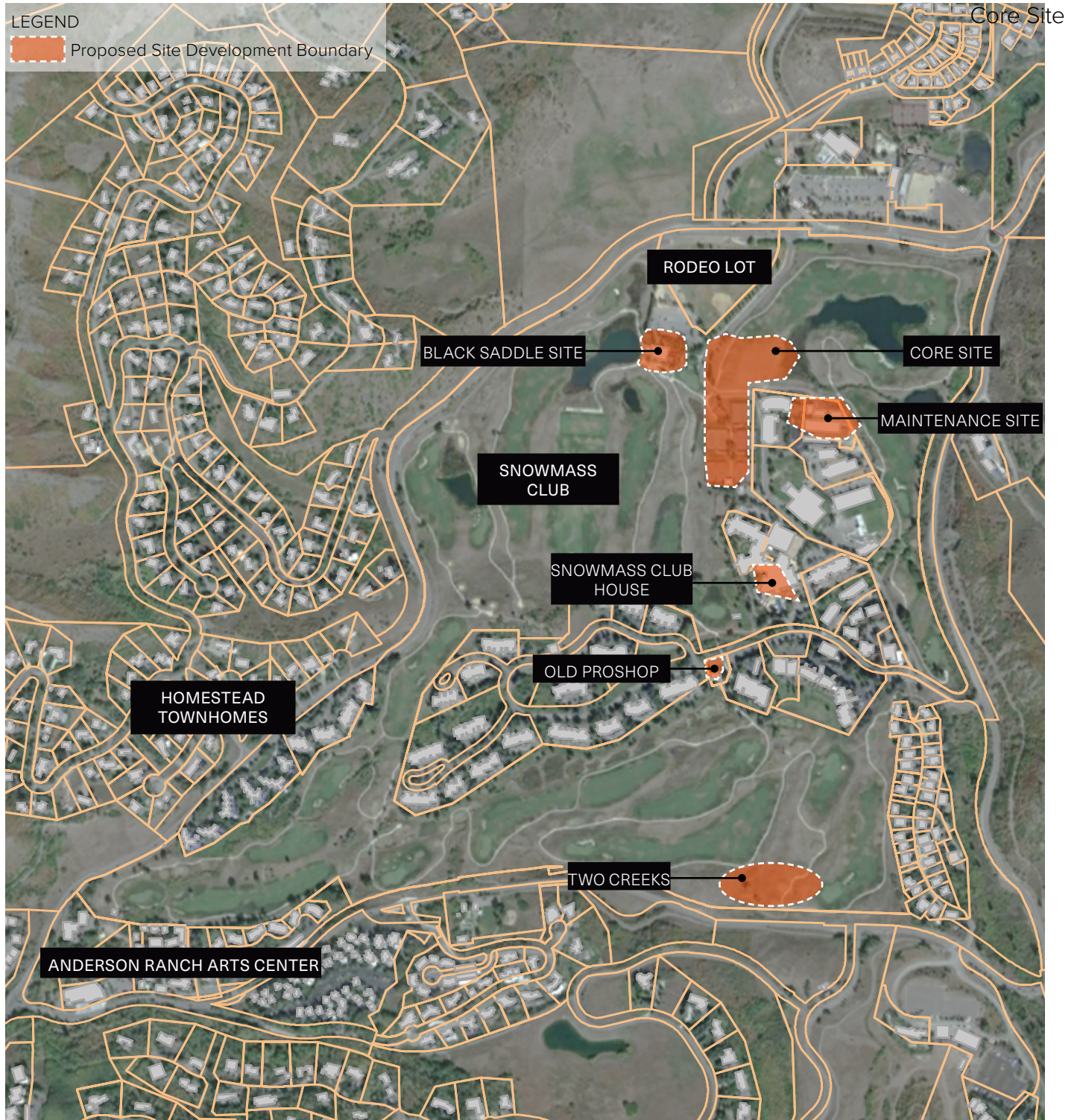
Table 7: Parcel 4 Existing Development Allowances			
	Lot 1	Lot 2	Lot 3
Lot Size	18.854 acres	1.378 acres	2.548 acres
Permitted Uses	Athletic club, restaurant, tennis complex, childcare, offices, restricted housing	Fractional ownership MF condo dwellings	Fractional ownership MF condo dwellings, restricted housing
Number of Units	2 (restricted)	30 (fractional)	22 (21 fractional; 1 restricted)
Bedrooms per unit	N/A	2.53	4 3-bd; 13 4-bd; 4 5-bd; 1 2-bd (AH)
Unit Size	1,691 sf restricted unit 2,872 sf for dorm unit		2,518 sf avg; 1,400 sf restricted unit
Building Site Coverage	11 outdoor courts, 158,000 sf surface area		22,231 sf building coverage
	1,000 sf tennis pro shop		
	2 indoor courts, 15,368 sf		
	24,500 sf for athletic club and restaurant		
Building Height	44 feet, 10% of the footprint may be up to 48 feet	44 feet, 10% of the footprint may be up to 48 feet	44 feet, 10% of the footprint may be up to 48 feet
Parking	Athletic Club/Restaurant: 56 North Surface: 40 2009 additional parking: 3 spaces to be installed, 2 for future contingency	30 underground	42 underground
Open Space	95%	59.50%	80%
Landscaping Area (Approx. SF)	551,412 sf	35,738 sf	80,750 sf
Other Requirements			no outdoor hot tubs gas only fireplaces

Table 8: Parcel 10 Existing Development Allowances		
	Golf Course Parcel	Filing 1, Lot 1 (old Clubhouse)
Lot Size	197.757 acres	.40 acres
Permitted Uses	18 hole golf course, golf clubhouse, accessory buildings for operation of golf course, tree farm, recreation, open space	Offices, Nordic Operations, Golf Course accessory building
Number of Units	N/A	N/A
Bedrooms per unit	N/A	N/A
Unit Size	N/A	N/A
Building Size	5,357 sf above grade golf clubhouse 5,215 sf below grade cart storage	Not identified in updated PUD Documents
Building Height	32 feet for clubhouse	Not identified in updated PUD Documents
Parking	150 spaces (also mitigates for Phase 1 employee housing)	N/A
Other Requirements	The proposed lounge and outside seating area can be used for expansion of the clubhouse in the future	To be used as property management of the Snowmass Club Villas, Nordic operations, offices for Snowmass Club employees, Comfort Station for golf course

Table 9: Parcel 12 Existing Development Allowances		
	Lot 1	Lot 2
Lot Size	1.8 acres	1.3 acres
Permitted Uses	Restricted Housing, Property Management offices	Maintenance Facilities, offices and repair shop, fuel farm, storage
Number of Units	61	N/A
Total Unit Square Footage	39,559 sf	N/A
Building Site Coverage	16,683 sf	13,340 sf
Building Height	41 feet	21 feet
Parking	64 spaces	16 spaces
Open Space Percentage	79.80%	86.80%
Other Requirements	Parcel 12 is accessed from the north and south entrances of Clubhouse Drive. Winter use of Parcel 10 may restrict access from the north entrance from time to time. Additional access restrictions for special events and festivals is permitted. Access from the south entrance must be maintained year-round, and includes an access agreement with the Snowmass Water and Sanitation District.	

VICINITY MAP

An eight and one-half inch by eleven-inch (8 1/2" x 11") vicinity map locating the subject parcel within the Town of Snowmass Village.



**ALTA/ACSM LAND TITLE SURVEY OF PARCELS OF LAND LOCATED IN
SECTION 1, TOWNSHIP 10 SOUTH, RANGE 86 WEST OF THE 6TH PRINCIPLE MERIDIAN,
AND SECTION 31, TOWNSHIP 9 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPLE MERIDIAN, AND SECTION 6, TOWNSHIP 10
SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF
COLORADO.**

The Land referred to herein is located in the County of Pitkin, State of Colorado, and described as follows:

PARCEL ONE:
Parcel 10, THE SNOWMASS CLUB PHASE I AND II REPLAT according to the Plat thereof recorded July 24, 2002 in Plat Book 61 at Page 29 as Reception No. 470198, and as amended by AMENDMENT TO PARCEL 10, SNOWMASS CLUB PHASE I AND II REPLAT recorded January 23, 2018 in Plat Book 120 at Page 89 as Reception No. 644665, County of Pitkin, State of Colorado.

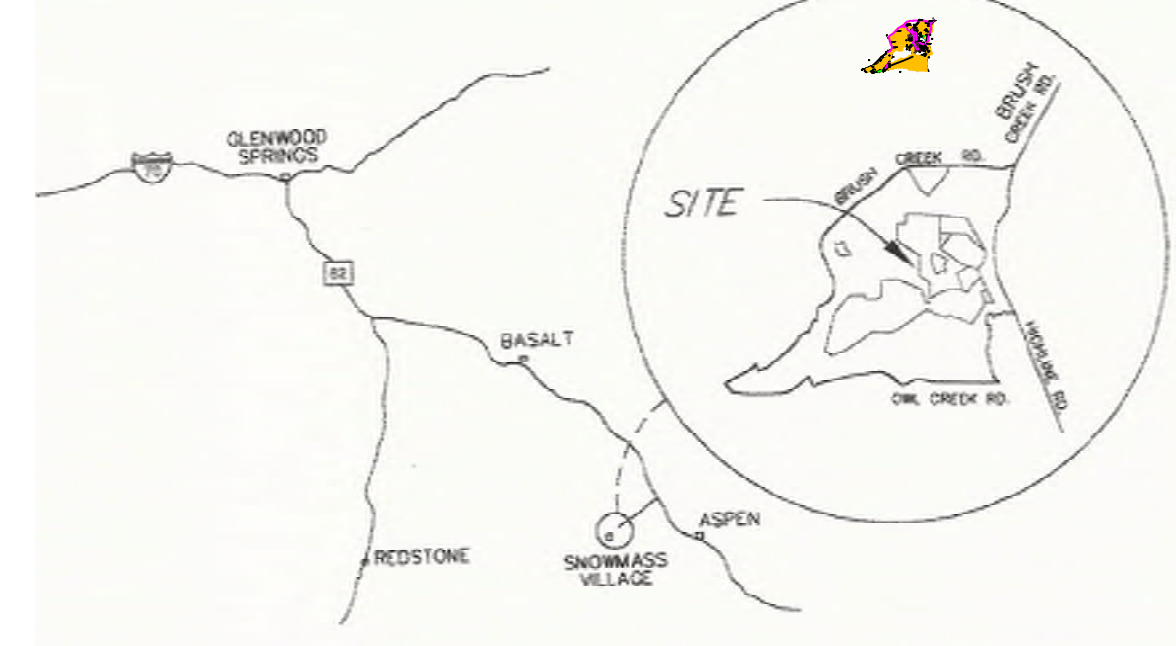
PARCEL TWO:
Parcel 10, Filing 1, Lot 1 of THE SNOWMASS CLUB SUBDIVISION, according to the Plat thereof recorded October 10, 1984 in Plat Book 16 at Page 59 as Reception No. 263105, County of Pitkin, State of Colorado.

PARCEL THREE:
Lot 2 and Lot 4, CLUB COMMONS & SWSD SUBDIVISION PLAT, according to the Plat recorded September 3, 2008 in Plat Book 88 at Page 30 as Reception No. 552559, County of Pitkin, State of Colorado.

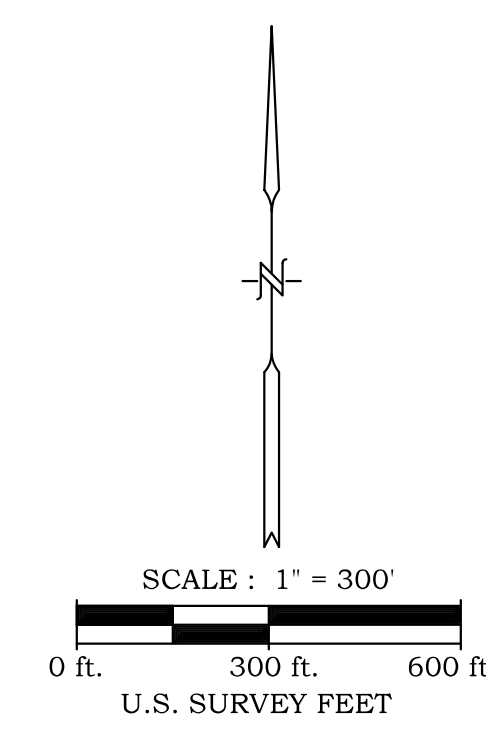
PARCEL FOUR:
Lot 1, Parcel 4, THE SNOWMASS CLUB PHASE I AND II REPLAT, according to the Plat recorded July 29, 2002 in Plat Book 61 at Page 29 as Reception No. 470198, County of Pitkin, State of Colorado.

PARCEL FIVE:
Condominium Unit No. 100, THE SANCTUARY AT SNOWMASS CONDOMINIUMS, according to the Condominium Map thereof recorded June 26, 2003 in Plat Book 65 at Page 69 as Reception No. 484580, as defined and described in the Condominium Declaration of The Sanctuary at Snowmass Condominiums recorded June 26, 2003 as Reception No. 484578, County of Pitkin, State of Colorado.

VICINITY MAP

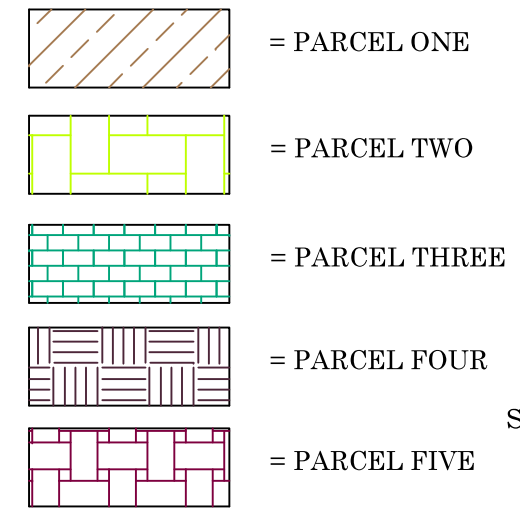


NOT TO SCALE

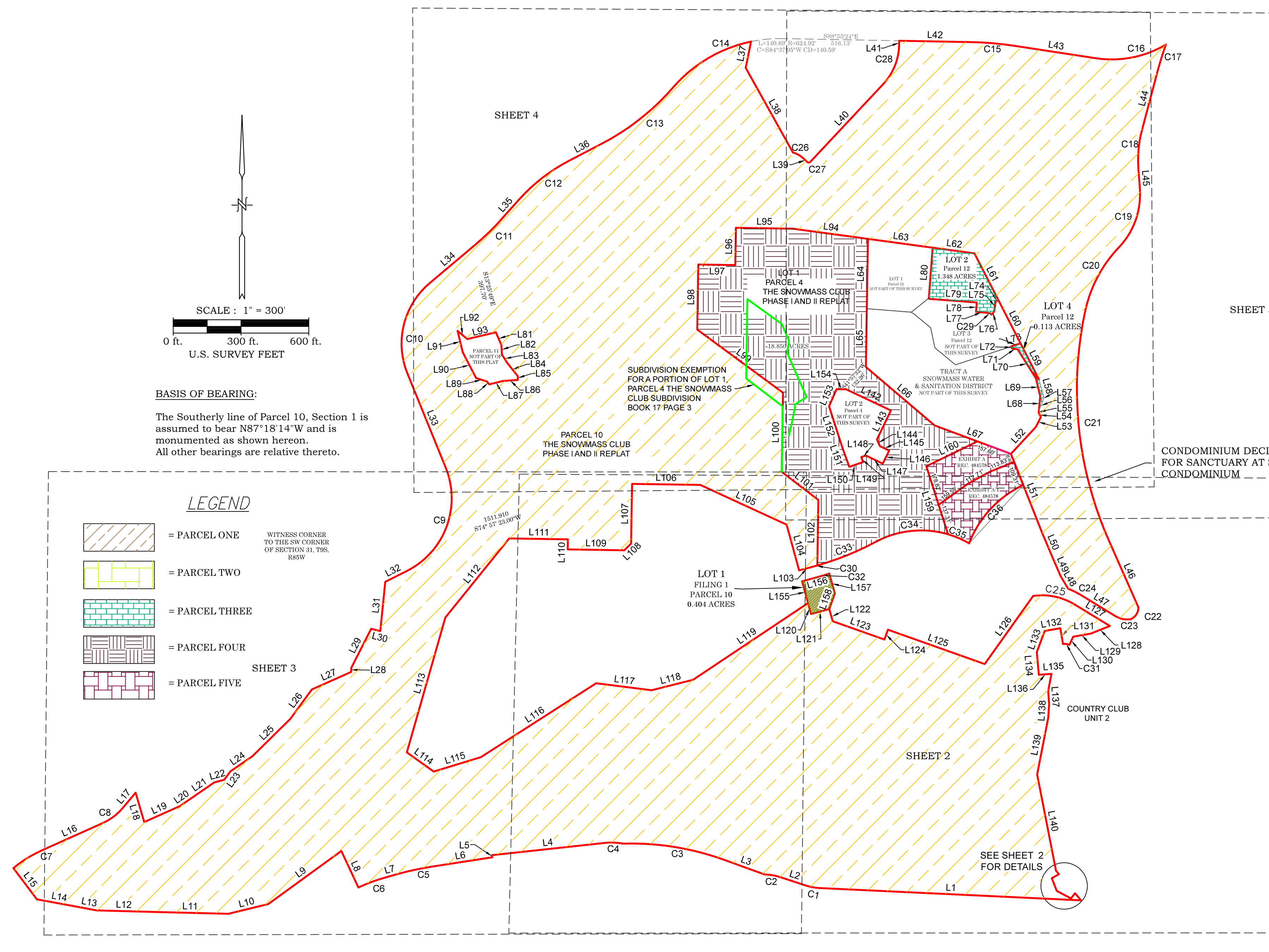


BASIS OF BEARING:
The Southerly line of Parcel 10, Section 1 is assumed to bear N87°18'14"W and is monumented as shown hereon. All other bearings are relative thereto.

LEGEND



WITNESS CORNER TO THE SW CORNER OF SECTION 31, T8S, R85W



LINE	LENGTH	BEARING
L1	1159.96	N87°18'14"W
L2	122.08	N71°51'03"W
L3	192.01	N70°06'30"W
L4	505.37	S83°50'39"W
L5	10.04	S08°45'27"E
L6	275.21	S81°14'33"W
L7	65.97	S74°17'33"W
L8	178.23	N25°00'07"W
L9	400.00	S54°01'21"W
L10	181.91	S76°14'42"W
L11	343.02	N88°31'03"W
L12	240.01	N88°31'04"W
L13	76.12	N79°16'28"W
L14	192.88	N79°32'51"W
L15	173.04	N37°06'27"W
L16	300.52	N65°49'43"E
L17	91.88	N40°16'33"E
L18	135.57	S18°15'34"E
L19	172.50	N65°48'33"E
L20	60.00	N55°29'45"E
L21	125.13	N55°30'15"E
L22	46.07	N74°28'22"E
L23	45.00	N36°04'35"E
L24	119.00	N55°30'15"E
L25	236.00	N45°25'15"E
L26	160.85	N36°03'50"E
L27	190.60	N66°04'31"E
L28	18.00	N00°53'33"E
L29	194.41	N27°00'55"E
L30	41.52	S75°48'32"E
L31	219.14	N05°50'12"E
L32	107.14	N63°17'33"E
L33	450.00	N22°08'27"W
L34	261.50	N49°54'38"E
L35	114.04	N41°44'33"E
L36	168.57	N62°25'00"E
L37	116.89	S11°19'03"W
L38	428.91	S29°08'00"E
L39	21.56	S46°52'29"E
L40	471.73	N43°07'31"E
L41	18.41	N01°04'36"E
L42	317.38	S88°52'24"E
L43	364.25	S81°19'43"E
L44	273.61	S14°54'08"W
L45	90.35	S04°10'47"E
L46	324.24	S23°51'18"E
L47	183.52	N58°35'55"W
L48	65.20	N30°50'27"W
L49	85.16	N23°22'27"W
L50	128.97	N22°58'27"W
L51	370.14	N21°32'47"W
L52	161.74	N42°53'33"E
L53	50.00	N26°43'28"E
L54	20.00	N29°09'36"W
L55	8.47	N05°17'30"E
L56	52.00	N20°53'33"E
L57	15.00	N10°53'33"E
L58	81.00	N16°21'27"W
L59	178.14	N27°04'39"W
L60	215.22	N27°04'39"W
L61	232.42	N27°04'39"W
L62	186.64	N82°17'35"W
L63	289.37	N82°17'35"W
L64	309.23	N00°53'30"E
L65	257.78	N00°53'30"E
L66	400.00	S49°36'27"E
L67	359.75	S69°36'24"E
L68	67.00	N05°17'30"E
L69	81.00	N13°47'00"W
L70	152.00	N32°07'44"W
L71	25.00	N83°07'29"W
L72	10.00	N18°15'22"W
L73	42.91	S71°44'38"W
L74	14.08	S62°55'21"W
L75	43.48	S07°39'27"W
L76	16.00	S35°20'31"W
L77	47.46	N65°41'03"W
L78	42.00	N04°18'53"E
L79	211.06	N85°41'07"W
L80	224.25	N04°22'32"E

LINE	LENGTH	BEARING
L81	61.45	S23°44'54"E
L82	42.14	S03°19'52"E
L83	43.33	S32°06'36"E
L84	74.87	S38°35'58"E
L85	17.10	S00°08'35"E
L86	65.83	S85°45'42"W
L87	62.47	S76°26'09"W
L88	15.74	N38°21'49"W
L89	50.74	N72°19'44"W
L90	128.43	N27°14'12"W
L91	97.50	N13°46'59"W
L92	56.35	S50°06'29"E
L93	129.72	N76°46'58"E
L94	334.38	N82°17'35"W
L95	253.00	N89°06'27"W
L96	165.00	S00°53'33"W
L97	164.00	N89°06'27"W
L98	288.00	S00°53'33"W
L99	470.98	S53°38'42"E
L100	350.87	S00°53'33"W
L101	203.88	S52°37'24"E
L102	290.00	S00°53'33"W
L103	72.99	N74°41'37"E
L104	210.00	S15°18'23"E
L105	420.67	N65°16'10"W
L106	302.00	N89°06'27"W
L107	264.98	S00°53'33"W
L108	42.20	S45°53'33"W
L109	250.17	N89°06'27"W
L110	44.83	N00°53'33"E
L111	260.00	N89°06'27"W
L112	450.00	S38°53'33"W
L113	620.63	S15°55'24"W
L114	145.91	S54°28'14"E
L115	218.53	N73°02'17"E
L116	606.01	N57°20'01"E
L117	247.48	S03°49'38"E
L118	189.45	N75°54'10"E
L119	811.41	N56°18'57"E
L120	50.06	S15°18'23"E
L121	83.90	N74°42'13"E
L122	56.03	S15°18'23"E
L123	243.02	S70°29'50"E
L124	46.00	N19°30'10"E
L125	454.59	S70°29'50"E
L126	370.12	N35°28'32"E
L127	183.52	S58°35'55"E
L128	92.14	S68°19'50"W
L129	78.13	S80°15'43"W
L130	39.67	S24°09'13"W
L131	70.83	N09°44'17"W
L132	70.00	S80°15'43"W
L133	99.91	S20°24'07"W
L134	100.68	S05°16'30"E
L135	55.71	N86°13'58"E
L136	75.88	S10°53'16"E
L137	59.94	S03°44'22"E
L138	60.55	S03°49'38"E
L139	254.77	S11°06'34"W
L140	434.56	S11°06'34"W
L141	171.93	S40°12'59"E
L142	219.89	S64°41'48"E
L143	142.49	S25°37'59"W
L144	32.36	S24°04'52"E
L145	45.25	S64°34'05"E
L146	64.68	S25°52'42"W
L147	82.75	N64°05'47"W
L148	22.01	S70°40'16"W
L149	23.43	S19°46'36"E
L150	64.35	S71°03'42"W
L151	94.75	N19°34'05"W
L152	187.81	N17°57'00"W
L153	82.54	N23°41'47"E
L154	41.60	N89°46'44"E
L155	100.00	N15°18'23"E
L156	72.99	N74°42'17"E
L157	91.38	N15°18'23"E
L158	72.68	N19°30'10"E
L159	316.13	N17°45'33"W
L160	252.11	N64°10'48"E

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	80.21	223.24	S79°34'38"E	60.03
C2	68.21	224.25	N80°33'53"W	67.95
C3	454.69	1205.00	N80°55'06"W	452.00
C4	78.28	264.19	N87°40'03"W	77.99
C5	144.47	1190.97	S77°46'03"W	144.38
C6	123.49	761.22	S69°38'42"W	123.35
C7	146.44	529.55	S57°54'24"W	145.97
C8	106.19	238.09	N53°03'05"E	105.31
C9	536.79	360.00	N20°34'34"E	488.43
C10	440.98	350.57	S13°53'43"W	412.48
C11	166.80	1170.06	N45°49'36"E	166.66
C12	277.20	768.22	S52°04'47"W	275.70
C13	404.73	1079.92	N51°40'48"E	402.37
C14	546.80	624.92	S66°00'37"W	529.52
C15	194.41	1466.59	N85°07'33"W	194.27
C16	321.67	467.28	N78°57'02"E	315.36
C17	117.96	1337.68	S17°25'42"W	117.92
C18	173.82	521.92	S05°21'41"W	173.02
C19	282.68	337.90	N19°47'11"E	274.51
C20	322.17	583.53	S27°56'10"W	318.09
C21	1038.46	1653.93	S05°52'04"E	1021.49
C22	65.82	56.57	N33°18'02"E	62.17
C23	68.81	95.00	S79°20'55"E	67.32
C24	60.26	325.00	N63°54'37"W	60.17
C25	190.35	275.00	N78°25'40"W	186.57
C26	54.64	115.00	N60°29'13"W	54.13
C27	16.49	10.50	N88°07'24"E	14.85
C28	190.81	260.00	N22°06'04"E	186.56
C29	24.48	45.00	N70°05'56"W	24.18
C30	10.50	1284.96	N74°27'34"E	10.50
C31	29.58	50.00	N82°47'32"W	29.15
C32	52.41	1334.94	N73°35'28"E	52.41
C33	279.32	1284.96	N67°59'53"E	278.77
C34	330.34	425.00	S84°02'16"W	322.09
C35	101.81	425.00	S66°49'58"E	101.59
C36	360.64	475.00	S42°48'48"W	352.04

SURVEYOR'S CERTIFICATE

I, Steven A. Yelton, a Professional Land Surveyor in the State of Colorado, do hereby certify this print of survey actually was made on the ground during July, 2018 in accordance with the "Minimum Standard Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA/NSPS in 2016, with accuracy and precision requirements modified to meet current minimum angular and linear tolerance requirements of the state in which the subject property is located, contains Items 1, 2, 4, 7 (a - b) (1), 7e, 8, 9, 13 and 14 of Table A thereto, and correctly shows: Except as shown on this survey that (i) there are no visible discrepancies, conflicts, shortages in area or boundary line conflicts; (ii) the land described herein together with all buildings and improvements thereon (the "Property") does serve an adjoining property for drainage, utilities or ingress or egress; (iii) the Property has access to and from a duly dedicated and accepted public roadway; (iv) this survey reflects boundary lines of the land, which "close" by engineering calculations; (v) all utility services to the Property either enter the Property through adjoining public streets, or this survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land to the extent visible or known to the undersigned; (vi) part of the Property does not lie within any area designated flood hazard area. The undersigned has received and examined a copy of the Commitment for Title Insurance No. 0705567-C2, dated May 7, 2018, issued by Title Company of the Rockies, with respect to the Property, as well as a copy of each instrument listed therein. The location of each exception set forth in such Commitment, to the extent it can be located, has (with recording reference and reference to the exception number of the Commitment) been shown hereon. The undersigned further certifies that pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, the survey measurements were made in accordance with the "minimum angle, distance, and closure requirements for survey measurements which control land boundaries for ALTA/ACSM Land Title Surveys."

This survey is certified to Woodmont Properties at Bridgewater, L.L.C., a New Jersey limited liability company, ABA Investors, LLC, a Colorado limited liability company, Snowmass Club Investors, LLC, a Colorado limited liability company, Snowmass Club LLC, a Delaware limited liability company, Valley National Bank, a national bank, Title Company of the Rockies and Chicago Title Insurance Company, a Missouri corporation.



11-29-18
Signature: Steven A. Yelton
Date: PLS 33645
Seal

Recorder's Certificate

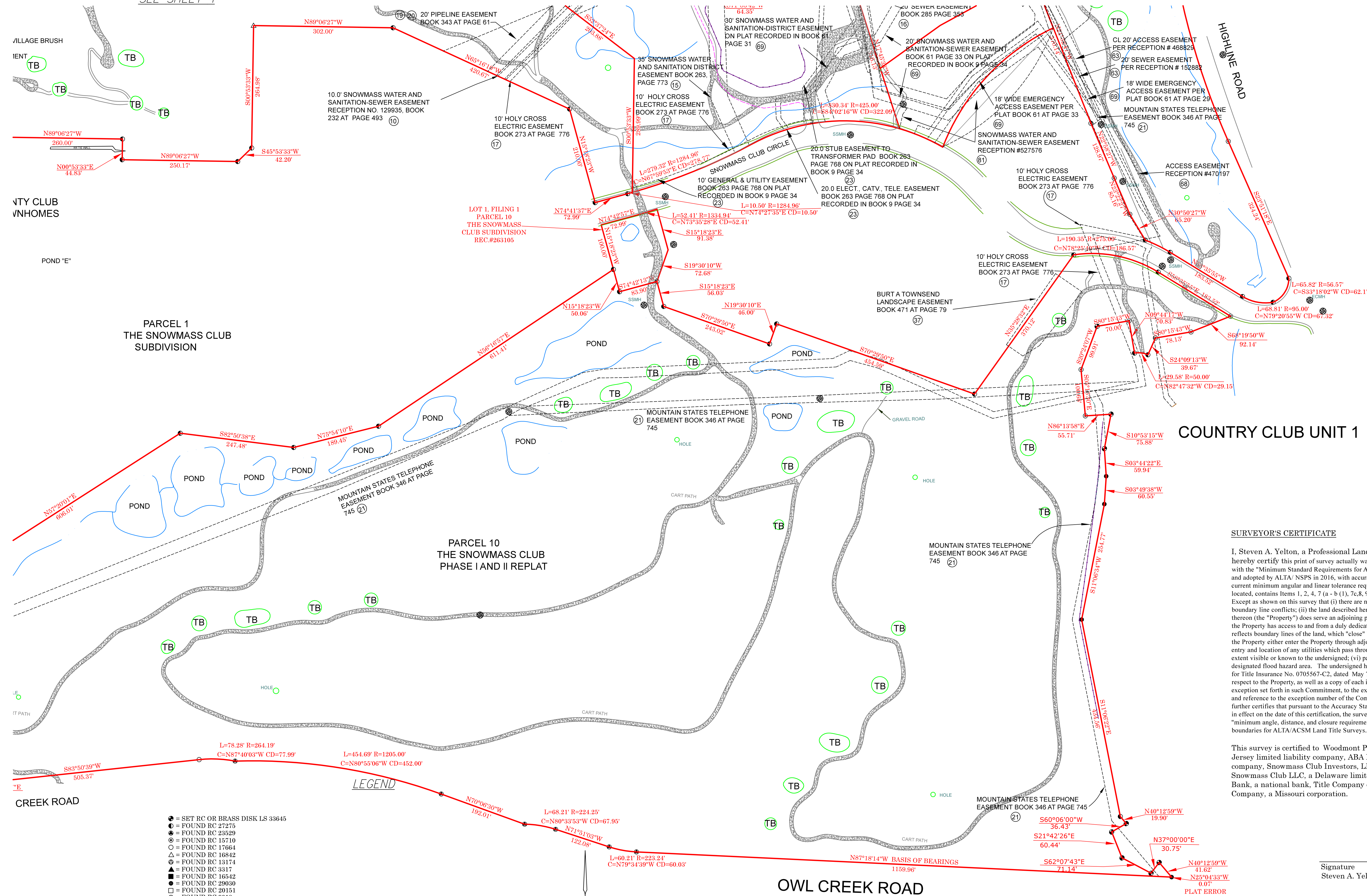
This plat was filed for record in the office of the Clerk and Recorder of Pitkin County at _____ m. on the _____ day of _____, 2018, Reception No. _____.

_____, by _____
County Clerk & Recorder Deputy

ROCKY MOUNTAIN SURVEYING, LLC
PROFESSIONAL LAND SURVEYING SERVICES
P.O. Box 1336
Basalt, CO 81621
(970) 964-6185
EMAIL: syelton@rmsurveying.com

REVISIONS:
ALTA/ACSM LAND TITLE SURVEY OF PARCELS OF LAND LOCATED IN SECTION 1, TOWNSHIP 10 SOUTH, RANGE 86 WEST OF THE 6TH PRINCIPLE MERIDIAN, AND SECTION 31, TOWNSHIP 9 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPLE MERIDIAN, AND SECTION 6, TOWNSHIP 10 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO.
F.W.: DEC/EMR 2016
Closures: OK, SAY
Areas: OK, SAY
E.F.B.: HG1612144
DRAFTING: SY, TY
FIELD: SAY
SHEET: 1 of 6

NOTICE 13-80-105 C.R.S., as amended: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



COUNTRY CLUB UNIT 1

SURVEYOR'S CERTIFICATE

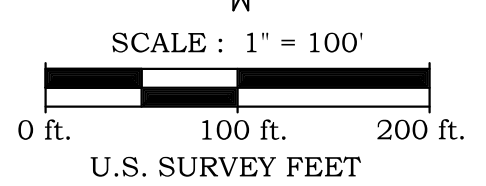
I, Steven A. Yelton, a Professional Land Surveyor in the State of Colorado, do hereby certify this print of survey actually was made on the ground during July, 2018 in accordance with the "Minimum Standard Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA/NSPS in 2016, with accuracy and precision requirements modified to meet current minimum angular and linear tolerance requirements of the state in which the subject property is located, contains Items 1, 2, 4, 7 (a - b) (1), 7c, 8, 9, 13 and 14 of Table A thereto, and correctly shows: Except as shown on this survey that (i) there are no visible discrepancies, conflicts, shortages in area or boundary line conflicts; (ii) the land described herein together with all buildings and improvements thereon (the "Property") does serve an adjoining property for drainage, utilities or ingress or egress; (iii) the Property has access to and from a duly dedicated and accepted public roadway; (iv) this survey reflects boundary lines of the land, which "close" by engineering calculations; (v) all utility services to the Property either enter the Property through adjoining public streets, or this survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land to the extent visible or known to the undersigned; (vi) part of the Property does not lie within any area designated flood hazard area. The undersigned has received and examined a copy of the Commitment for Title Insurance No. 0705567-C2, dated May 7, 2018, issued by Title Company of the Rockies, with respect to the Property, as well as a copy of each instrument listed therein. The location of each exception set forth in such Commitment, to the extent it can be located, has (with recording reference and reference to the exception number of the Commitment) been shown hereon. The undersigned further certifies that pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, the survey measurements were made in accordance with the "minimum angle, distance, and closure requirements for survey measurements which control land boundaries for ALTA/ACSM Land Title Surveys."

This survey is certified to Woodmont Properties at Bridgewater, L.L.C., a New Jersey limited liability company, ABA Investors, LLC, a Colorado limited liability company, Snowmass Club Investors, LLC, a Colorado limited liability company, Snowmass Club LLC, a Delaware limited liability company, Valley National Bank, a national bank, Title Company of the Rockies and Chicago Title Insurance Company, a Missouri corporation.



Signature: Steven A. Yelton
 Date: 11-29-18
 Seal: PLS 33645

- LEGEND**
- = SET RC OR BRASS DISK LS 33645
 - = FOUND RC 27275
 - = FOUND RC 23529
 - = FOUND RC 15710
 - = FOUND RC 17664
 - △ = FOUND RC 16842
 - = FOUND RC 13174
 - ▲ = FOUND RC 3317
 - = FOUND RC 16542
 - = FOUND RC 29030
 - = FOUND RC 20151
 - = FOUND RC 9018
 - Ⓢ = TITL E EXCEPTION NO.



Recorder's Certificate
 This plat was filed for record in the office of the Clerk and Recorder of Pitkin County at _____ m. on the _____ day of _____, 2018, Reception No. _____
 _____ by _____
 County Clerk & Recorder Deputy

ROCKY MOUNTAIN SURVEYING, LLC
 PROFESSIONAL LAND SURVEYING SERVICES
 P.O. Box 1336
 Basalt, CO 81621
 (970) 964-6185
 EMAIL: syelton@rmtsurvey.com

REVISIONS:	ALTA/ACSM LAND TITLE SURVEY OF PARCELS OF LAND LOCATED IN SECTION 1, TOWNSHIP 10 SOUTH, RANGE 86 WEST OF THE 6TH PRINCIPLE MERIDIAN, AND SECTION 31, TOWNSHIP 9 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPLE MERIDIAN, AND SECTION 6, TOWNSHIP 10 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO.
F.W.: JULY 2018 Close: OK SAT Area: OK SAT	
FILE: 1612144	DATE: 7/16/18
DRAFTING: SY, TY	FIELD: SAY
	SHEET: 2 of 6

NOTICE 13-80-105 C.R.S., as amended:
 ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE

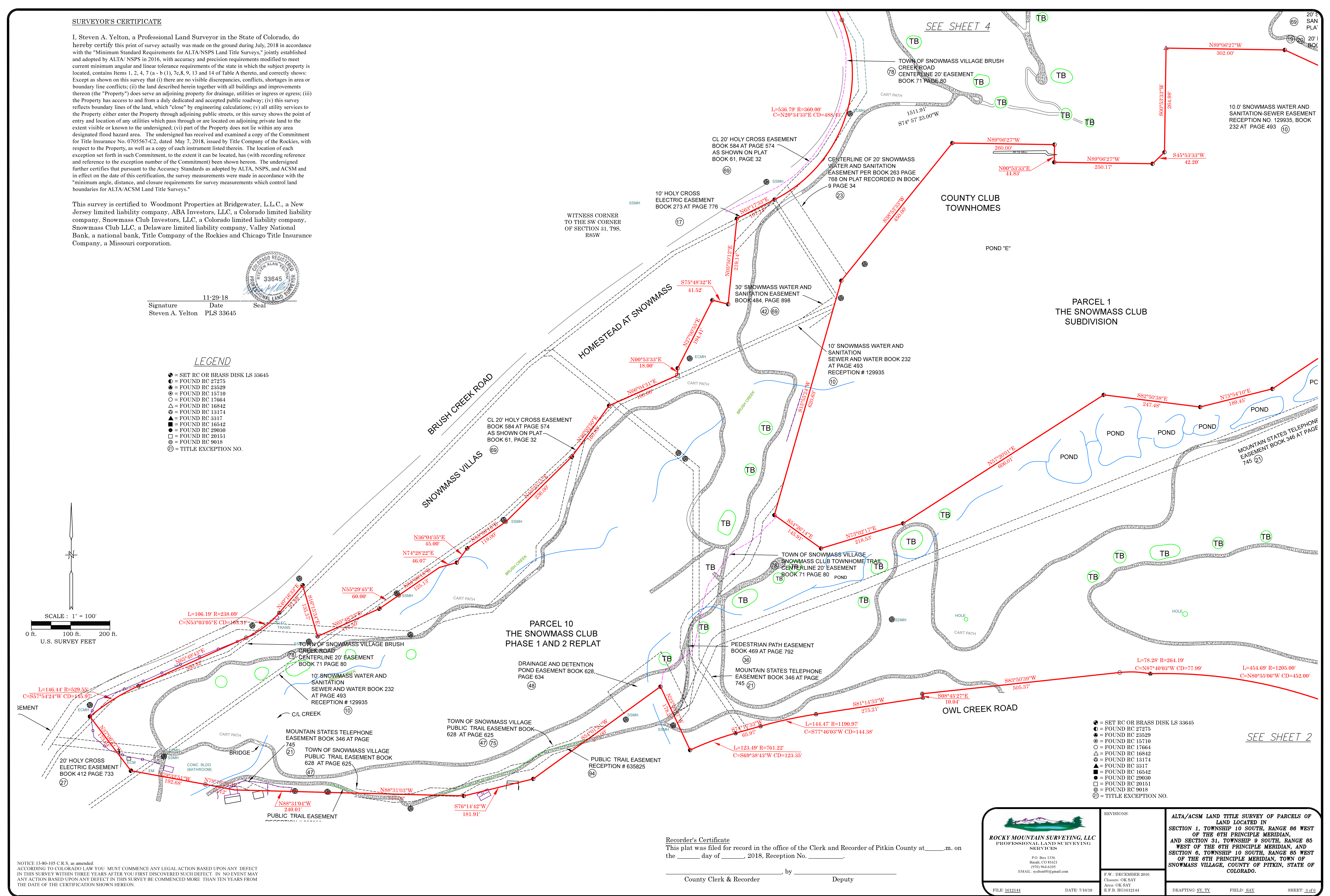
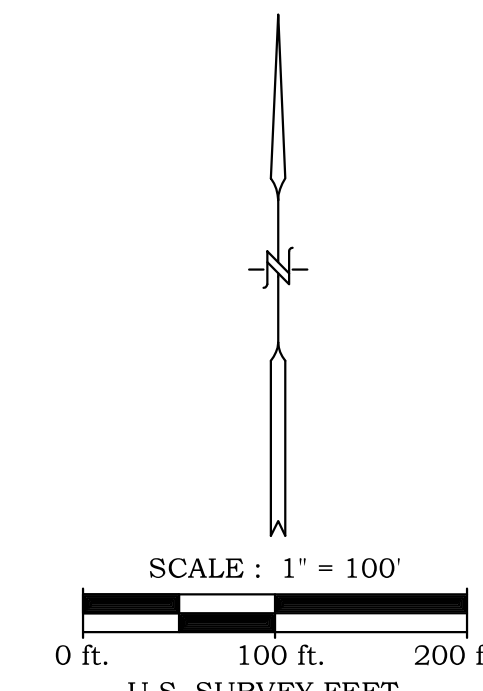
I, Steven A. Yelton, a Professional Land Surveyor in the State of Colorado, do hereby certify this print of survey actually was made on the ground during July, 2018 in accordance with the "Minimum Standard Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA/NSPS in 2016, with accuracy and precision requirements modified to meet current minimum angular and linear tolerance requirements of the state in which the subject property is located, contains Items 1, 2, 4, 7 (a - b (1)), 7c, 8, 9, 13 and 14 of Table A thereto, and correctly shows: Except as shown on this survey that (i) there are no visible discrepancies, conflicts, shortages in area or boundary line conflicts; (ii) the land described herein together with all buildings and improvements thereon (the "Property") does serve an adjoining property for drainage, utilities or ingress or egress; (iii) the Property has access to and from a duly dedicated and accepted public roadway; (iv) this survey reflects boundary lines of the land, which "close" by engineering calculations; (v) all utility services to the Property either enter the Property through adjoining public streets, or this survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land to the extent visible or known to the undersigned; (vi) part of the Property does not lie within any area designated flood hazard area. The undersigned has received and examined a copy of the Commitment for Title Insurance No. 0705567-C2, dated May 7, 2018, issued by Title Company of the Rockies, with respect to the Property, as well as a copy of each instrument listed therein. The location of each exception set forth in such Commitment, to the extent it can be located, has (with recording reference and reference to the exception number of the Commitment) been shown hereon. The undersigned further certifies that pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, the survey measurements were made in accordance with the "minimum angle, distance, and closure requirements for survey measurements which control land boundaries for ALTA/ACSM Land Title Surveys."

This survey is certified to Woodmont Properties at Bridgewater, L.L.C., a New Jersey limited liability company, ABA Investors, LLC, a Colorado limited liability company, Snowmass Club Investors, LLC, a Colorado limited liability company, Snowmass Club LLC, a Delaware limited liability company, Valley National Bank, a national bank, Title Company of the Rockies and Chicago Title Insurance Company, a Missouri corporation.

11-29-18
Signature Date
Steven A. Yelton PLS 33645
Seal

LEGEND

- = SET RC OR BRASS DISK LS 33645
- = FOUND RC 27275
- = FOUND RC 23529
- = FOUND RC 15710
- = FOUND RC 17664
- = FOUND RC 16842
- = FOUND RC 13174
- ▲ = FOUND RC 3317
- = FOUND RC 16542
- = FOUND RC 29030
- = FOUND RC 20151
- = FOUND RC 9018
- ⊙ = TITLE EXCEPTION NO.



NOTICE 13-80-105 C.R.S., as amended:
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

Recorder's Certificate
This plat was filed for record in the office of the Clerk and Recorder of Pitkin County at _____ m. on the _____ day of _____, 2018, Reception No. _____

County Clerk & Recorder by Deputy

ROCKY MOUNTAIN SURVEYING, LLC
PROFESSIONAL LAND SURVEYING SERVICES
P.O. Box 1336
Basalt, CO 81621
(970) 964-6195
EMAIL: syelton@rmtsurvey.com

REVISIONS:	F.W.: DECEMBER 2016
	Closure: OK SAY
	Area: OK SAY
	E.F.B. HG1612144

ALTA/ACSM LAND TITLE SURVEY OF PARCELS OF LAND LOCATED IN SECTION 1, TOWNSHIP 10 SOUTH, RANGE 86 WEST OF THE 6TH PRINCIPLE MERIDIAN, AND SECTION 31, TOWNSHIP 9 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPLE MERIDIAN, AND SECTION 6, TOWNSHIP 10 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO.	DRAFTING: SY, TY	FIELD: SAY	SHEET: 3 of 6
---	------------------	------------	---------------

SEE SHEET 2

SEE SHEET 4

SURVEYOR'S CERTIFICATE

I, Steven A. Yelton, a Professional Land Surveyor in the State of Colorado, do hereby certify this print of survey actually was made on the ground during July, 2018 in accordance with the "Minimum Standard Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA/NSPS in 2016, with accuracy and precision requirements modified to meet current minimum angular and linear tolerance requirements of the state in which the subject property is located, contains items 1, 2, 4, 7 (a - b (1)), 7c, 8, 9, 13 and 14 of Table A thereto, and correctly shows: Except as shown on this survey that (i) there are no visible discrepancies, conflicts, shortages in area or boundary line conflicts; (ii) the land described herein together with all buildings and improvements thereon (the "Property") does serve an adjoining property for drainage, utilities or ingress or egress; (iii) the Property has access to and from a duly dedicated and accepted public roadway; (iv) this survey reflects boundary lines of the land, which "close" by engineering calculations; (v) all utility services to the Property either enter the Property through adjoining public streets, or this survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land to the extent visible or known to the undersigned; (vi) part of the Property does not lie within any area designated flood hazard area. The undersigned has received and examined a copy of the Commitment for Title Insurance No. 0705567-C2, dated May 7, 2018, issued by Title Company of the Rockies, with respect to the Property, as well as a copy of each instrument listed therein. The location of each exception set forth in such Commitment, to the extent it can be located, has (with recording reference and reference to the exception number of the Commitment) been shown hereon. The undersigned further certifies that pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, the survey measurements were made in accordance with the "minimum angle, distance, and closure requirements for survey measurements which control land boundaries for ALTA/ACSM Land Title Surveys."

This survey is certified to Woodmont Properties at Bridgewater, L.L.C., a New Jersey limited liability company, ABA Investors, L.L.C., a Colorado limited liability company, Snowmass Club Investors, L.L.C., a Colorado limited liability company, Snowmass Club LLC, a Delaware limited liability company, Valley National Bank, a national bank, Title Company of the Rockies and Chicago Title Insurance Company, a Missouri corporation.

Signature: Steven A. Yelton
Date: 11-29-18
PLS 33645



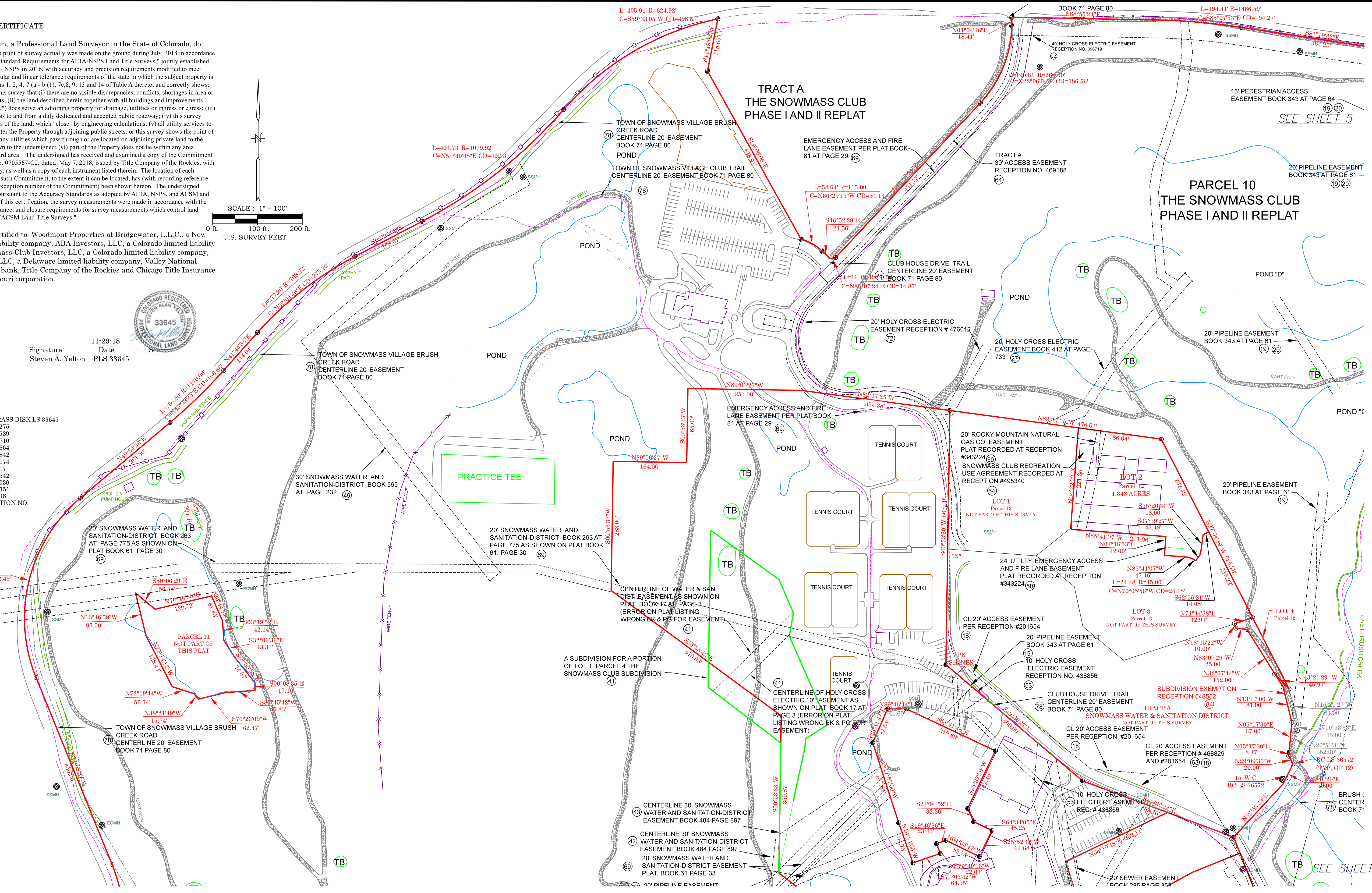
SCALE: 1" = 100'
0 ft. 100 ft. 200 ft.
U.S. SURVEY FEET

LEGEND

- = SET RC OR BRASS DISK LS 33645
- = FOUND RC 27275
- = FOUND RC 23529
- = FOUND RC 15710
- = FOUND RC 17664
- = FOUND RC 16842
- = FOUND RC 13174
- = FOUND RC 3317
- = FOUND RC 16542
- = FOUND RC 29030
- = FOUND RC 20151
- = FOUND RC 9018
- Ⓢ = TITLE EXCEPTION NO.

**TRACT A
THE SNOWMASS CLUB
PHASE I AND II REPLAT**

**PARCEL 10
THE SNOWMASS CLUB
PHASE I AND II REPLAT**



SEE SHEET 3

SEE SHEET 2

SEE SHEET 5

SEE SHEET 2

Recorder's Certificate

This plat was filed for record in the office of the Clerk and Recorder of Pitkin County at _____ m. on the _____ day of _____, 2018, Reception No. _____.

County Clerk & Recorder _____ by _____ Deputy

ROCKY MOUNTAIN SURVEYING, LLC
PROFESSIONAL LAND SURVEYING SERVICES
P.O. Box 1336
Basalt, CO 81621
(970) 964-6185
EMAIL: syelton@rmtsurvey.com

REVISIONS:	11/27/18
F.W.:	DEC/EMBER 2016
Closure:	OK SAT
Area:	OK SAT
E.F.B.:	HG1612144

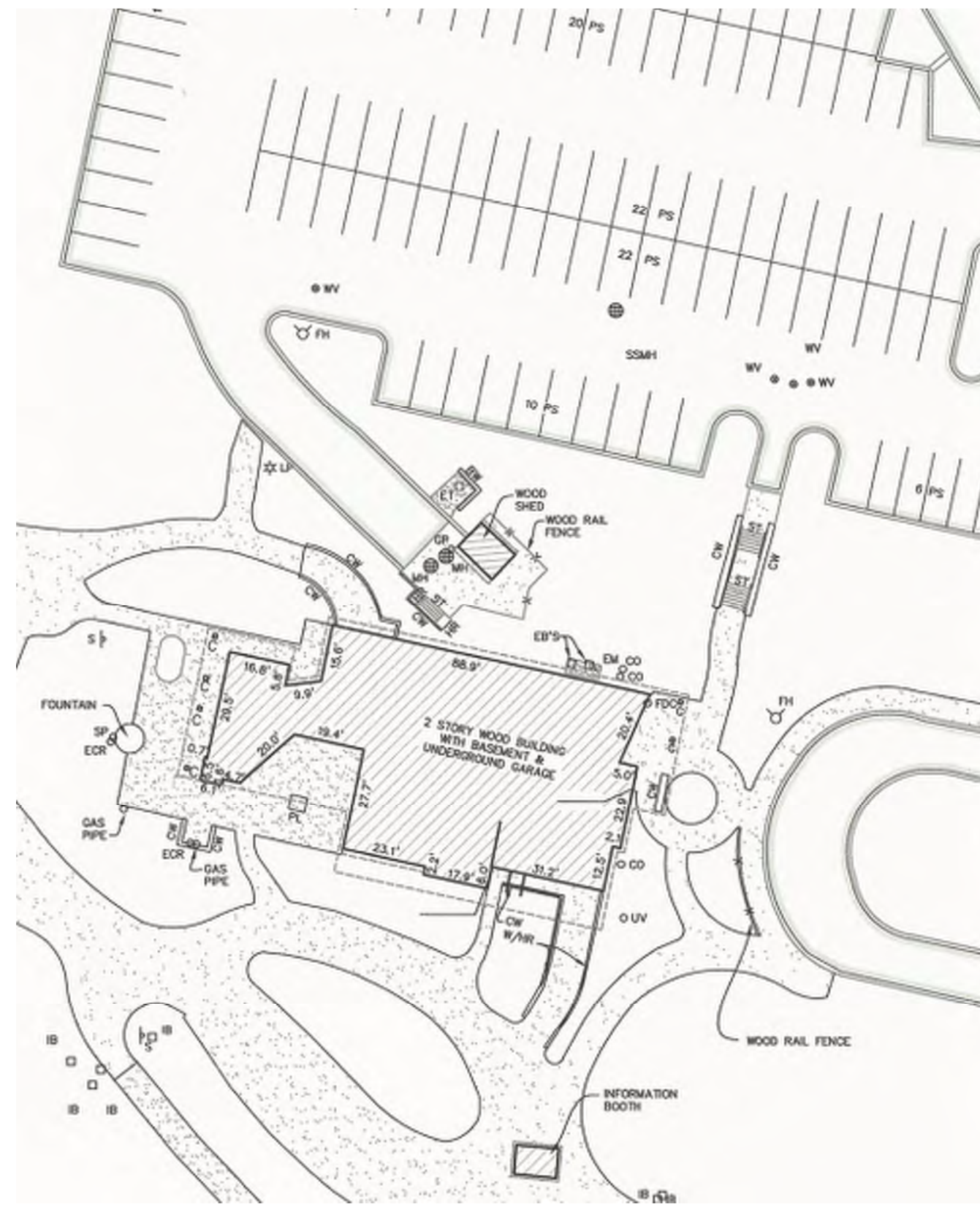
ALTA/ACSM LAND TITLE SURVEY OF PARCELS OF LAND LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH, RANGE 86 WEST OF THE 6TH PRINCIPLE MERIDIAN, AND SECTION 31, TOWNSHIP 9 SOUTH, RANGE 86 WEST OF THE 6TH PRINCIPLE MERIDIAN, AND SECTION 6, TOWNSHIP 10 SOUTH, RANGE 86 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO.

DRAFTING: SY, TY FIELD: SAY SHEET: 1 of 6

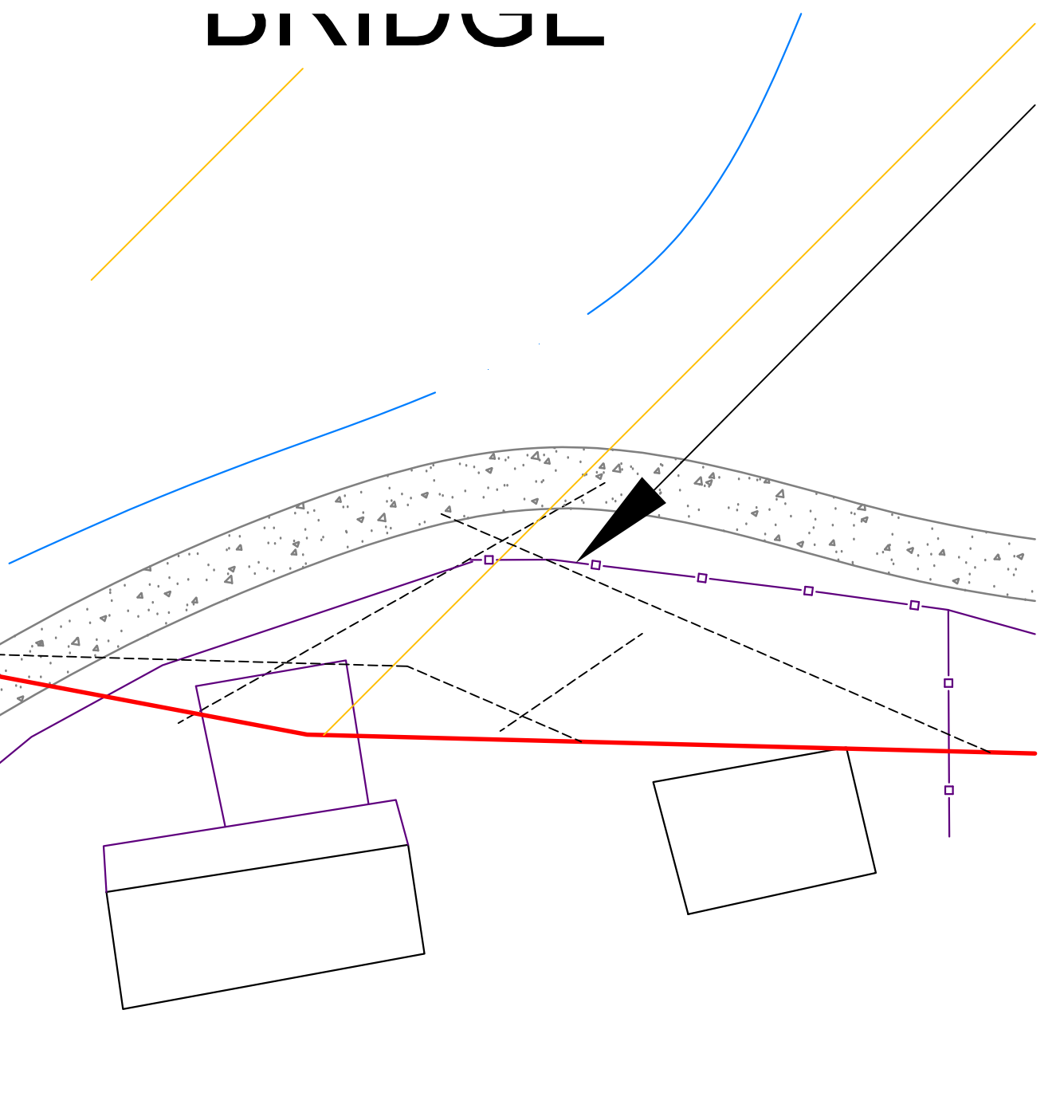
NOTICE 13-80-105 C.R.S., as amended: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



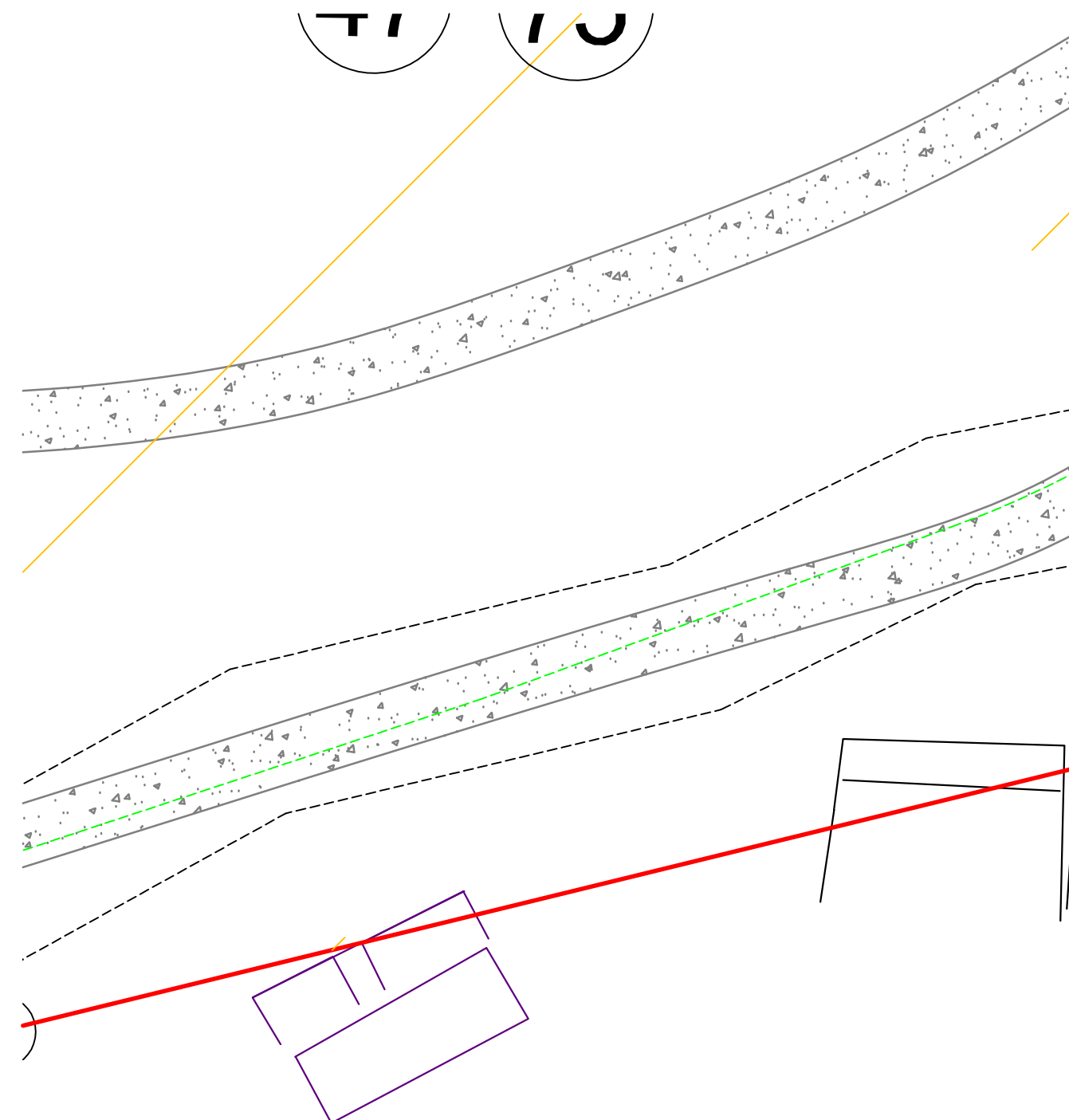
DETAIL 1
NOT TO SCALE
BRIDGE



DETAIL 2
NOT TO SCALE



DETAIL 3
SCALE 1" = 20'

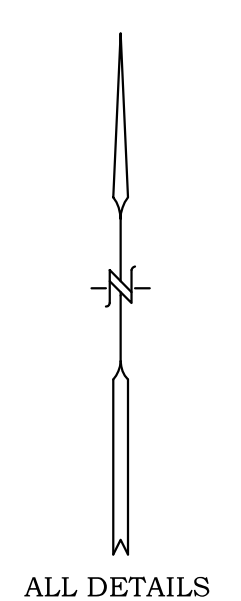


DETAIL 4
SCALE 1" = 20'

LEGEND

B	.....	BENCH
BW	.....	BRICK WALL
CD	.....	CONCRETE DIVERSION STRUCTURE
CL	.....	CHAIN LINK FENCE
CMP	.....	CORRUGATED METAL PIPE
CO	.....	CLEANOUT
CP	.....	CORRUGATED PLASTIC PIPE
CW	.....	CONCRETE WALL
EB	.....	ELECTRIC BOX
EMH	.....	ELECTRIC MANHOLE
EOR	.....	ELECTRIC CONDUIT RISER
EV	.....	ELECTRIC VAULT
ELLIP CMP	.....	ELLIPTICAL CMP
EM	.....	ELECTRIC METER
EP	.....	ELECTRIC PEDESTAL
ET	.....	ELECTRIC TRANSFORMER
FDC	.....	FIRE DEPARTMENT HOOKUP
FF	.....	FINISHED FLOOR
FH	.....	FIRE HYDRANT
FOC MRK	.....	FIBER OPTIC CABLE MARKER
G	.....	GATE
GR	.....	GUARD RAIL
GL	.....	GROUND LIGHT
GM	.....	GAS METER
GMK	.....	GAS LINE MARKER
GP	.....	GUARD POST
GR	.....	GRADED INLET
GSP	.....	GAS PUMP
GST	.....	GAS TANK
H	.....	HANDICAP PARKING SPACE
HR	.....	HANDRAIL
IB	.....	IRRIGATION BOX
LP	.....	LIGHT POLE
MH	.....	MANHOLE
OM	.....	OVERHANG
P	.....	PIPE
PL	.....	PLANTER
PP	.....	POWER POLE
PS	.....	PARKING SPACE
PVC	.....	POLYVINYL CHLORIDE PIPE
RCR	.....	REINFORCED CONCRETE PIPE
RD	.....	ROOF DRAIN
RR	.....	RAILROAD
RW	.....	ROCK WALL
S	.....	SIGN
SMH	.....	STORM SEWER MANHOLE
SP	.....	SPIGOT
SSMH	.....	SANITARY SEWER MANHOLE
ST	.....	STAIRS
SV	.....	SPRINKLER VALVE
TB	.....	TELEPHONE BOX
TELB	.....	TELEPHONE BOOTH
TEL MH	.....	TELEPHONE MANHOLE
TP	.....	TELEPHONE PEDESTAL
TVD	.....	TRAFFIC VALVE BOX
UV	.....	UTILITY VALVE
WD	.....	WOOD DECK
WF	.....	WATERFALL
WM	.....	WATER METER
WMH	.....	WATER MANHOLE
WTS	.....	WATER SHUTOFF/CURB STOP
WV	.....	WATER VALVE
X	.....	FENCE LINE
[Pattern]	.....	CONCRETE
[Pattern]	.....	GRAVEL
[Line]	.....	EDGE OF ASPHALT

PL



ALL DETAILS

NOTICE 13-80-105 C.R.S. as amended:
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, Steven A. Yelton, a Professional Land Surveyor in the State of Colorado, do hereby certify this print of survey actually was made on the ground during July, 2018 in accordance with the "Minimum Standard Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA/ NSPS in 2016, with accuracy and precision requirements modified to meet current minimum angular and linear tolerance requirements of the state in which the subject property is located, contains Items 1, 2, 4, 7 (a - b (1)), 7c.8, 9, 13 and 14 of Table A thereto, and correctly shows: Except as shown on this survey that (i) there are no visible discrepancies, conflicts, shortages in area or boundary line conflicts; (ii) the land described herein together with all buildings and improvements thereon (the "Property") does serve an adjoining property for drainage, utilities or ingress or egress; (iii) the Property has access to and from a duly dedicated and accepted public roadway; (iv) this survey reflects boundary lines of the land, which "close" by engineering calculations; (v) all utility services to the Property either enter the Property through adjoining public streets, or this survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land to the extent visible or known to the undersigned; (vi) part of the Property does not lie within any area designated flood hazard area. The undersigned has received and examined a copy of the Commitment for Title Insurance No. 0705567-C-2, dated May 7, 2018, issued by Title Company of the Rockies, with respect to the Property, as well as a copy of each instrument listed therein. The location of each exception set forth in such Commitment, to the extent it can be located, has (with recording reference and reference to the exception number of the Commitment) been shown hereon. The undersigned further certifies that pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, the survey measurements were made in accordance with the "minimum angle, distance, and closure requirements for survey measurements which control land boundaries for ALTA/ACSM Land Title Surveys."

This survey is certified to Woodmont Properties at Bridgewater, L.L.C., a New Jersey limited liability company, ABA Investors, LLC, a Colorado limited liability company, Snowmass Club Investors, LLC, a Colorado limited liability company, Snowmass Club LLC, a Delaware limited liability company, Valley National Bank, a national bank, Title Company of the Rockies and Chicago Title Insurance Company, a Missouri corporation.



11-29-18
Signature Date Seal
Steven A. Yelton PLS 33645

Recorder's Certificate
This plat was filed for record in the office of the Clerk and Recorder of Pitkin County at _____m. on the _____ day of _____, 2018, Reception No. _____
_____, by _____ Deputy
County Clerk & Recorder

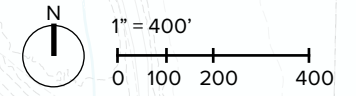
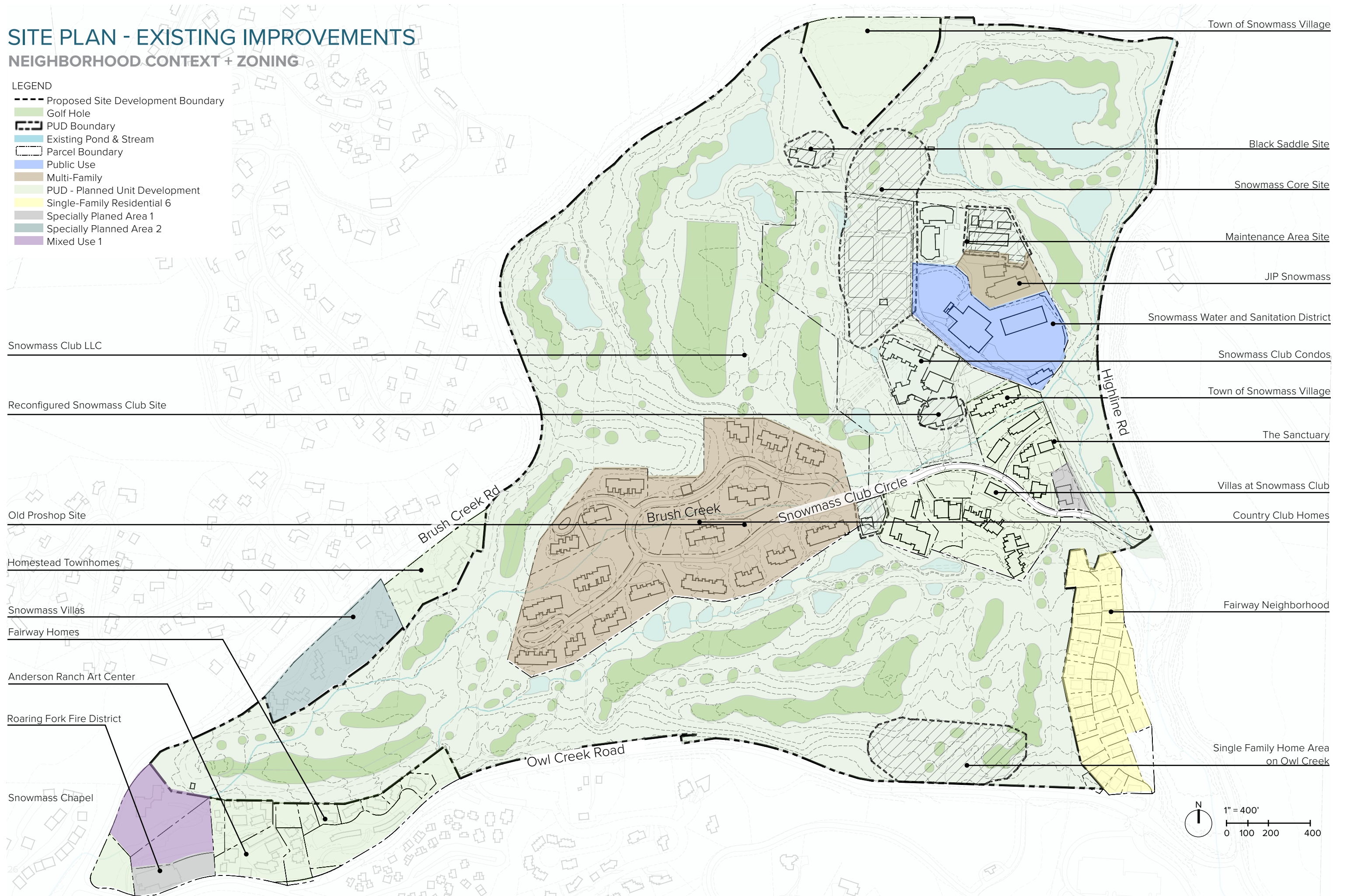
<p>ROCKY MOUNTAIN SURVEYING, LLC PROFESSIONAL LAND SURVEYING SERVICES</p> <p>P.O. Box 1336 Basalt, CO 81621 (970) 964-6165 EMAIL: syelton00@gmail.com</p>	<p>REVISIONS:</p>	<p>ALTA/ACSM LAND TITLE SURVEY OF PARCELS OF LAND LOCATED IN SECTION 1, TOWNSHIP 10 SOUTH, RANGE 86 WEST OF THE 6TH PRINCIPLE MERIDIAN, AND SECTION 31, TOWNSHIP 9 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPLE MERIDIAN, AND SECTION 6, TOWNSHIP 10 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO.</p>
	<p>F.W. DECEMBER 2016 Closure: OK SAY Area: OK SAY E.F.R. HG1612144</p>		FILE: 1612144 DATE: 7/11/18 DRAFTING: SY_TY FIELD: SAY SHEET: 6 of 6

SITE PLAN - EXISTING IMPROVEMENTS

NEIGHBORHOOD CONTEXT + ZONING

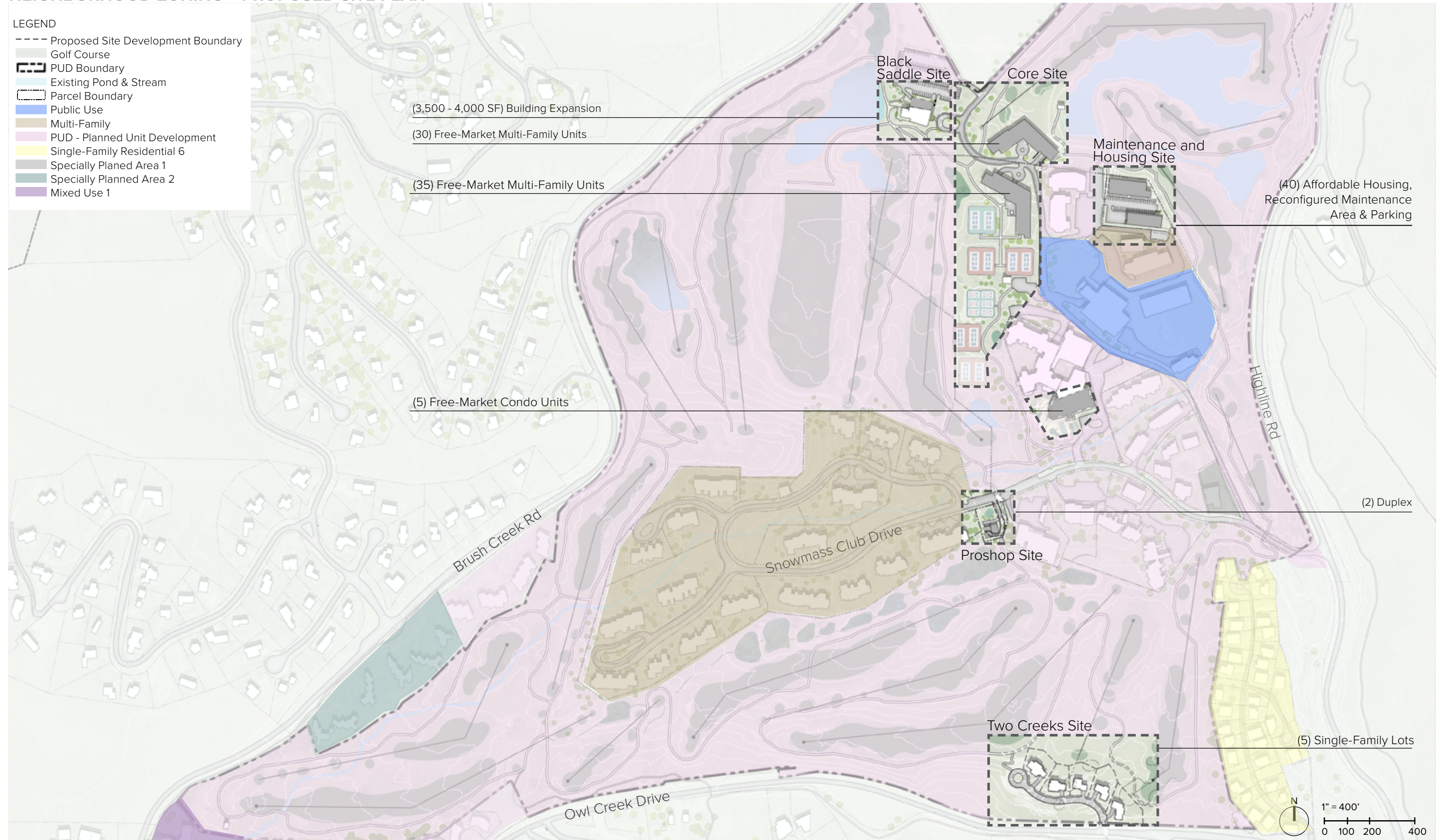
LEGEND

- Proposed Site Development Boundary
- Golf Hole
- PUD Boundary
- Existing Pond & Stream
- Parcel Boundary
- Public Use
- Multi-Family
- PUD - Planned Unit Development
- Single-Family Residential 6
- Specially Planned Area 1
- Specially Planned Area 2
- Mixed Use 1



NEIGHBORHOOD ZONING + PROPOSED SITE PLAN

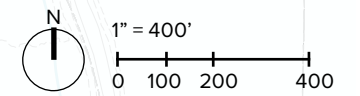
- LEGEND**
- Proposed Site Development Boundary
 - Golf Course
 - PUD Boundary
 - Existing Pond & Stream
 - Parcel Boundary
 - Public Use
 - Multi-Family
 - PUD - Planned Unit Development
 - Single-Family Residential 6
 - Specially Planned Area 1
 - Specially Planned Area 2
 - Mixed Use 1



SNOWMASS CLUB PARCELS







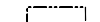
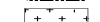



LEGEND

- Proposed Site Development Boundary
- Golf Hole
- PUD Boundary
- Existing Pond & Stream
- Parcel Boundary
- Parcel 10
- Parcel 4
- Parcel 12



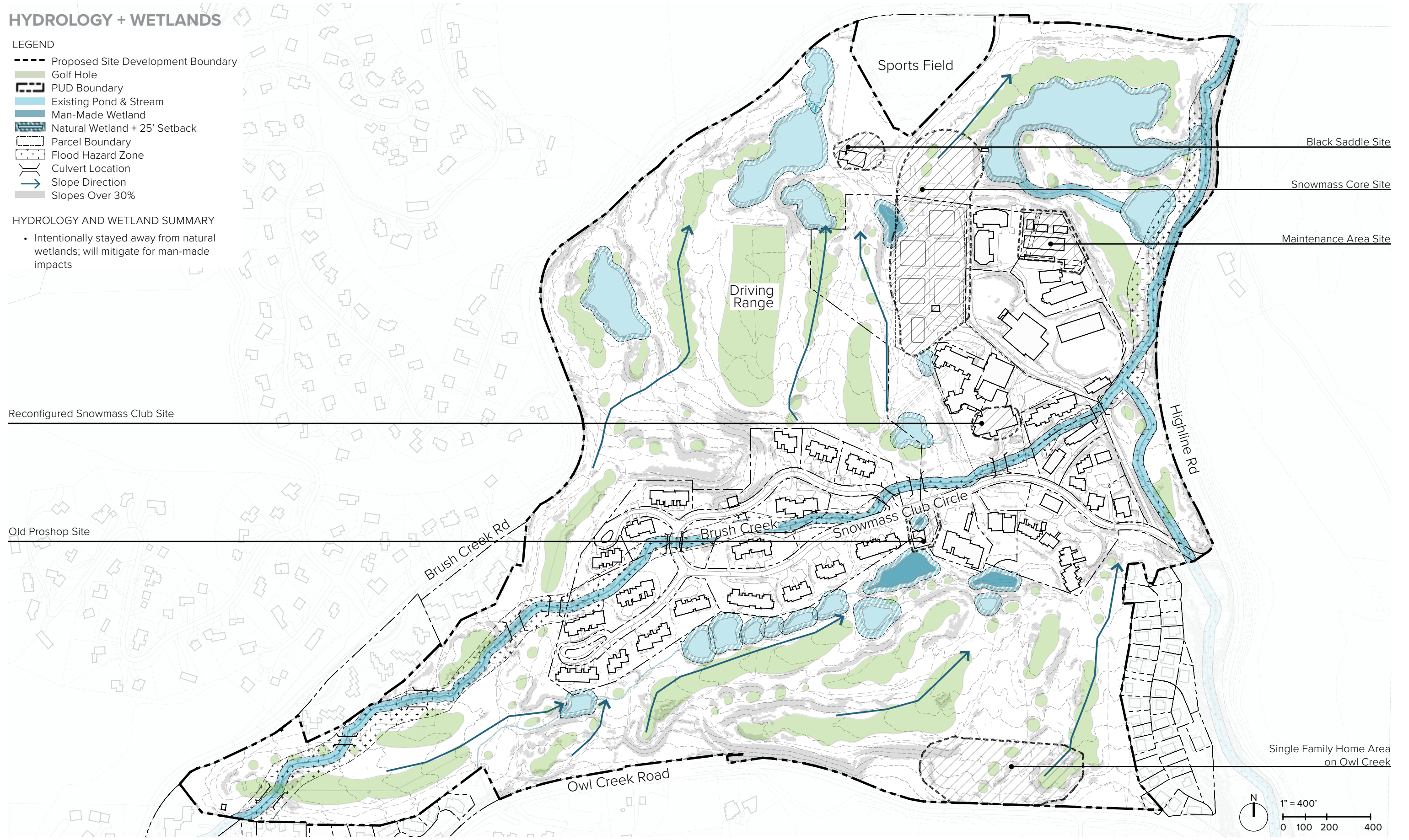
HYDROLOGY + WETLANDS

LEGEND

-  Proposed Site Development Boundary
-  Golf Hole
-  PUD Boundary
-  Existing Pond & Stream
-  Man-Made Wetland
-  Natural Wetland + 25' Setback
-  Parcel Boundary
-  Flood Hazard Zone
-  Culvert Location
-  Slope Direction
-  Slopes Over 30%


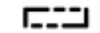
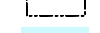









HYDROLOGY AND WETLAND SUMMARY

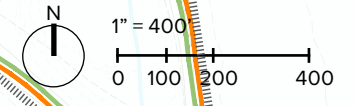
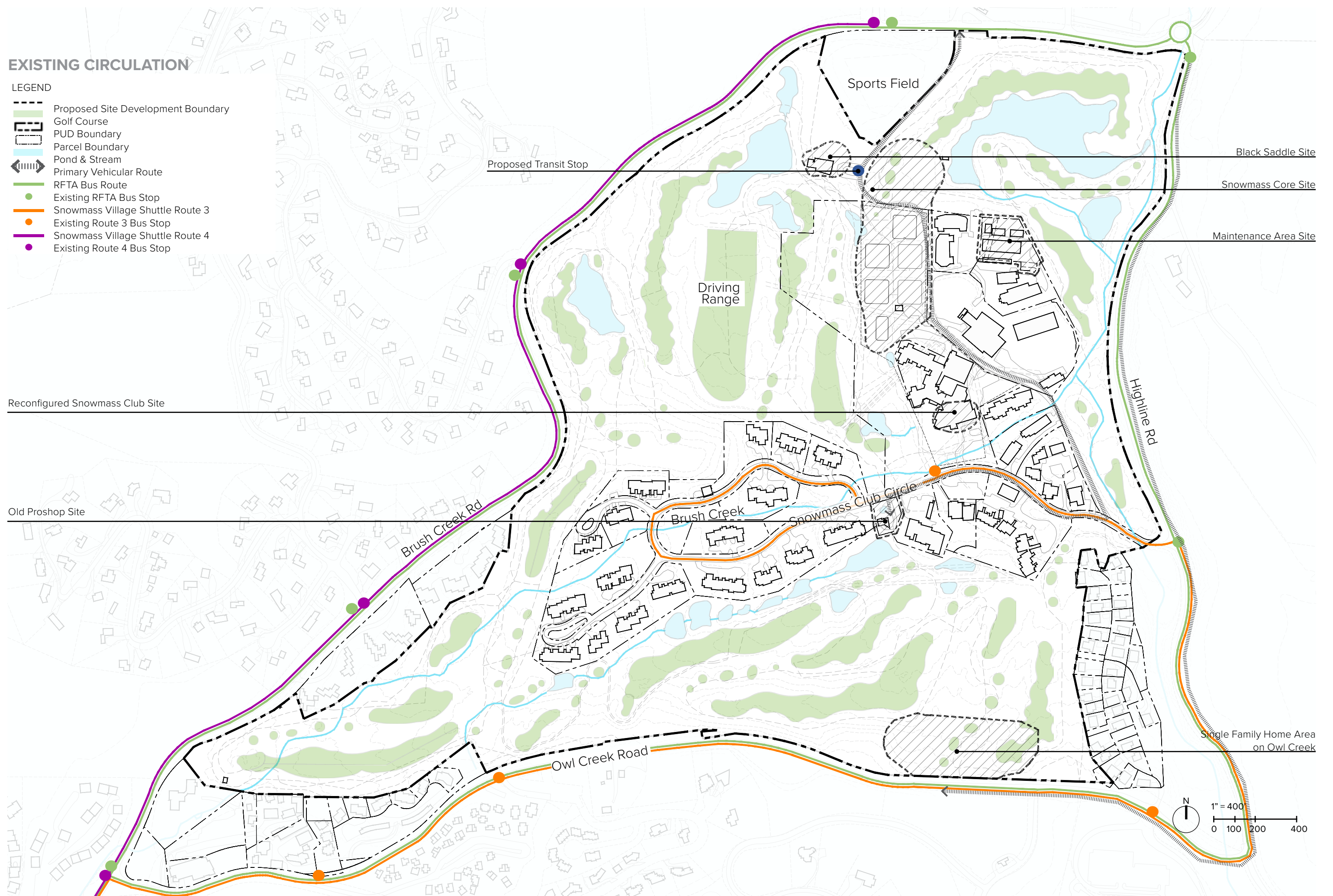
- Intentionally stayed away from natural wetlands; will mitigate for man-made impacts



EXISTING CIRCULATION

LEGEND

-  Proposed Site Development Boundary
-  Golf Course
-  PUD Boundary
-  Parcel Boundary
-  Pond & Stream
-  Primary Vehicular Route
-  RFTA Bus Route
-  Existing RFTA Bus Stop
-  Snowmass Village Shuttle Route 3
-  Existing Route 3 Bus Stop
-  Snowmass Village Shuttle Route 4
-  Existing Route 4 Bus Stop

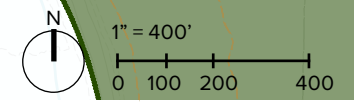
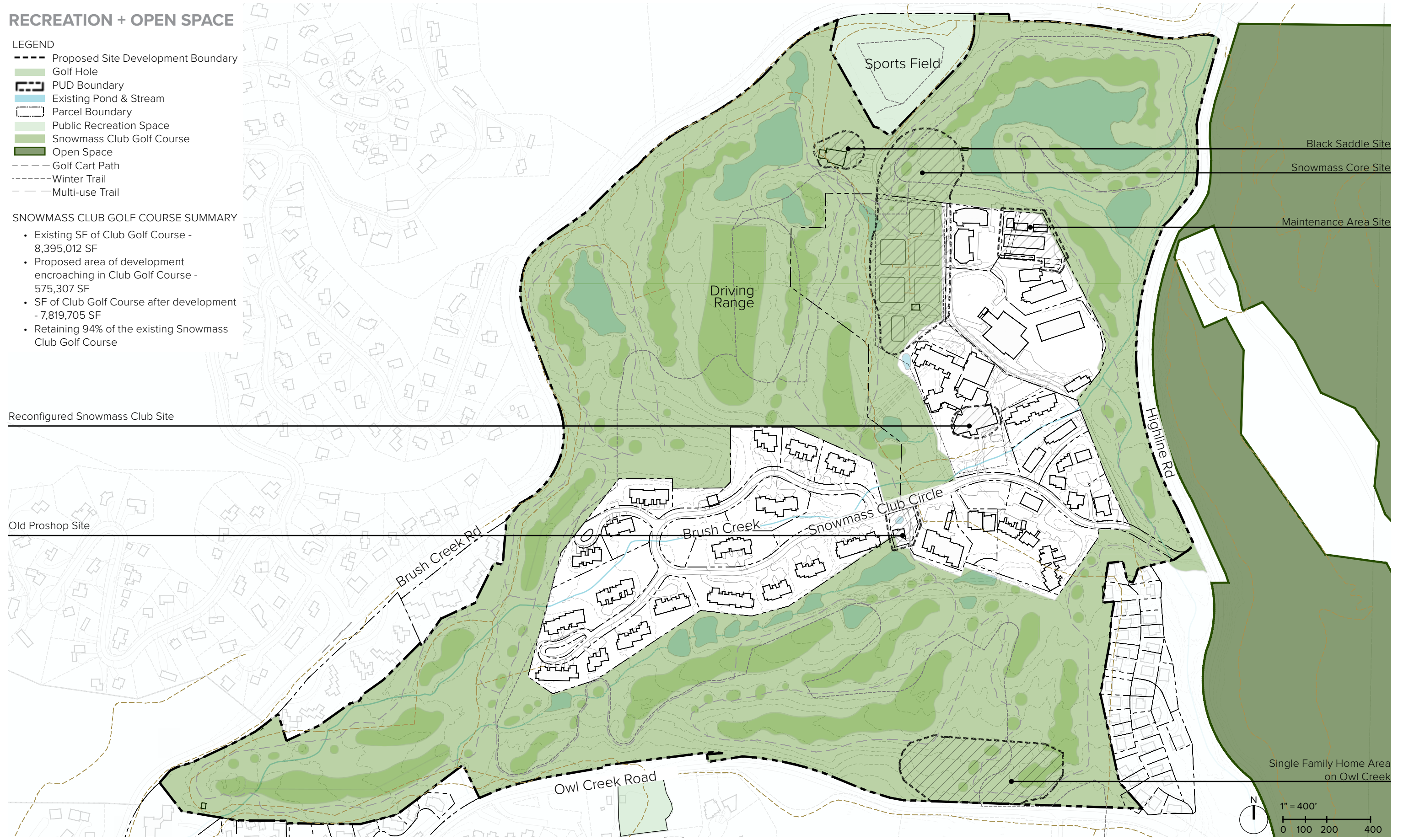


RECREATION + OPEN SPACE

- LEGEND**
- Proposed Site Development Boundary
 - Golf Hole
 - PUD Boundary
 - Existing Pond & Stream
 - Parcel Boundary
 - Public Recreation Space
 - Snowmass Club Golf Course
 - Open Space
 - Golf Cart Path
 - Winter Trail
 - Multi-use Trail

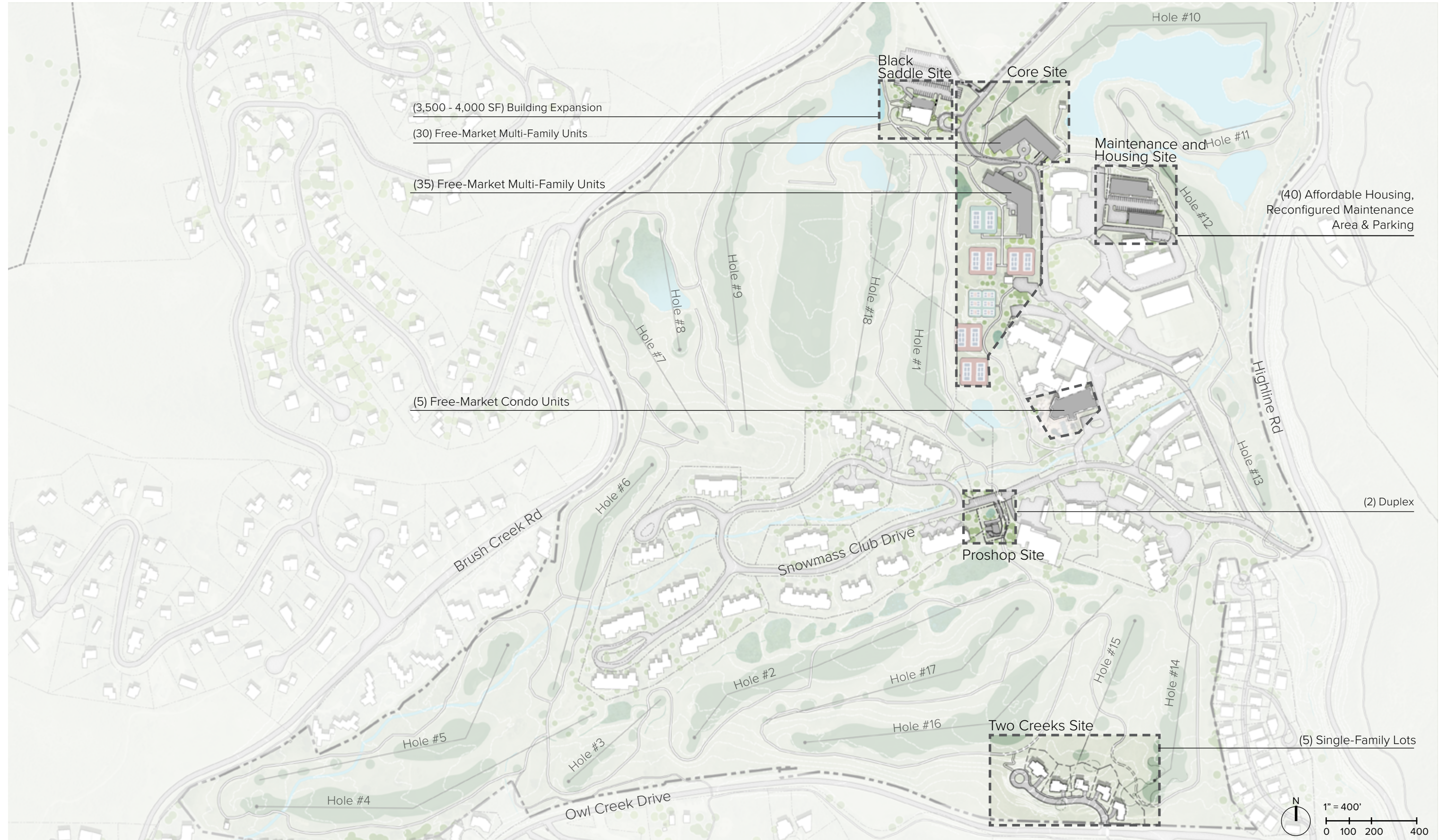
SNOWMASS CLUB GOLF COURSE SUMMARY

- Existing SF of Club Golf Course - 8,395,012 SF
- Proposed area of development encroaching in Club Golf Course - 575,307 SF
- SF of Club Golf Course after development - 7,819,705 SF
- Retaining 94% of the existing Snowmass Club Golf Course



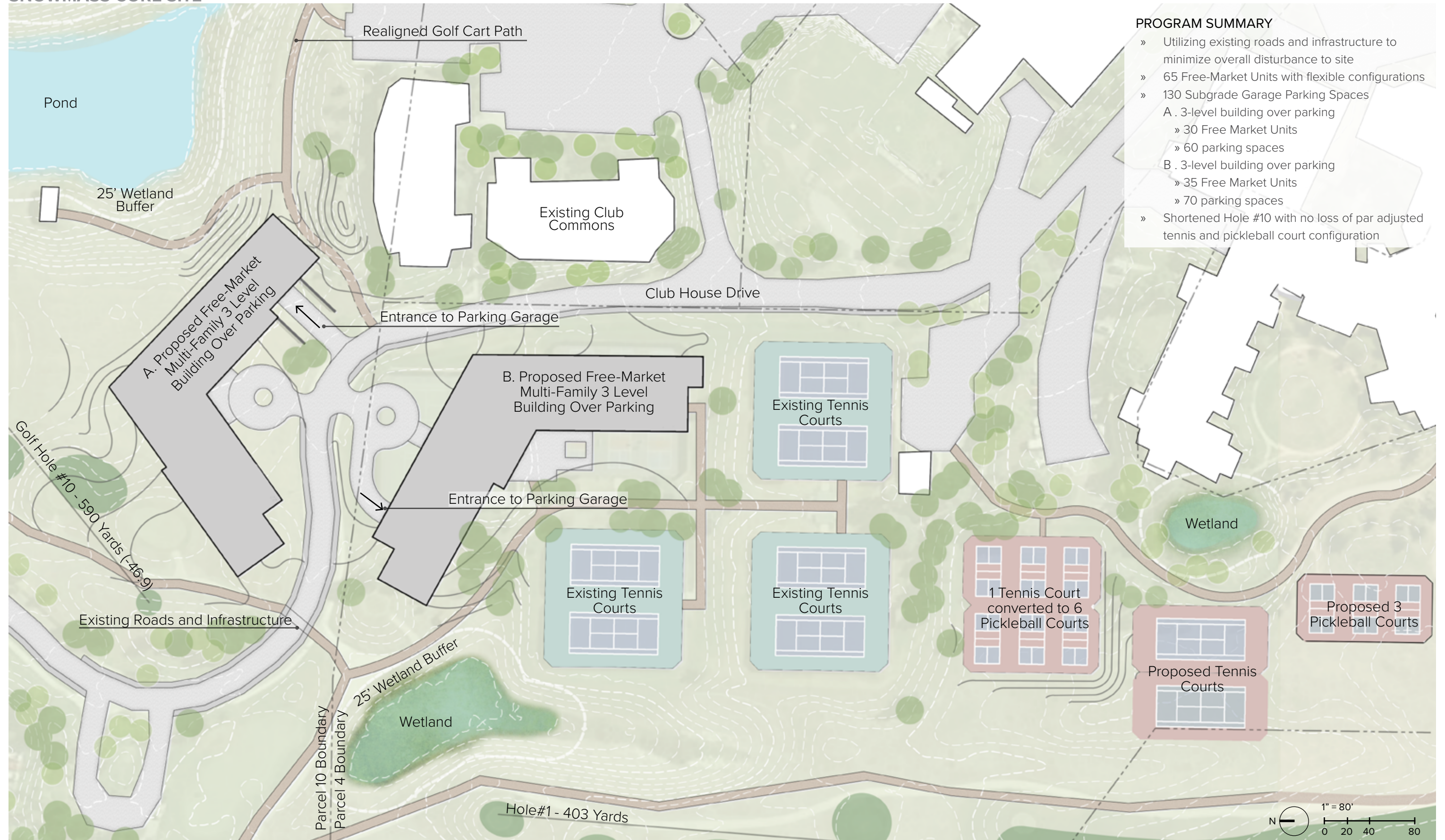
SITE PLAN - PROPOSED IMPROVEMENTS

OVERALL SITE PLAN

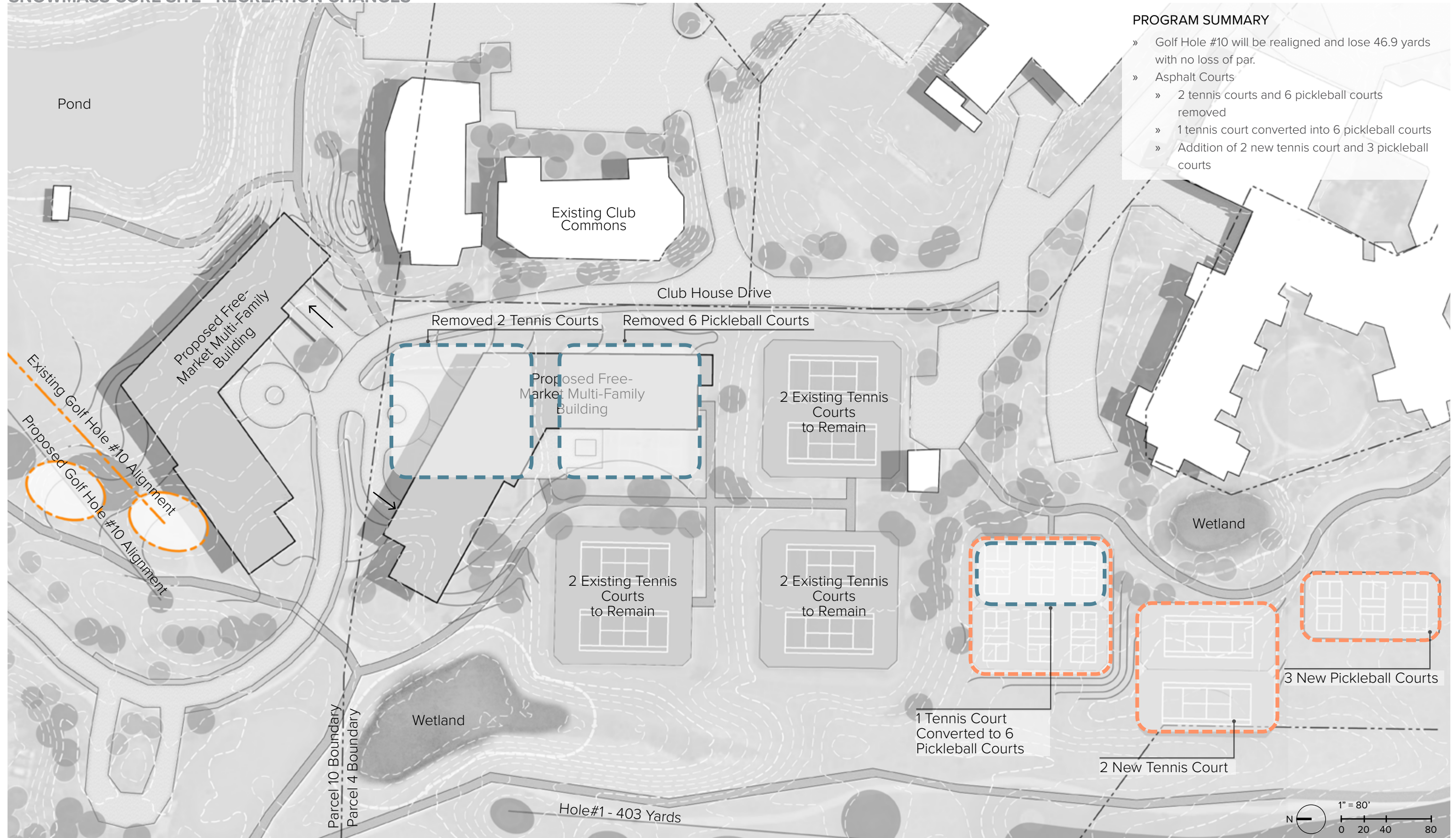


SITE PLAN - PROPOSED IMPROVEMENTS

SNOWMASS CORE SITE



SNOWMASS CORE SITE - RECREATION CHANGES



PROGRAM SUMMARY

- » Golf Hole #10 will be realigned and lose 46.9 yards with no loss of par.
- » Asphalt Courts
 - » 2 tennis courts and 6 pickleball courts removed
 - » 1 tennis court converted into 6 pickleball courts
 - » Addition of 2 new tennis court and 3 pickleball courts

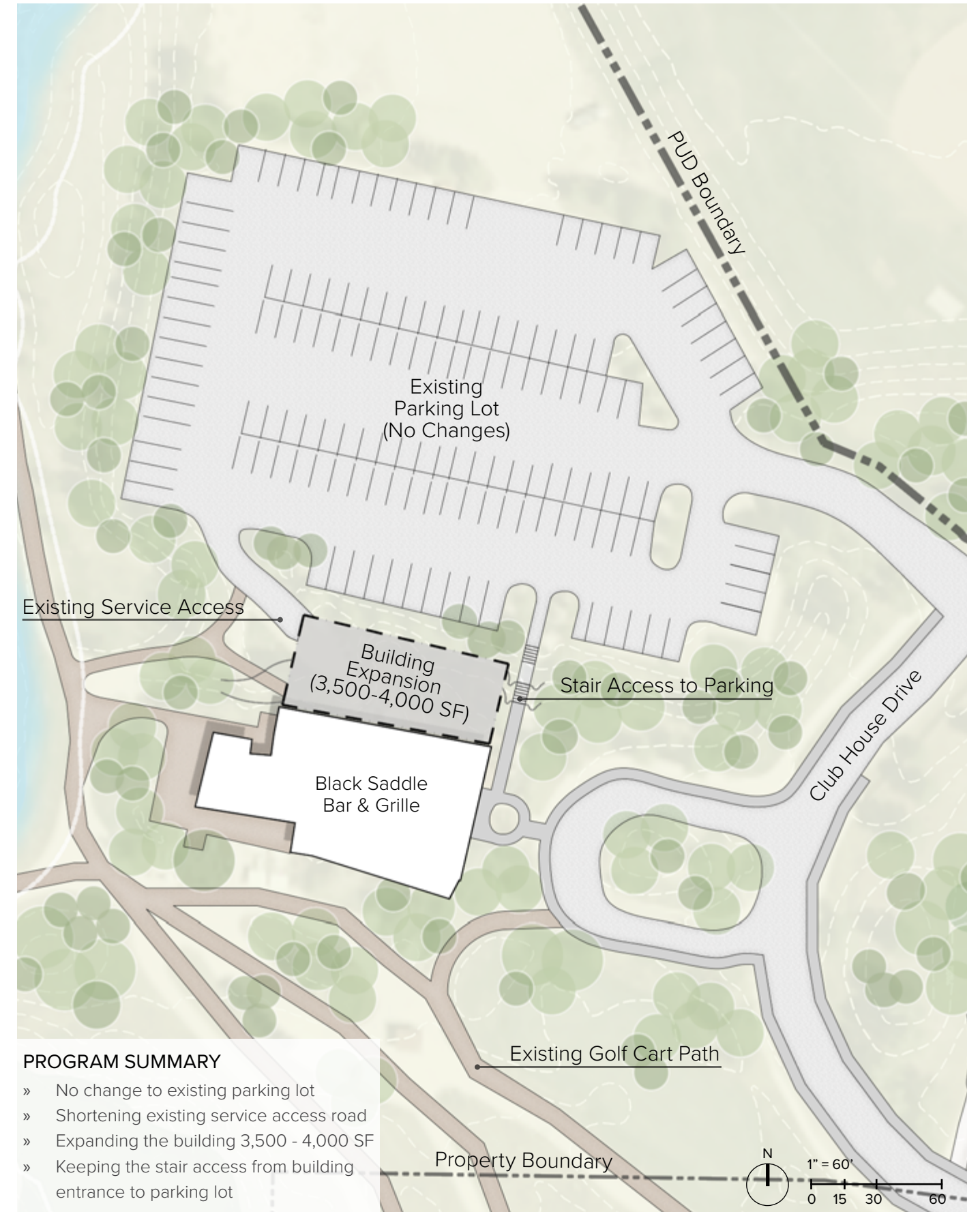
SITE PLAN - PROPOSED IMPROVEMENTS SNOWMASS CLUB RECONFIGURATION



PROGRAM SUMMARY

- » 5 Free Market Condo Units within remodel of existing building footprint
- » Utilizes proposed below ground parking in Snowmass Core Site
- » No changes outside of existing building footprint

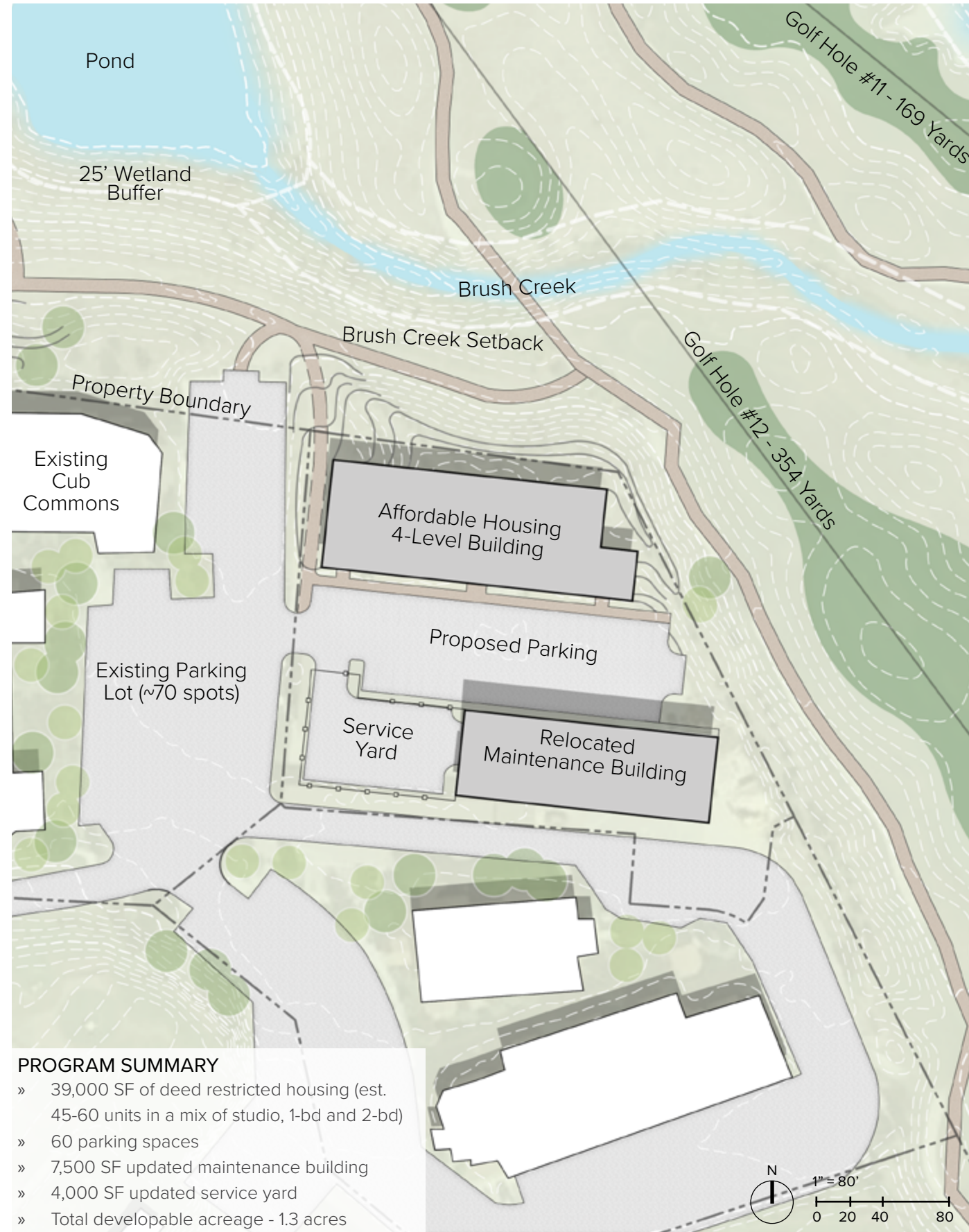
BLACK SADDLE BUILDING EXPANSION



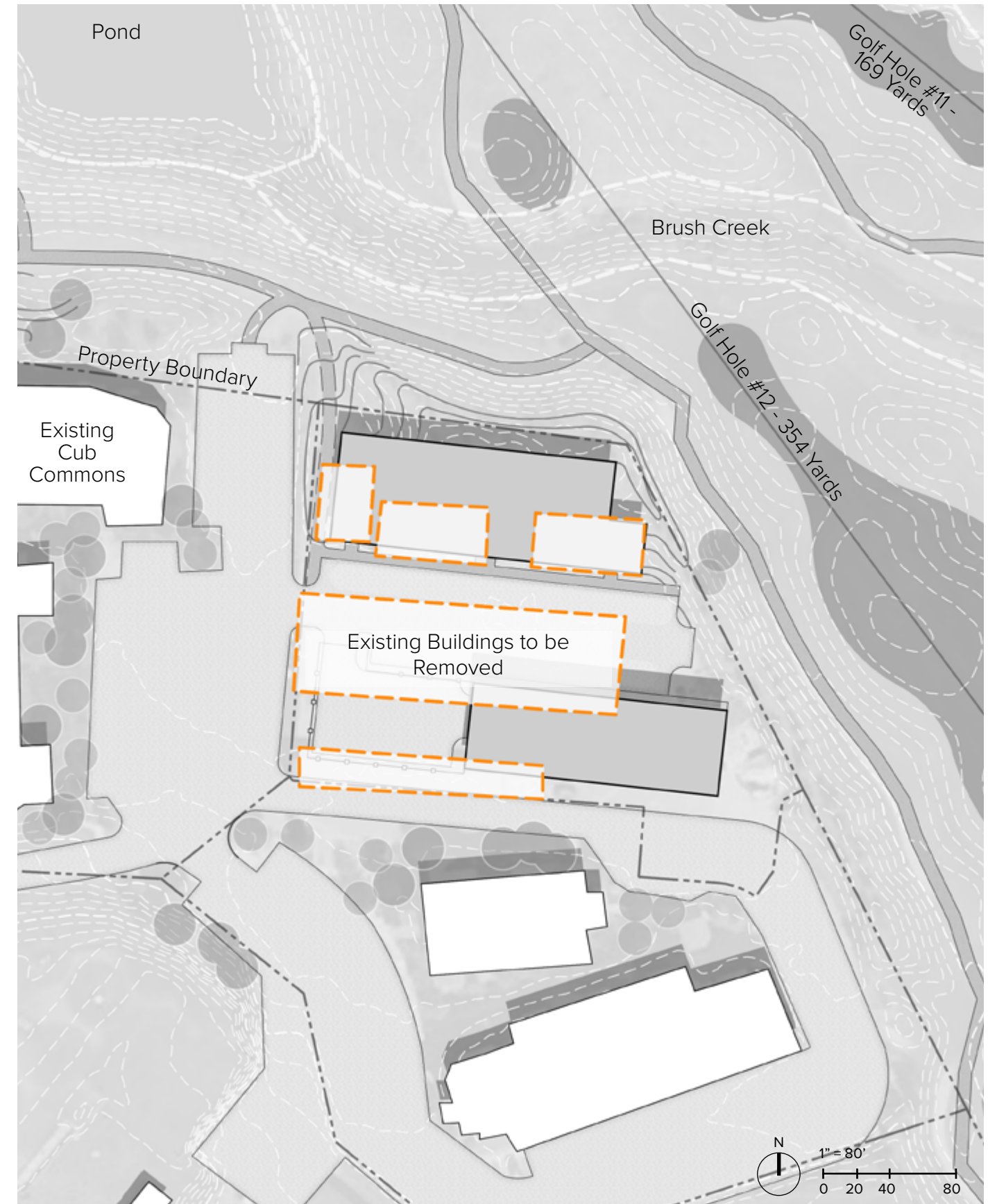
PROGRAM SUMMARY

- » No change to existing parking lot
- » Shortening existing service access road
- » Expanding the building 3,500 - 4,000 SF
- » Keeping the stair access from building entrance to parking lot

SITE PLAN - PROPOSED IMPROVEMENTS SNOWMASS MAINTENANCE AND HOUSING SITE



SNOWMASS MAINTENANCE AND HOUSING SITE - CHANGES TO MAINTENANCE FACILITY

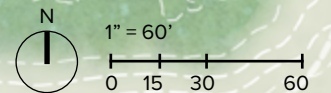


SITE PLAN - PROPOSED IMPROVEMENTS
PRO-SHOP SITE

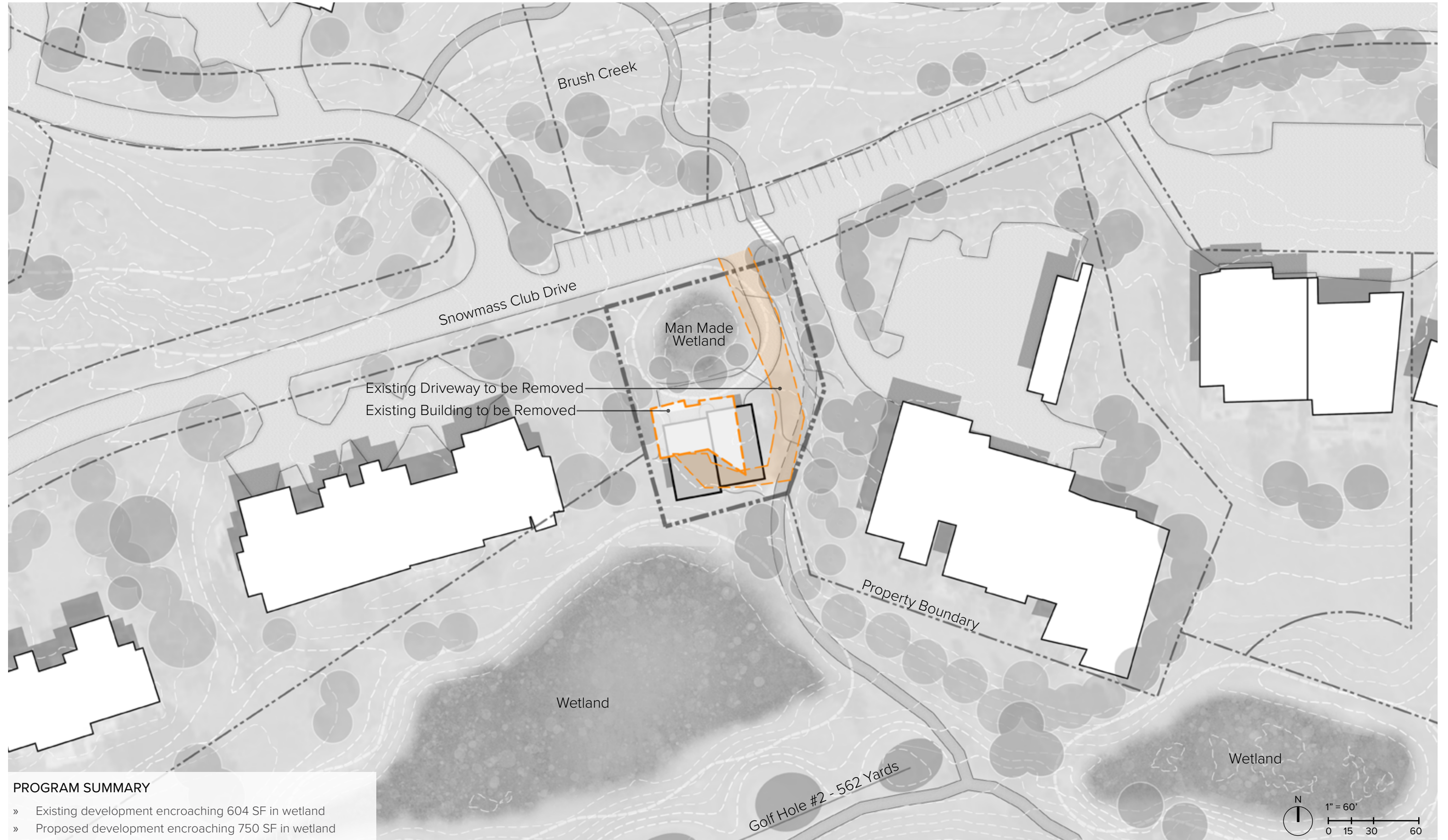


PROGRAM SUMMARY

- » Two Units of 3,000 sq. ft. in two levels with 600 sq. ft. garages
- » Developable acreage - .4 acres



PRO-SHOP SITE - CHANGES TO PROSHOP



PROGRAM SUMMARY

- » Existing development encroaching 604 SF in wetland
- » Proposed development encroaching 750 SF in wetland

SITE PLAN - PROPOSED IMPROVEMENTS

TWO CREEKS SITE



TWO CREEKS SITE - CHANGES TO RECREATION



ARCHITECTURAL CHARACTER IMAGERY



*Note: New single family development would match the existing architectural character of adjacent neighbors, which are shown on the images above.

ARCHITECTURAL CHARACTER IMAGERY



*Note: New multi-family development would match the existing architectural character of adjacent neighbors, which are shown on the images above.



TOWN OF SNOWMASS VILLAGE PUD APPLICATION

PLANNED UNIT DEVELOPMENT (PUD) REVIEW REQUIRES A PROCESS TO PERMIT VARIATIONS FROM THE STRICT APPLICATION OF CERTAIN STANDARDS OF THE TOWN'S ZONE DISTRICTS IN ORDER TO ALLOW FLEXIBILITY FOR LANDOWNERS. THE GOAL IS TO CREATIVELY PLAN FOR THE OVERALL DEVELOPMENT OF LAND AND THEREBY, TO ACHIEVE A MORE DESIRABLE ENVIRONMENT THAN WOULD BE POSSIBLE THROUGH THE STRICT APPLICATION OF THE MINIMUM STANDARDS OF THE TOWN'S DEVELOPMENT CODE. SPECIFICALLY, IT IS THE PRUPPOSE OF THE PUD DEVELOPMENT PROCESS TO: (1) ALLOW CREATIVITY, 2) ALLOW VARIATIONS, (3) MAXIMIZE CHOICE, (4) PRESERVE NATURAL FEATURES, (5) CREATE EFFICIENT LAND USE PATTERNS, (6) ENSURE PUBLIC INPUT, AND (7) INCREASE COMMUNITY VALUE.

PUD APPLICATION TYPE REQUESTED (Select One):

- PRE-SKETCH PLAN PURPOSE:** SECTION 16A-1-55 OF THE MUNICIPAL CODE.
- SKETCH PLAN PURPOSE:** SECTION 16A-5-320 OF THE MUNICIPAL CODE.
- PRELIMINARY PLAN PURPOSE:** SECTION 16A-5-340 OF THE MUNICIPAL CODE.
- FINAL PLAN PURPOSE:** SECTION 16A-5-360 OF THE MUNICIPAL CODE

GENERAL DATA REQUIREMENTS

Date: November 2023

Name of Owner: Woodmont Properties LLC

Address: 100 PASSAIC AVE #240 FAIRFIELD, NJ 07004 Phone:

E-mail:

Name of Applicant (if different than owner): Design Workshop

Address: 22860 Two Rivers Rd. Basalt, CO 81621 Phone: 970-399-1404

E-mail: jgarrow@designworkshop.com

Address/Location of Property: 239 Snowmass Club Circle, Snowmass Village, CO

Legal Description (Lot, Block, Subdivision, Filing): Parcel 4,10, and 12

EXISTING CONDITIONS INFORMATION

Present Zoning: Snowmass Club PUD

Approval Date/Ordinance (if known): Original approval: Ordinance 8, 1980

Lot Area (sq. ft.): Parcel 4(992,296.8 sf),10 (8,631,718.92 sf),
and 12 (183,561.84 sf)

Building Setbacks (ft.): NA

Allowable Floor Area Ratio per Zoning: Based on site specific approval

Square Footage of All Areas Calculated as Floor Area by LUC: Approx. - Parcel 4 (204,520 sf), 10 (10,575 sf), 12 (30,025 sf)

Square Footage of Exempted Areas: Based on site specific approval

Existing Building Height: Approx. - Parcel 4 - 44', Parcel 10-32', Parcel 12-41' & 21'

of Dwelling Units: Approx. - 64 restricted, 51 fractional Commercial space: Approx. - 25,500 SF

of Parking Spaces and/or Parking Space/Bedroom Ratio: Approx. -Parcel 4 - 173, Parcel 10 - 178, Parcel 12 - 80

Percent Open Space: 76%

PROPOSAL DATA
(Complete as proposed on development plan)

Zoning Proposed with PUD Overlay: Multi-family (MF), Recreation (Rec), SF-6	
Proposed Lot Area (sq. ft.): No change	Proposed Building Setbacks: <small>Parcel 4 - 20 ft to 70 ft from road, Parcel 10 - 36 ft to existing pull out 164 ft from Club House Dr + 10ft (front, rear, and side), Parcel 12 - 10 ft (front, rear, and side)</small>
Proposed Floor Area Ratio: Approx. - Parcel 4 (.30) Parcel 10 (.004), Parcel 12 (.18)	
Proposed Total Square Footage of Improvements: Approx. 510,500 SF	
Proposed Square Footage of Exempted Areas: To be determined - anticipated at 15%	
Proposed Building Height: Parcel 4 (38-42'), Parcel 10 (38', 25'), Parcel 12 (38-42')	
Proposed # of Dwelling Units: <small>5 SF Homes, 1 Duplex, 70 free market units, 60 affordable housing units</small>	Commercial space: 4,000 SF
Proposed # of Parking Spaces and/or Parking Space/Bedroom Ratio: 0.5-2 spaces per unit	
Proposed Percent Open Space: 72%	
Other Standards:	

GENERAL DESCRIPTION OF PROPOSED PUD APPLICATION TYPE:

~~This Pre-Sketch application proposes the addition of new affordable housing units, new attainable housing units, an update to recreational facilities and the additional of market rate residential units that will be rented and included as part of the town's bed base.~~

SUBMISSION DATA REQUIREMENTS

- FOR ALL PRE-SKETCH PLANS:
 1. **Disclosure of Ownership.** The applicant shall include in the application the name of all property owners.
 2. **Site Plan.** The application shall include a plan displaying the existing improvements, as well as the pre-sketch development proposal, for the property.
 3. **Narrative.** The applicant shall submit a narrative describing the proposed uses and activities.
 4. **Owner's Permission.** If the applicant is not the owner of the subject property, then the applicant shall include either evidence that the property is under contract or a letter containing the written consent of the landowner to the submission of the pre-sketch plan application.
 5. **Base Fee.** The application shall be accompanied by the applicable base fee from the Building and Planning Department's fee schedule. The applicant shall reimburse the Town for such amounts in excess of the base fee as determined by the Planning Director. The reimbursement to the Town by the applicant shall be due and payable within fifteen (15) days of the date of billing.

- FOR ALL MINOR AND MAJOR PUD PROCESSES, INCLUDING SKETCH, PRELIMINARY AND/OR FINAL PLANS:
 1. **Owner's Permission.** If the applicant is not the owner of the land, or is a contract purchaser of the land, the applicant shall submit a letter signed by the owner consenting to the submission of the application. If the applicant is not the sole owner of the land, the applicant shall submit a letter signed by the other owners, or an association representing the owners, consenting to or joining in the development application.
 2. **Name, Address, Telephone Number and Power of Attorney.** The applicant's name, address and telephone number. If the applicant is to be represented by an agent, a letter signed by the applicant granting power of attorney to the agent shall be submitted, authorizing the agent to represent the applicant and stating the representative's name, address and phone number.
 3. **Disclosure of Ownership.** A certificate from a title insurance company or attorney licensed in the State which shall set forth the names of all owners of property included in the application and shall include a list of all mortgages, judgments, liens, contracts, easements or agreements of record that affect the property. At the Town's option, the holders or owners of such mortgages, judgments, liens, contracts, easements or agreements of record may be required to consent to the application before it is acted upon by the Town.
 4. **Vicinity Map.** An eight and one-half inch by eleven inch (8 1/2" x 11") vicinity map locating the subject parcel within the Town of Snowmass Village.
 5. **Other Maps.** All other maps required for the application shall be prepared at a scale of one inch equals one hundred feet (1" = 100') or larger, on sheets no larger than thirty inches by forty-two inches (30" x 42"), with an unencumbered margin of one and one-half inches (1.5") on the left hand side of the sheet and one-half inch (0.5") around the other three (3) sides of the sheet. Sheets of twenty-four by thirty-six inches (24" x 36") are preferred. If it is necessary to place information on more than one (1) sheet, an index shall be included on the first sheet. Report-size versions of all maps, reduced to a sheet size of no greater than eleven inches by seventeen inches (11" x 17"), shall also be submitted.
 6. **Site Plan.** A site plan of the subject property, showing existing improvements and proposed development features that are relevant to the review of the proposed variance application.
 7. **Base Fee.** The application shall be accompanied by the applicable base fee from the Building and Planning Department's fee schedule. The applicant shall reimburse the Town for such amounts in excess of the base fee as determined by the Planning Director. The reimbursement to the Town by the applicant shall be due and payable within fifteen (15) days of the date of billing.
 8. **Other Information.** The applicant shall submit such other written or graphic information as is necessary to describe and evaluate the proposed PUD application, as follows:

- FOR SKETCH PLANS:

1. **Review and Intent Issues.** Section 16A-5-320(b) of the Municipal Code.
2. **Review Procedure.** Section 16A-5-320(c) of the Municipal Code.
3. **Location Map.** Section 16A-5-320(c)(2)b. A scale map showing the location and size of the site, and existing land uses, zone districts and major roads within 300 feet of the site. The name, location and boundaries of any subdivisions that are part of the larger tract shall also be shown.
4. **Statement of objectives.** Section 16A-5-320(c)(2)c. A written statement of the proposed development. This shall include a statement of the objectives to be achieved by the PUD and a conceptual description of any proposed variations from the standards of the underlying zone district that are being requested.
5. **Sketch plan.** Section 16A-5-320(c)(2)d. A sketch development plan, which shall include the following (reference Code for the specific information needed):
 - **General information.**
 - **Site characteristics.**
 - **Utilities.**
 - **Proposed land use.**
 - **Landscaping.**
6. **Simple sketches.** Reference Section 16A-5-320(c)(2)e for the information desired.
7. **Summary.** Section 16A-5-320(c)(2)f. A sketch plan summary containing the following (reference Code for the specific information needed):
 - **Type.**
 - **Size.**
 - **Floor area.**
 - **Population.**
 - **Market.**
 - **Open space.**
 - **Height.**
 - **Employees.**
 - **Water supply and sewage disposal.**
 - **Access and easements.**
 - **Parking, circulation and transit.**
 - **Timetable.**

○ FOR PRELIMINARY PLANS:

1. **Review and Intent Issues, including applicant response to sketch plan issues and concerns.** Section 16A-5-340(b) of the Municipal Code.
2. **Review Procedure.** Section 16A-5-340(c) of the Municipal Code.
3. **Preliminary development plan.** Section 16A-5-340(c)(2)b. A preliminary development plan, which shall include the following (reference Code for the specific information needed):
 - **General information.**
 - **Proposed development.**
 - **Surrounding structures.**

- **Chart, including a) dimensions, b) dwelling units, c) size of commercial space, d) floor area, e) parking, f) open space, g) restricted housing**
- 4. **Comparison to sketch plan.** Reference Section 16A-5-340(c)(2)c for the information needed.
- 5. **Listing of proposed variations.** Section 16A-5-340(c)(2)d.
- 6. **Architectural plans, including 1) Elevations, 2) Floor Plans, 3) Block model, or computer generated images if acceptable, 4) Color and materials.** Reference Section 16A-5-340(c)(2)e for the specific information needed.
- 7. **Landscape plan.** Reference Section 16A-5-340(c)(2)f.
- 8. **Fiscal impact report.** Reference Section 16A-5-340(c)(2)g.
- 9. **Solid waste disposal plan.** Reference Section 16A-5-340(c)(2)h
- 10. **Energy conservation plan.** Reference Section 16A-5-340(c)(2)i.
- 11. **Development in proximity to ski lift.** Reference Section 16A-5-340(c)(2)j.
- 12. **Open space map.** Reference Section 16A-5-340(c)(2)k.
- 13. **Homeowner's or condominium association documents, including 1) Articles of incorporation, 2) Bylaws, 3) Master deed, and 4) Covenants.** Reference Section 16A-5-340(c)(2)l for specific information needed.
- 14. **Water supply and sewage disposal.** Reference Section 16A-5-340(c)(2)m for specific information needed.
- 15. **Clearing, grading and drainage plans, including 1) Limits of clearing, and 2) Grading plan.** Reference Section 16A-5-340(c)(2)n for specific information required.
- 16. **Transportation impact analysis, including 1) Daily traffic counts, 2) Trip generation rates, 3) Existing conditions, 4) Anticipated ridership, 5) Trip generation and design hour volumes, 6) Trip distribution, 7) Trip assignments, 8) Existing and projected traffic volumes (including a) Peak hour traffic, b) Future peak hour traffic, c) Other peak hours), and 9) Capacity analysis, 10) Level of service, 11) Traffic accidents, and 12) Conclusions.** Reference Section 16A-5-340(c)(2)o for specific requirements.
- 17. **Air quality analysis, including 1) Dispersal qualities, 2) Pollutants to be discharged, 3) Trip generation and impacts, 4) Construction impacts, 5) Special mitigation techniques, 6) Improvements of site characteristics, 7) Conform with regulations, and 8) Description of area to be impacted.** Reference Section 16A-5-340(c)(2)p for specific requirements.
- 18. **Geologic report, including 1) Potential geologic hazards, and 2) Soils study.** Reference Section 16A-5-340(c)(2)q for specific information required.
- 19. **Brush Creek impact report.** Reference Section 16A-5-340(c)(2)r.
- 20. **Wildlife habitat analysis.** Reference Section 16A-5-340(c)(2)s.
- 21. **Construction management plan.** Reference Section 16A-5-340(c)(2)t.
- 22. **Adequate public facilities report, including 1) Identify the public facilities, service levels and carrying capacity that exist prior to the submission of the development application, 2) Specifically identify and describe the additional**

public facilities, service levels and carrying capacity that will be necessary and provided to the PUD and affected areas prior to completion of each phase and/or building within the development necessitating the demand for said facilities, services or capacity; and 3) Describe the intended provisions to be made for the timing location and financing of the public facilities, service levels and carrying capacity that will be needed to adequately support and service the areas of the proposed development. Reference Section 16A-5-340(c)(2)u.

○ **FOR FINAL PLANS:**

1. **Review and Intent Issues, including applicant responses to preliminary plan conditions.** Section 16A-5-360(b) of the Municipal Code.
2. **Review Procedure.** Section 16A-5-360(c) of the Municipal Code.
3. **Final plat.** Section 16A-5-320(c)(2)b. A final subdivision plat that conforms to the specifications of Section 16A-5-430(3), Plat.
4. **Other drawings, including final development plans and PUD Guide.** Section 16A-5-320(c)(2)c for specific information required.
5. **Covenants (final versions).** Section 16A-5-320(c)(2)d.
6. **Guarantee of public improvements, including 1) the applicant's responsibility for public improvements, 2) the required public improvements, 3) Subdivision improvement agreement, [including, a) Security, b) Form of security, c) Agreement to repair, d) Partial release of security, and e) Recording], 4) Warranty, and 5) Default.** Reference Section 16A-5-320(c)(2)e for the information required.
7. **Landscape guarantee.** Reference Section 16A-5-320(c)(2)f of Municipal Code.
8. **Development agreement,** including without limitation, the provisions outlined more specifically in Section 16A-5-320(c)(2)g of Municipal Code.

9. **Other Miscellaneous.**

- A. Verification that the proposed improvements are not in primary constraint areas (e.g. 30% slopes, drainage ways, wetlands, Brush Creek impact areas, other geological hazards, wildlife impact areas, etc.).
- B. If rezoning is being requested, a petition in favor of the rezoning signed by either real property owners representing 80% of the land area included in the application, or certified board of directors of homeowners association representing the interests of the property(s) in question.
- C. Note: Affidavit of mailing and posting, copy of information mailed and the names and addresses of the owners to whom said information was mailed (required prior to the public hearing).

ADDITIONAL INFORMATION MAY BE REQUESTED BY THE COMMUNITY DEVELOPMENT DEPARTMENT TO MAKE A FAIR AND WELL INFORMED DECISION. NO APPLICATION WILL BE PROCESSED UNTIL ALL REQUIRED INFORMATION IS PROVIDED.

RULES OF PROCEDURE

○ FOR PRE-SKETCH PLANS:

SUBMISSION OF APPLICATION. Pursuant to Code Section 16A-1-55.

PUBLIC NOTICE. The Town will notice the item in a newspaper of general circulation in the area.

JOINT MEETING. Pursuant to Code Section 16A-1-550(3), a complete copy of the application will be forwarded to the Town Council and Planning Commission and a joint meeting will be scheduled during a Town Council work session at their discretion.

PUBLIC MEETING MINUTES. The Town Council and the Planning Commission shall comment on the proposal and such comments shall be reflected in the minutes of the public meeting.

○ FOR SKETCH PLANS:

PRE-APPLICATION CONFERENCE. Pursuant to Code Section 16A-5-320(c)(1), and prior to formal submission of a request, the applicant shall meet with the Community Development Director in order to review the nature of the submission and the procedures that will be required in order to process the application.

SUBMISSION OF APPLICATION. Pursuant to Code Section 16A-5-320(c)(2).

STAFF REVIEW (including completion review, referral and review by outside agencies and districts, and the collection of comments). Pursuant to Code Section 16A-5-320(c)(3) and 16A-5-50.

PUBLIC NOTICE. Within 10 days of meeting between Staff and Applicant to share review comments or of receipt of supplemental information responding to comments, a public notice shall be prepared for a scheduled Joint Planning Commission and Town Council meeting.

JOINT MEETING. Pursuant to Code Section 16A-5-320(c)(4), and with a staff report of the review, the joint Planning Commission and Town Council meeting shall be held to hear the initial presentation of the application by the applicant. Thereafter, the Planning Commission shall conduct their review of the application.

RESOLUTION BY PLANNING COMMISSION. Pursuant to Code Section 16A-5-320(c)(5), and after Planning Commission has reviewed the application, providing direction to the

applicant on the Sketch Plan and authorizing the applicant to submit a preliminary plan or to submit a new sketch plan prior to proceeding to preliminary plan.

PUBLIC HEARING AND TOWN COUNCIL ACTION. Pursuant to Code Section 16A-5-320(c)(6), the Town Council shall hold a public hearing to consider the application and the Planning Commission's resolution. Town Council shall then prepare its own resolution taking action on the resolution that may accept the Planning Commission's resolution, or modification thereof.

EFFECT OF RESOLUTION. Pursuant to Code Section 16A-5-320(c)(7), the adoption of the resolution shall not constitute approval of a PUD or permission to proceed with construction, but only grant applicant to proceed to preliminary plan stage.

EXPIRATION. Pursuant to Code Section 16A-5-320(c)(8), the preliminary plan application must be submitted within 12 months of the Sketch Plan resolution approval.

○ FOR PRELIMINARY PLANS:

PRE-APPLICATION CONFERENCE. Pursuant to Code Section 16A-5-340(c)(1), and prior to formal submission of a request, the applicant shall meet with the Community Development Director in order to review the nature of the submission and the procedures that will be required in order to process the application.

SUBMISSION OF APPLICATION. Pursuant to Code Section 16A-5-340(c)(2). To be determined complete by Town Staff.

JOINT MEETING. Pursuant to Code Section 16A-5-340(d)(1), a **complete** copy of the application shall be forwarded to the Planning Commission and Town Council to hear the initial presentation of the application by the applicant. The Town Council shall identify issues that the Planning Commission should focus upon during their review.

REFERRAL OF APPLICATION. Pursuant to Code Section 16A-5-340(d)(1), the **complete** application may be referred and review comments collected while the joint Planning Commission and Town Council meeting occurs.

TOWN COUNCIL DETERMINATION AND DIRECTIVES. Pursuant to Code Section 16A-5-340(d)(2), and at a regularly scheduled meeting, the Town Council shall adopt their determination and direction by adopting a resolution.

SUBSEQUENT REVIEWS. Pursuant to Code Section 16A-5-340(d)(2) & (3), the Planning Commission shall commence conducting their review pursuant to the Town Council resolution of determination and directives, and the Town Council shall commence their review of the negligible potential impacts of the proposed development that do not warrant referral to the Planning Commission.

STAFF REVIEW (including referral and review by outside agencies and districts, and the collection of comments). Pursuant to Code Section 16A-5-340(e) and 16A-5-50, staff shall conduct their review, collect comments, meet with applicant, address issues and request

additional information necessary to adequately evaluate the proposal and make recommendations. The applicant will have opportunity to amend their application or provide additional information in response to the review comments. Following a response by the applicant, the complete copy of the amended or supplemental information shall be forwarded to the Planning Commission and Town Council together with the staff review.

CONCURRENT TOWN COUNCIL AND PLANNING COMMISSION REVIEW. Pursuant to Code Section 16A-5-340(f), and following the Joint Meeting, both boards may begin reviewing the application. The Planning Commission shall direct its attention to the direction of focus by the Town Council resolution plus other components the Planning Commission may wish to make recommendations. The Town Council may review other components until the Planning Commission concludes their review, and the Planning Commission may forward their recommendations in segments.

PLANNING COMMISSION PUBLIC HEARING. Pursuant to Code Section 16A-5-340(g), the Planning Commission shall hold a public hearing within 21 days of the Joint Meeting (**Note: requires advance publication notice prior to Joint Meeting**).

PLANNING COMMISSION RESOLUTION. Pursuant to Code Section 16A-5-340(g), and following closure of the public hearing, the Planning Commission shall provide its recommendations by resolution to the Town Council.

TOWN COUNCIL PUBLIC HEARING. Pursuant to Code Section 16A-5-340(h) & (i), the Town Council shall hold a public hearing and consider the recommendations by the Planning Commission and whether the application has responded to the directives provided during the Sketch Plan review. Following closure of the public hearing, the Council shall by resolution approve, approve with conditions or deny the application. The Town Council may require as a condition of approval that the Planning Commission review the Final Plan prior to review by Town Council.

FURTHER REVIEW BY PLANNING COMMISSION. Pursuant to Code Section 16A-5-340(j), and at any time during their review, the Town Council may request further review by the Planning Commission and any matter of the application, while the Town Council continues to conduct their review of the application, or may table further review until it has received the Planning Commission's recommendation.

AMENDMENT AND REMAND. If the applicant wishes to amend their application after a Planning Commission recommendation thereon, then the review procedures for such requests shall be followed pursuant to the provisions in Code Section 16A-5-340 (k) & (l).

EFFECT OF RESOLUTION. Pursuant to Code Section 16A-5-340(m), approval of a preliminary plan shall not constitute approval of a PUD or permission to proceed with construction, but only grant applicant to proceed with a Final PUD.

EXPIRATION. Pursuant to Code Section 16A-5-340(n), the Final PUD application must be submitted within 12 months after the preliminary plan approval.

o FOR FINAL PLANS:

PRE-APPLICATION CONFERENCE. Pursuant to Code Section 16A-5-360(c)(1), attendance at a pre-application conference is optional, but recommended, prior to submission of an application for Final PUD plan review.

SUBMISSION OF APPLICATION. Pursuant to Code Section 16A-5-360(c)(2). To be determined complete by Town Staff.

STAFF REVIEW (including referral and review by outside agencies and districts, and the collection of comments). Pursuant to Code Section 16A-5-360(e) and 16A-5-50, staff shall conduct their review, collect comments, meet with applicant, address issues and request additional information necessary to adequately evaluate the proposal and make recommendations. The applicant will have opportunity to amend their application or provide additional information in response to the review comments.

SCHEDULING OF PLANNING COMMISSION AND/OR TOWN COUNCIL MEETINGS. Pursuant to Code Section 16A-5-360(c)(3) and upon receipt of requested information by staff or within 10 days of the staff and application meeting, the Planning Commission and/or Town Council meetings shall be scheduled by the Community Development Director.

PLANNING COMMISSION REVIEW. If required as a condition with the preliminary plan approval, the complete application together with the staff review shall be forwarded to the Planning Commission, and then provide its recommendations to the Town Council via a resolution.

TOWN COUNCIL PUBLIC HEARING. Pursuant to Code Section 16A-5-360(5), the Town Council shall hold a public hearing to consider a major amendment to an approved PUD only (per Code Section 16A-5-390(1)c). A complete application together with the staff review shall be forwarded to the Town Council to determine the application's consistency with the approved preliminary plan; and, when applicable, the Planning Commission's recommendations, and shall by ordinance approve, approve with conditions or deny the application.

EFFECT OF RESOLUTION. Pursuant to Code Section 16A-5-360(6), approval of a final PUD plan shall confer upon the owner of all or a portion of the property right to apply for a building permit for the development consistent with the final PUD plan, including recording of the final plat, with final PUD plan vested for not more than 3 years, unless extended by Town Council.

RECORDING. Pursuant to Code Section 16A-5-360(7), 3 copies of the final PUD plan and PUD Guide and any other documents (executed and suitable for recording), including digital format, shall be submitted to the Community Development Director.

PUBLIC HEARING NOTICE

1. The Community Development Department shall tentatively set public meeting and hearing dates to be held before the Planning Commission and/or Town Council.
2. The Planning Department shall publish notice of the public hearing in the Snowmass Sun prior to the scheduled hearing (10 days for Sketch Plan Joint Meeting; 10 days for Sketch Plan Town Council review; 30 days for Preliminary Plan review before Planning Commission and Town Council; but no notice required for Final PUD plan review, except for major amendments to Final PUDs).
3. The applicant shall mail notice of the hearing in advance of the public hearing to all property owners within three hundred feet (300') of the affected property. The notice shall contain the following information:
 - a. A description of the proposal with reference to the appropriate section of the Code pursuant to which the application will be processed and the name of the decision making body.
 - b. A description of the property affected.
 - c. Any drawings or plans that detail the proposal.
 - d. A vicinity map showing the location of the property in the Town.
 - e. A Notice of Public Hearing from the Community Development Department, including the date, time and place of the hearing.
 - f. If the proposed action is a rezoning, the notice shall indicate what the present zoning is and what the new zoning will be and shall set forth the area and bulk requirements for the proposed zone as set forth in the area and build requirements set forth in Section 16A-3-50 and Table 3-2 of the Municipal Code. Such notice shall state what the present zoning is and what the new zoning will be and shall set forth the dimensional limitations for the proposed zone, as established in the Code.
 - g. If the proposed action is for approval of a subdivision, the notice shall contain a description of the types of uses proposed and shall specify the gross residential density proposed.
4. The applicant shall submit to the Planning Department, an affidavit of mailing and posting, copy of information mailed and the names and addresses of the owners to whom said information was mailed.

DETERMINING PROPERTY OWNERS

The party responsible for such mailing shall utilize as the source of names and addresses of such owners the most current list of property owners on file with the Pitkin County Tax Assessor or an official list of owners maintained by condominium and homeowners association which is current within thirty (30) days prior to mailing, or such other sources as approved in advance by the Town Community Development Department. If any party responsible to give such notice follows the indicated procedures in good faith, the failure of any particular property owner or owners to receive actual notice shall not affect the validity of proceedings which require such notice.

POSTING OF PROPERTY

Posting of a public hearing notice shall be made by the applicant. A sign noticing the public hearing date, time, location, purpose and the name of the decision making body conducting the hearing, shall be located in a conspicuous place on the property. The sign shall be made of suitable waterproof material, shall not be less than twenty-two inches (22") wide by twenty-six inches (26") high, and shall be composed of letters not less than one inch (1") in height.

Note: Affidavit of mailing and posting, copy of information mailed and the names and addresses of the owners to whom said information was mailed (required prior to the public hearing).

Design Workshop, Inc.
Landscape Architecture
Planning
Urban Design
Strategic Services

22860 Two Rivers Road
Suite 102
Basalt, Colorado 81621
970.925.8354
designworkshop.com

February 26, 2024

Dave Shinneman
Town of Snowmass Village Community Development Department
130 Kearns Rd.
PO Box 5010
Snowmass Village, CO 81615

Re: Letter of Authorization to Submit Land Use Application for Snowmass Club, PID# 273511102002

Dear Dave:

As the owners of the above referenced property, I hereby authorize Design Workshop, Inc. to act as my designated and authorized representative for the preparation, submittal and processing of a Pre-Sketch Plan Application, and any associated land use reviews. Design Workshop Inc. are also authorized to represent the project application in meetings with Town of Snowmass Village, the Planning Commission, Town Council, and any other Snowmass Village body.

Should you have any need to contact us during the course of the review, please do so through Design Workshop, Inc, whose address and telephone number are included in the application.

Thank you.

Sincerely,

ABA – Snowmass, LLC.

Eric N. Witmond

Signature: _____





Pre-Application Conference Summary
Re: Snowmass Club Amendments
Held July 25, 2023

Written Summary of Meeting
August 22, 2023

- (a) **Attendees:** From Snowmass Club (Applicant representatives): Jessica Garrow, Design Workshop; and Darla Calloway, Design Workshop; and
From Town: Dave Shinneman, Community Development Director, and Jim Wahlstrom, Senior Planner
- (b) **Purpose of Pre-Application Conference.** The Town's development procedures and standards were explained or referenced.
- (c) **Contents of Pre-Application Conference.** The pre-application conference followed the procedures in Sec. 16A-5-30, '*Pre-application conference.*' Specific items discussed during the pre-application conference included the following:
- (1) **Applicant's proposal.** A series of Snowmass Club Program Alternatives dated June 2023 were provided including:
- a. An application drawing titled: '**Application for Snowmass Club Comprehensive Planned Area**' showing the golf course area/holes, PUD boundary, proposed development areas, a proposed Snowmass Club CPA boundary, Bodies of water, Parcel lines, and the Brush Creek alignment;
 - b. A '**Snowmass Club Core**' map labeled for 59-78 free-market units (including proposed additions at the existing Residences at the Snowmass Club facility), 35-40 affordable units, reconfigured Maintenance Facility, reconfigured and reduced Tennis area, shortened hole 10 (with no loss of par), and total development acreage of 16.8 acres.
 - c. A '**Snowmass Club Core Enlargement**' map labeled for 51-66 free-market units, 35-40 affordable units, reconfigured Maintenance Facility, Reconfigured and reduced Tennis area, shortened hole 10 (with no loss of par), and total development acreage of 16.8 acres; [Reference list below of prior plans and plats possibly affected].
 - d. A '**Proshop**' drawing showing a proposed Duplex (each unit of 3,000-3,500 sq. ft. on two levels with 600 sq. ft. garages), an access drive, and rerouting of a golf cart path, 10-foot setbacks, and development acreage of 0.22 acre; [Affects Lot 1, Filing 1 Parcel 10 plat].
 - e. A '**North of Two Creeks Site**' drawing showing 5 SFD lots at 13,000-18,500 sq. ft. in size, 40 ft. minimum ROW with 20' roadway and 2' shoulders, access length of 280 feet from centerline of Two Creeks Drive per written description by labeled as Owl Creek Road on the map, shortening of holes 14 & 15 (with no loss of par), retaining walls due to steep slopes, with total development acreage of 2.22 acres. [Affects Parcel 10 of the

Snowmass Club PUD and subdivision plat].

- (2) **Review procedures.** In summary, the Community Development Director identified that the proposal should entail, following the code:
- a. a **Pre-Sketch process** pursuant to code Section 16A-1-55, which is optional but recommended in this case;
 - b. a proposed **Comprehensive Plan Amendment** pursuant to Section 16A-1-50(d), ‘*Amendment to Comprehensive Plan,*’ to add a 4th CPA;
 - c. a proposed **Major PUD Amendment** [pursuant to Section 16A-5-390 and Table 5-3 of code Section 16A-5-300(b)(1) while also considering/addressing the Minor PUD Amendment review standards in Section 16A-5-390(3)], also addressing the overall PUD procedures outlined in Section 16A-5-300, the ‘*General Restrictions*’ in Section 16A-5-300(c) regarding potential variation requests, the PUD ‘*Review Standards*’ in Section 16A-5-310 which additionally refers to the standards in Article IV, ‘*Development Evaluation Standards.*’ The latter includes the environmental, site improvements, off-street parking, building design guidelines, and restricted housing requirements among other standards. (The description of dwelling units and for determining mitigation housing requirements are provided in the Chapter 16A, Article IV and in the municipal code definitions); and
 - d. Any proposed **concurrent Rezonings** pursuant to Section 16A-5-220 ‘*Amendment to Official Zone District Map,*’ and subsection (d) and its subsections (5) and (6). Rezonings would be finalized by an ordinance during a Final Plan process but should be informationally addressed as part of the submittal requirements with a Sketch Plan and Preliminary Plan.
- **NOTE:** Be advised of Section 16A-5-300(b)(3), ‘*One Major PUD under review.*’

According to Sec. 16A-3-40, “*Statements of zone district intent,*” of the Town’s Municipal Code under sub-section (5)b, ‘*Planned Unit Development,*’ it states:

“Planned Unit Development (PUD). There are previously developed areas within the Town, or areas being annexed to the Town, where development plans were approved subject to a set of development review standards different than those utilized by the Town. One (1) purpose of the Planned Unit Development (PUD) zone district is to allow these areas to remain subject to the development parameters previously approved by the Town or County, which shall constitute the PUD plan for the property. There are also vacant lands and lands that are proposed for redevelopment within the Town. Another purpose of the PUD zone district is to provide the flexibility for owners of these lands to creatively plan for the overall development of their properties so that those community purposes specified in [Section 16A-5-300\(c\)\(6\)](#), Community Purposes for PUDs, can be achieved. Any development proposed for a property designated PUD shall be submitted and reviewed pursuant to Article V, Division 3, Planned Unit Development. The PUD plan shall constitute the zone district limitations and development regulations for said area or building. This zone district may not be utilized as the basis for a rezoning and exists only as described on the Official Zoning Map dated August 2, 1999 and as stated in the land use plan of an existing approved PUD.”

As stated by code, future development proposals will be reviewed pursuant to the procedures and standards of Article V, Division 3, Planned Unit Development, which will also require

an amendment to the Official Zone District Map. Since 'PUD' zoning is no longer permitted by the code for new proposed entitlements, the Applicant will also need to apply for a rezoning of the affected properties along with proposed plat amendments.

Other information or details to consider regarding a proposed Comprehensive Plan Amendment for a 4th CPA, a Major PUD Amendment with Rezoning applications:

- **Comprehensive Plan CPA Amendment requirements.** Any proposed amendments to the Comprehensive Plan after a Periodic Review should be submitted pursuant to Section 16A-1-50(d), '*Amendment to Comprehensive Plan.*' The submission requirements are not specifically identified in the code. A before and after analysis would be appropriate. Be advised that the existing CPAs in the current Comprehensive Plan include prose format description with a general location map, and do not include proposed master development plans. Any proposed additional CPA should be consistent with this format. Also be advised that consistency with the Comprehensive Plan is one of the review standards in the municipal code for most land use applications.
- **Concurrent Review.** Under municipal code Section 16A-5-40(c), '*Consolidation,*' "*Applicants may request, and the Planning Director may permit, the consolidated submission and review of all necessary development applications for a parcel of land.*"
- **Rezoning.** For any proposed new PUD Amendments, a rezoning to an appropriate conventional zone district (with a PUD Amendment overlay versus a PUD zone district) should be concurrently proposed for consideration pursuant to municipal code Section 16A-3-40, '*Statement of zone district intent,*' and subsection (5)b, '*Planned Unit Development (PUD).*'
- **Rezoning Submission requirements.** Reference Section 16A-5-220 and subsection (d) and its subsections (5) and (6).
- **Pre-Sketch Plan.** A pre-sketch application of the planned consolidated application is optional but recommended for initial input by the Town Council and Planning Commission. Reference the procedures in code Section 16A-1-55, including the submission requirements and the review procedures.
- **Sketch Plan application.** If a Pre-Sketch Plan is selected by the Applicant for initial review, then it is recommended that another mandatory pre-application meeting be held to overview further specific information or possible changes to the proposal.
- **Sketch Plan submission requirements.** The code's PUD sketch plan submission requirements were generally overviewed, including other details regarding the following items outlined in code Section 16A-5-320:
 - **Review criteria.** The Applicant should address the '*Purpose*' section for Sketch Plans, and the '*Sketch Plan Review Intent and Issues*' with the application, including alternative approaches to development (per the code standard), as well as the PUD review standards, general restrictions, and Article IV.
 - **Minimum Contents.** Applicant will comply with these submission requirements.
 - **Location map.**
 - **Statement of objectives.**

- **The Sketch Plan** (including information described in the 5 subheadings noted).
 - **Simple Sketches are required** (per the code standard).
 - **A Summary** (addressing the topics outlined in the code).
- **Joint meeting.** After the referral and evaluation review of a sketch plan occurs, a joint meeting presentation of the application by the Applicant to the Planning Commission and Town Council is required. Reference Section 16A-5-320(c)(3 & 4) for the procedural details.
- **Prior Actions and Agreements.** Previous actions revealed that the Snowmass Club includes the following history that might be affected by the proposal:
- TC Ordinance 03, 2000 - Final PUD SMC Phase I
 - TC Ordinance 03, 2002 with its Exhibits - Final PUD of SMC Phase II
 - Agreement to Reserve ROW & Easement and Term Ancillary Imp Agr - 10-04-02
 - Army Crops Permit #200175238
 - Recreational Use Agreement Amendment - FULLY SIGNED 11-20-08 & 9-6-07
 - SWSD & SCA Access Easement Agreement 06-18-02
- **Prior affected PUDs and Subdivision Plats.**
- Snowmass Club Final PUD Land Use Plan Combined - Ord. 8, 1980
 - SnowmassClub_Sub_04_15_1980_1 - The Snowmass Club Subdivision
 - SnowmassClub_03_12_1982 - S'mass Club Parcel 12, Fil 1 Plat
 - SnowmassClub_Lot_1_03_06_1985 - Subd Ex re Part of Lot 1, Parcel 4
 - SnowmassClub_Lot_2_03_17_2000 - S'mass Club PUD Re-Plat of Parcels 4 & 12, Phase 1
 - SnowmassClub_Sub_07_24_2002 - S'mass Club Phase I & II Replat
 - 2002 Overall Existing & Proposed Trails plat
 - Sanctuary@Snowmass_Lot_3_06_26_2003 - Trail Esm't Map
 - SnowmassClub_Lot_3_06_26_2003 - S'mass Club Lot 3, Parcel 4 Trail Esm't Map
 - 2018 Plat Amdt, Parcel 10 S'mass Club Ph I & II Replat (re L3, CCI for Rubenstein)
 - Lot 1, Filing 1 Parcel 10 (the old Proshop site)
 - Parcel 11, The Snowmass Club Subdivision (outlying parcel surrounded by Parcel 10)
- (3) **Review agencies.** For a review for a Major PUD and Rezoning, the Community Development Director, in the meeting and/or per this written summary, identified the agencies at minimum that should review the development application per the list below. Further referrals may be necessary during the evaluation of the application.

Minimum Town Departments and Agencies for Referral of a Minor PUD:

Town's Community Development Department staff, 970-923-5524
 Clint Kinney, Town Manager, 970-922-2288, Ext. 606
 Jeff Conklin, Town Attorney, 970-928-2124
 Anne Martens, Town Public Works Department, 970-923-5110, Ext. 300
 Mike Hovarth, Town Engineer, 970-923-5110 Ext. 314 or 970-923-5524
 Shaun LeeKing, Road Superintendent, 970-923-5110, Ext. 301
 Dave Ogren, Solid Waste and Recycle Superintendent, 970-923-5110, Ext. 320
 Sam Guarino, Transit Director, 970-923-2543, Ext. 411

Kit Hamby, Snowmass Water & Sanitation District, 970-923-2056
P.O. Box 5700
Snowmass Village, CO 81615

John Mele, Fire Marshall, and Jim Piddock, Assistant Fire Marshall, 970-923-2212
Roaring Fork Fire Rescue (SWFPD).

Staff encourages the applicant to seek input from various referral agencies such as the Snowmass Water and Sanitation, the Roaring Fork Fire Rescue (SWFPD), and Town Public Works prior to submittal. The Homeowners' Association(s) should submit a letter of consent / authorization. The owner also needs to provide authority to representative consultants.

Additionally, the Applicant should work with adjacent property owners to address any potential concerns prior to formal application submittal to the Town and before the proposal is presented at public meetings and hearings with the Town's review boards.

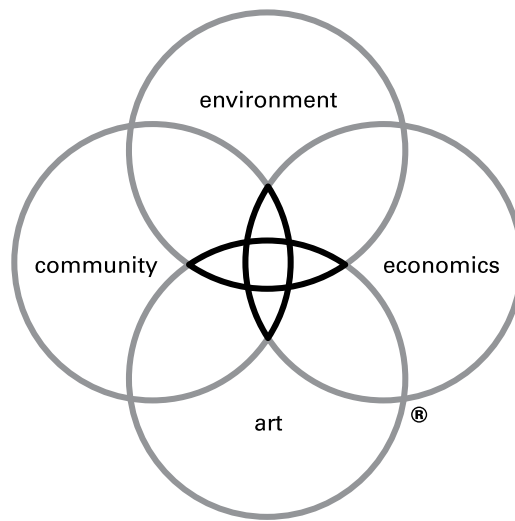
- (4) **Application contents.** The Community Development Director described or referenced in the meeting or per this written summary the materials required to be submitted as part of the development application, as outlined in Code Section 16A-5-40 and 16A-5-320. This would include any supplemental materials or drawings needed to demonstrate compliance with the municipal code's review standards for a sketch plan level of review. One digital copy of the application file with the base fee and signed fee agreement are required for submission to begin the completion review process. A scalable hard copy set of the drawings is also preferred.

Should there be any questions regarding this pre-application summary, please feel free to call the Community Development Department at 970-923-5524.

Date: August 22, 2023

Dave Shinneman

Dave Shinneman, AICP
Community Development Director
dshinneman@tosv.com



DW LEGACY DESIGN[®]

Legacy Design is the defining element of our practice. It is our commitment to an elevated level of design inquiry to arrive at the optimal solutions for clients. The process ensures that our projects reflect the critical issues facing the built environment and that they deliver measurable benefit to clients and communities. It is the foundation of the firm's workshop culture and guides all projects.

PLAN FRAMEWORK

This section presents a new planning framework to implement the Comprehensive Plan. The Conservation and Development Map provides general guidance for how to proactively address change. The comprehensively planned areas (CPAs) throughout Town were considered and are included on the Map. Future zoning changes and other policy decisions should be based on the framework provided here to address the Town's hopes for the future and to strengthen the community advantage.

Snowmass Village residents understand that planning for the future will result in a stronger local economy, greater sustainability, and a better quality of life for current and future residents, as well as continued attractiveness for visitors. This section provides a description of the Conservation and Development Map that sets up a town-wide framework for investing in areas supported by existing infrastructure, retrofitting areas in need of redevelopment, and protecting open space and natural resources. A description of how this map is organized, according to conservation and development areas, is provided. The identified development areas include opportunities for infill, redevelopment, and retrofit.

WHY A FRAMEWORK FOR CONSERVATION & DEVELOPMENT?

Snowmass Village has always identified with its stunning natural environment and has long expressed the desire to preserve this tremendous and unique asset. Simultaneously, the Town has a goal of providing affordable housing for a large percentage of employees working in Town, and offering visitors and residents alike an appealing array of services and lodging options. With the need for more affordable employee housing options remaining steady for several years, and the constant growth in employment, new units should be accommodated near the existing centers of activity. Directing development in this manner will allow for the two goals of housing and conservation to occur. With an aging stock of hotel accommodations and shopping facilities, like the Mall and Snowmass Center, the community has strongly expressed the desire to see redevelopment of those areas into updated and vibrant nodes of activity that will then be linked to the new Base Village.

In order to respond to these issues, the Plan provides a new framework for limited development and conservation of natural assets that addresses quality of life for residents while seeking to have a positive impact on the economy, business climate, tax base, and the future sustainability of the Town. The community overwhelmingly supports the idea of preserving Snowmass' natural environment while recognizing the need for targeted redevelopment at the Snowmass Center, West Village and Town Park.

Input from participants in the Comprehensive Plan update process supported the concept of a conservation and development approach, focusing on conservation first and then on redevelopment of the existing nodes, i.e., Town Park, the Mall and Snowmass Center (as well as continued development of Base Village as approved), which can include the addition of new workforce housing units to help the Town meet its goal, while protecting existing residential neighborhoods and remaining rural lands. This approach reaffirms the community's feeling that redevelopment of existing development sites or buildings should happen first to make the most efficient use of Town services while ensuring that carrying capacity of existing infrastructure is carefully addressed and not exceeded.

The Conservation & Development Map (Map 1A & 1B located on pages 15-16) organizes the community into areas prioritized for varying degrees of land conservation (including both permanently protected and recreation open spaces), existing developed neighborhoods, and development areas that support existing and proposed walkable, activity centers.

The Conservation & Development Map will guide near-term revisions to the Town's zoning ordinance to assure that the land use regulations are consistent with the vision set forth in this Plan.

The assignment of areas provides a framework for a new approach to zoning that specifically addresses the concerns related to preserving community character and qualitative concerns either town-wide or within the more intense areas of the village, to more effectively help Snowmass Village increase both economic potential and quality of life goals. By organizing the Town according to conservation and development areas, intentional and informed decisions can be made about how to most efficiently spend municipal dollars on infrastructure improvements that will be consistent with the Comprehensive Plan.

The Conservation & Development Map graphically illustrates how the Town's land use policies apply to the physical landscape of the community and where and how conservation and development should and should not be accommodated over the next decades. The Map is not a zoning map. It is intended to show, in a general sense, the desired amount of conservation and the pattern and location of future development or redevelopment. The boundaries shown are imperfect and are intended only to reflect the general pattern of desired future development. A more detailed zoning map will need to be generated with significant public involvement as a part of a future land use & development code update to achieve a more fine-grained assignment of zoning classifications.

► Organization of the Map

The Conservation & Development Map is organized around conservation and development areas. These areas set out conservation priorities and inform the intensity and the character of new development. This varies from the approach used by a conventional Future Land Use Map that focuses primarily on separating land by use rather than grouping areas with similar existing or

desired future character. The map is intended to guide where and to what extent conservation and development are to be encouraged and directed. A number of factors drive the assignment of Conservation and Development areas, including the location of valuable open space, the presence of existing neighborhoods, and availability of existing and future infrastructure.

► Conservation & Development Areas

■ Privately-Owned Recreation / Open Space Areas

These are privately-owned areas that are or should be preserved for recreational purposes that enhance the resort amenities that locals and visitors alike treasure and are attractions within Snowmass Village. They include the golf course

and open space set-asides within residential and other developments. These areas are suitable only for supplemental minor development that enhances these amenities, and should not be considered developable land.

■ Publicly-Owned / Protected Open Space Areas

These areas include parcels under protection by law or regulation as well as land acquired for conservation through purchase or by easement. These include USFS lands; town-owned parks/facilities and the recreation center; surface waterbodies; protected wetlands; riparian

corridors; acquired open space and conservation easements. These areas are suitable only for supplemental development that enhances these amenities, and should otherwise be protected in perpetuity from incompatible uses.

■ Low Density Residential Areas

Low Density Residential Areas are comprised of several large privately-owned tracts of land with very low density residential development, and is intended to remain as such. Parcels in this area are currently zoned PUD, large lot single

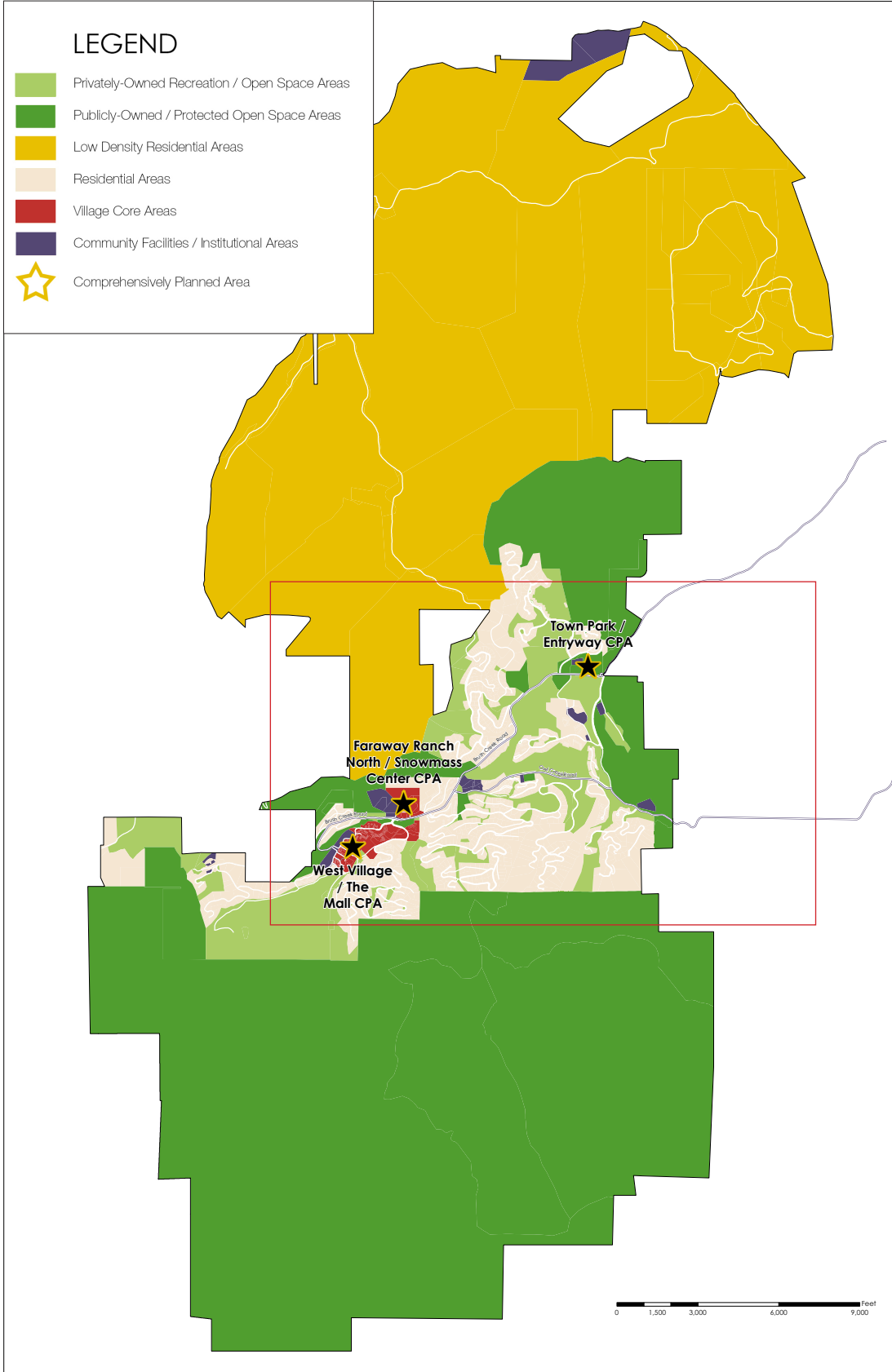
family residential or estate residential, and are anticipated to remain as conventional use-based districts with minor or no adjustments made to existing densities and development standards.

■ Residential Areas

Residential Areas include all of Snowmass Village' existing low- to medium-density residential neighborhoods, most of which have been developed as conventional attached and detached houses and multi-family complexes. Lots and parcels in this area are currently zoned single family residential, multi-family residential and some PUDs. As most of these areas are already

developed, there are limited opportunities for future single-family infill, though it may be possible to incorporate a small amount of additional multi-family residential units within some existing complexes. These areas are intended to remain in their current form as conventional use-based districts.

Map 1A: Conservation & Development Map



Village Core Areas

The Village Core Areas include West Village (including the Snowmass Mall), Base Village and the Snowmass Center. This area includes existing commercial, retail, hotel, and multi-family residential uses, and has the potential for new development and redevelopment. Some of these areas were developed in a conventional, auto-oriented development pattern, while others have a more pedestrian-oriented resort-type development pattern. New development, redevelopment, or the reuse of existing land and buildings should be

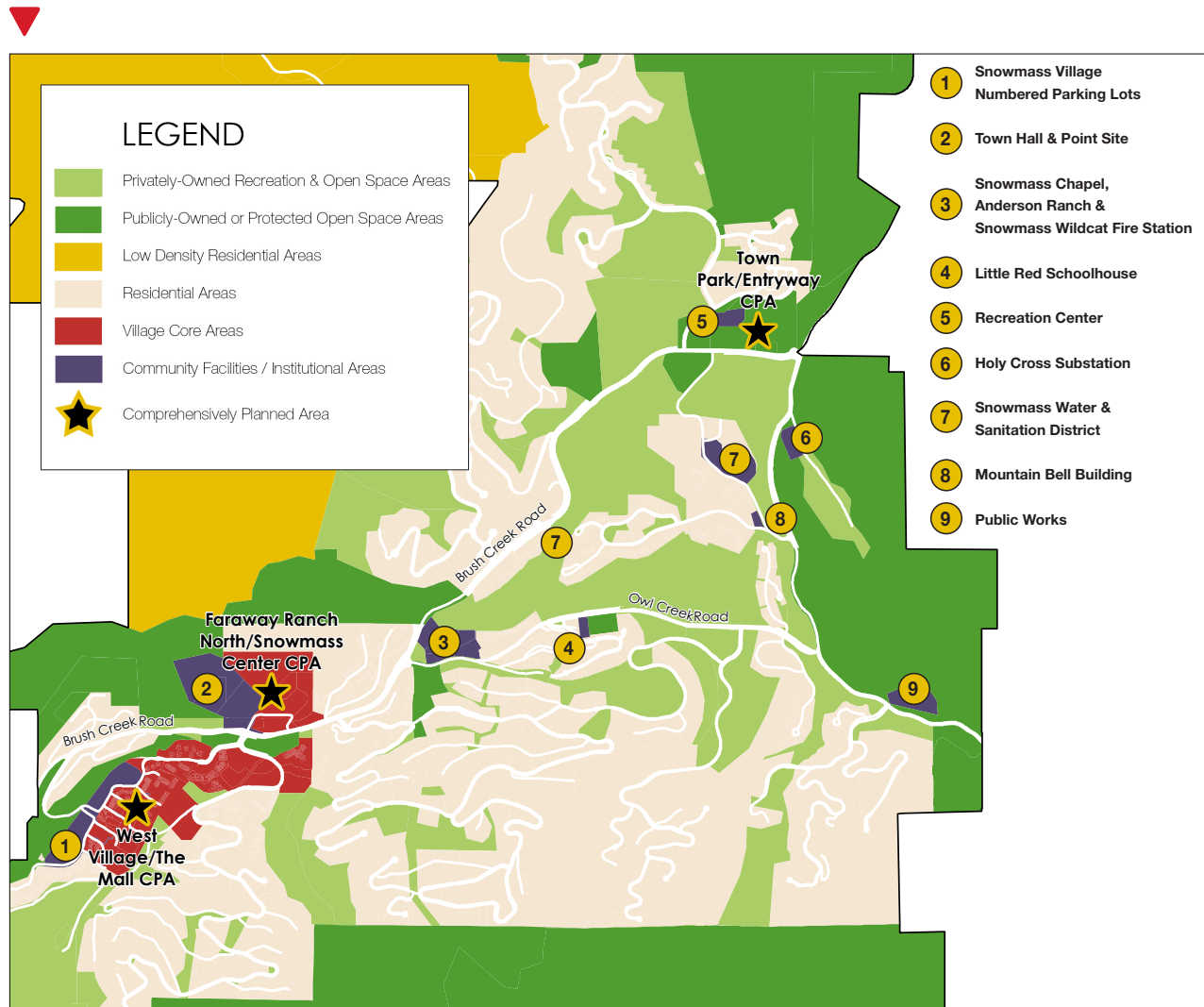
encouraged in these areas to better meet the local goal of achieving more walkable and bikeable corridors and improved connectivity throughout the Village Core. Additional growth and development within Snowmass Village is most desirable within this area due to the presence of existing infrastructure and proximity of transit services. The plan envisions that most residential and commercial development over the next decades will occur in this area.

Community Facility / Institutional Areas

There are several locations within the Town that are considered community facilities. These include properties not only owned by the Town, but also other special districts, utilities, religious entities and non-profit organizations. These areas are suitable

for some new and supplemental development that enhances these properties, which may or may not be under Town control or regulation, but should allow for the needed flexibility to achieve their intended use.

Map 1B: Conservation & Development Map (Inset)



Sec. 16A-1-55. Pre-sketch plan.

- (a) Purpose. The Town Council is authorized to conduct sessions to provide an opportunity for informal discussion among developers, public officials and the public on various issues relating to the use of land in the Town and the relationship of its use to the overall operation and economic stability of the Town.
 - (1) Allow discussion. The sessions are for the purpose of discussion and education and are not intended to result in any formal action or decision making. Under no circumstances can the Planning Commission or Town Council be estopped to deny approval of any development proposals, or other matter for which approval is required pursuant to the provisions of this Chapter, because of the participation of members of the Planning Commission and/or Town Council in such sessions.
- (b) Pre-Sketch Plan Review Procedure. The pre-sketch plan process is an optional step prior to the submission of a sketch plan. The process is a joint planning effort with the applicant and the Town Council and Planning Commission. The Town Council and the Planning Commission shall hold a joint meeting on the pre-sketch plan. The Town Council and the Planning Commission's participation in the process is informal and nonbinding.
 - (1) Steps in the pre-sketch plan process. An applicant may utilize the pre-sketch plan process more than once for a single site proposal. No prioritizing or entitlements for the proposed project would occur as a result of going through this process.
 - (2) Submission of an application. The applicant shall submit a pre-sketch plan and narrative as an application to the Planning Department at least two (2) weeks prior to a scheduled Town Council meeting. Applications will be scheduled before the Town Council subject to available time during a work session.
 - a. The applicant shall include in the application the name of all property owners.
 - b. The application shall include a plan displaying the existing improvements, as well as the pre-sketch development proposal, for the entire property.
 - c. The applicant shall submit a narrative describing the proposed uses and activities.
 - d. If the applicant is not the owner of the subject property, then the applicant shall include either evidence that the property is under contract or a letter containing the written consent of the landowner to the submission of the pre-sketch plan application.
 - e. No public notification is required of the applicant; however, the Town will notice the item in a newspaper of general circulation in the area.
 - (3) Public meeting. A complete copy of the application shall be forwarded to the Town Council and the Planning Commission. The application shall be scheduled for a public meeting to present the initial proposal to the Town Council and the Planning Commission. The Town Council shall schedule the discussion during a work session at their discretion.
 - (4) Town Council and Planning Commission comments. The Town Council and the Planning Commission shall comment on the proposal and such comments shall be reflected in the minutes of the public meeting.
 - (5) Modified proposals submitted in response to Town comments. Resubmission of proposals shall be scheduled at the next available Town Council work session or after two (2) weeks following the Planning Department's receipt of a revised application, at the discretion of the Town Council.

(Ord. 9-2000 §1; Ord. 16-2010 §1)

June 7, 2024

To Snowmass Village Planning & Zoning, Snowmass City Council, and Snowmass Club,

Our neighborhood, Country Club Unit 1, comprising Fairway Drive and Beaver Court, writes in united opposition to the Snowmass Club's proposed development of a new street and new neighborhood comprised of five large, single-family homes in what the Snowmass Club plan calls the Two Creeks area. This portion of the Snowmass Club development plan would require shifting this area from recreational use (golf course) to large, single family residential (SF-6). This shift is in direct opposition to every objective that our community has supported for decades. It is also in direct opposition to every plat, plan, and community guidance/vision document that governs real estate development in our community. We are strongly opposed to development of this area and would ask that you swiftly reject this 'Two Creeks' portion of the Snowmass Club's plan.

Considering the various objectives of our town, the 'Two Creeks' development would violate each principle our community uses to guide development:

Protect public views: This portion of the plan eliminates the most important remaining open space and public views in the core of Snowmass Village. The new neighborhood would interfere with public views from every direction and would drop large, mansion-style homes in an area that represents the last pastoral and open area in the center of Snowmass Village. The sense of open space and beauty that our community experiences in the Owl Creek corridor would be replaced by views of additional mansion-style homes.

Protect wildlife: This portion of the plan introduces substantial new development in a corridor frequented by elk, moose, fox, deer, bear, and coyotes as they transit from the Brush Creek wetlands to the mountain. The town has been consistent when it comes to protecting wildlife in this area; many in our neighborhood have asked about management of the coyote population and we have always received the answer that the coyotes are part of our community's wildlife, we need to learn to live with them, and we cannot disturb them. This new development would not only interfere with the movement of animals from the wetlands to the mountain, but it would completely disrupt the coyote population and coyote dens that our town has so actively defended.

Focus new housing within the nodes: Not only does this portion of the plan fail to meet this objective, but it introduces an entirely new housing node of large, mansion-style properties. The 'Two Creeks' development alone violates this core principle. There is no community benefit from these 5 homes or this new development node. Additionally, allowing it would create a precedent for future expansion of previously off-limit areas for the sole purpose of developer profit. If Snowmass Village says 'yes' to a development node so wildly contradictory of community principles, on what basis will it ever be able to say 'no' to a developer in the future?

Employee housing: The Two Creeks development offers no employee housing. Rather, the large homes would generate significant demand for employees to build, maintain, and service these homes on an ongoing basis.

Promote sustainable development: There is nothing sustainable about this plan. It requires a new street, new infrastructure, and would introduce large new homes.

Additionally, the plan interferes with the Aspen-Nordic trail system. Worse, it would accentuate a dangerous traffic dynamic that occurs on any day with moderately busy vehicular traffic on Owl Creek. Left turns out of Fairway Drive and Burnt Mountain Drive (Two Creeks parking) are already dangerous, as traffic coming from the direction of Base Village moves around a blind corner, often at high speeds on the downhill. Beyond vehicular risks, many of us have had near misses with vehicles as we traverse the cross-walk to the Owl Creek paved trail or Two Creeks base. A new street and new neighborhood would introduce another traffic variable on the blind curve on Owl Creek, loading more traffic close to these dangerous intersections and cross-walks.

In summary, for virtually the entire history of Snowmass Village, the golf course portion of the Snowmass Club has been considered ‘off-limits’ to new development. Development has been restricted to the interior, developed core of the Snowmass Club. This philosophy has been enshrined in every plat and plan, including the 2018 Comprehensive Plan, and, in every agreement with the Snowmass Club. Our town’s 2018 Comprehensive Plan specifically identifies Privately-Owned Recreation / Open Space Areas with the following guidance:

*“These are privately-owned areas that are or should be preserved for recreational purposes that enhance the resort amenities that locals and visitors alike treasure and are attractions within Snowmass Village. They include the golf course and open space set-asides within residential and other developments. These areas are suitable only for supplemental minor development that enhances these amenities, **and should not be considered developable land.**”*

The bold emphasis is ours. The Snowmass Club disregards this admonition and history.

Each person in our neighborhood made a lifestyle and real estate decision on the basis of decades of clear and definitive history and planning regarding the Snowmass Club, especially its recreational areas. Moreover, we and the broader community believe very strongly in the principle of retaining an open, pastoral core outside of known development nodes. If the history of planning in Snowmass Village were to be turned inside-out to allow five large mansions in a newly-created development node, the damages to our neighborhood would be incalculable. The damages to the community would be even greater.

We are asking Planning & Zoning and Snowmass Town Council to swiftly reject any consideration of the proposed 'Two Creeks' portion of the Snowmass Club's plan. We do not believe this aspect of the Snowmass Club plan merits further discussion with the Snowmass Club. The proposed 'Two Creeks' single-family home development node adds no value to the community and destroys key values we prize as a neighborhood and community.

While our neighborhood continues to review the rest of the Snowmass Club proposed development, we felt that it was urgent to communicate our shared view on this specific element of the proposed plan.

Sincerely,
The Fairway Drive Community

Signed by the following property owners:

65 Fairway Drive
161 Fairway Drive
193 Fairway Drive
208 Fairway Drive
289 Fairway Drive
321 Fairway Drive
385 Fairway Drive
400 Fairway Drive
464 Fairway Drive
479 Fairway Drive
500 Fairway Drive
512 Fairway Drive
517 Fairway Drive
21 Beaver Court
64 Beaver Court

From: Esteban Ferrer <[REDACTED]>
Sent: Friday, June 14, 2024 6:40 AM
To: Snowmass Town Council <council@tosv.com>
Subject: Snowmass Club Development Proposal

Dear Fellow Snowmass Village Residents and Members of the Town Council,

I am a member of the Snowmass Club, and I also am an owner in the adjoining Country Club Townhomes Association and a member of its Board of Managers.

As a member of the Club, two weeks ago I received a communication from the Club informing members of the Club's submission to the TOSV of a proposal (technically, a "Pre-Sketch Development Application") to, among other things, add up to 137 housing units and make changes to the golf course to accommodate some of these units.

As a full time Village resident, I am aghast at the prospect of the addition of so many housing units throughout a property whose natural beauty and serenity add so significantly to the attractiveness and majesty of our Village. Especially since the Club's current footprint, and its golf course, serve as the Village's very welcoming "Entrance".

Speaking strictly as a golfer, the prospect of having three holes shortened (in the case of hole #15, acutely so) also is very troubling. It significantly would lessen the challenge and reputation of our golf course. And the thought of playing golf while surrounded by additional buildings and roads, or paths, is disturbing beyond description. Of course, I recognize that a Club golf membership is a privilege not available to all, and that this particular beef primarily is between the Club and its members. However, can anybody question the obviously negative visual impact of all those new structures upon our extended community?

As an owner of a Country Club Townhome which abuts the golf course and enjoys unobstructed views of the majesty that surrounds our Village, I am especially offended by the five residences proposed just below Owl Creek Road, which definitely will affect those views. Many of our homeowners already have contacted our Board of Managers (including me) about their unhappiness with those, as well as with other components of the Club proposal. Plus, the drawings of those buildings and the surrounding area (paths and cul de sac) suggest a high likelihood of future building sites. So, a slippery slope if ever there was one.

As the Club itself notes in its proposal, the CCTHA (us), along with the Villas at Snowmass, are parties to a 2002 agreement that limits the further development of what is known as "Parcel 10". Those five residences and what the Club's submission labels as "the Old Pro Shop " fall squarely within Parcel 10. We do not expect to be open to any renegotiation of our rights under the 2002 agreement. We already have retained counsel to pursue our rights under that agreement, should that be necessary.

I note that the Club's proposal includes up to 60 deed restricted housing units. That is obviously meant as the "carrot" for the Council to look positively upon the rest of the proposal. I urge you not to place undue weight on that carrot. The price to be paid for that carrot sure looks pretty steep to me.

Thank you for your attention to this email. If I can provide any further information, please don't hesitate to ask.

Very truly yours,

Esteban (Steve) Ferrer



From: [Greg Goldfarb](#)
To: [Snowmass Town Council](#)
Cc: [Rhonda Coxon](#)
Subject: Fairway Drive neighborhood letter re: Snowmass Club
Date: Friday, June 7, 2024 7:01:21 AM
Attachments: [Fairway Dr. Community Letter regarding Snowmass Club Plans.pdf](#)

Snowmass Town Council,

The Fairway Drive neighborhood would like to communicate its strong opposition to a component of the pre-sketch development plan proposed by the Snowmass Club. Our neighborhood has drafted the attached letter expressing the many reasons to oppose the 'Two Creeks' portion of the Snowmass Club's proposed development plan. Our neighborhood would welcome the opportunity to discuss these concerns with Council if and when there is an opportunity to do so.

Thank you
Greg Goldfarb, on behalf of the undersigned Fairway Drive community

June 7, 2024

To Snowmass Village Planning & Zoning, Snowmass City Council, and Snowmass Club,

Our neighborhood, Country Club Unit 1, comprising Fairway Drive and Beaver Court, writes in united opposition to the Snowmass Club's proposed development of a new street and new neighborhood comprised of five large, single-family homes in what the Snowmass Club plan calls the Two Creeks area. This portion of the Snowmass Club development plan would require shifting this area from recreational use (golf course) to large, single family residential (SF-6). This shift is in direct opposition to every objective that our community has supported for decades. It is also in direct opposition to every plat, plan, and community guidance/vision document that governs real estate development in our community. We are strongly opposed to development of this area and would ask that you swiftly reject this 'Two Creeks' portion of the Snowmass Club's plan.

Considering the various objectives of our town, the 'Two Creeks' development would violate each principle our community uses to guide development:

Protect public views: This portion of the plan eliminates the most important remaining open space and public views in the core of Snowmass Village. The new neighborhood would interfere with public views from every direction and would drop large, mansion-style homes in an area that represents the last pastoral and open area in the center of Snowmass Village. The sense of open space and beauty that our community experiences in the Owl Creek corridor would be replaced by views of additional mansion-style homes.

Protect wildlife: This portion of the plan introduces substantial new development in a corridor frequented by elk, moose, fox, deer, bear, and coyotes as they transit from the Brush Creek wetlands to the mountain. The town has been consistent when it comes to protecting wildlife in this area; many in our neighborhood have asked about management of the coyote population and we have always received the answer that the coyotes are part of our community's wildlife, we need to learn to live with them, and we cannot disturb them. This new development would not only interfere with the movement of animals from the wetlands to the mountain, but it would completely disrupt the coyote population and coyote dens that our town has so actively defended.

Focus new housing within the nodes: Not only does this portion of the plan fail to meet this objective, but it introduces an entirely new housing node of large, mansion-style properties. The 'Two Creeks' development alone violates this core principle. There is no community benefit from these 5 homes or this new development node. Additionally, allowing it would create a precedent for future expansion of previously off-limit areas for the sole purpose of developer profit. If Snowmass Village says 'yes' to a development node so wildly contradictory of community principles, on what basis will it ever be able to say 'no' to a developer in the future?

Employee housing: The Two Creeks development offers no employee housing. Rather, the large homes would generate significant demand for employees to build, maintain, and service these homes on an ongoing basis.

Promote sustainable development: There is nothing sustainable about this plan. It requires a new street, new infrastructure, and would introduce large new homes.

Additionally, the plan interferes with the Aspen-Nordic trail system. Worse, it would accentuate a dangerous traffic dynamic that occurs on any day with moderately busy vehicular traffic on Owl Creek. Left turns out of Fairway Drive and Burnt Mountain Drive (Two Creeks parking) are already dangerous, as traffic coming from the direction of Base Village moves around a blind corner, often at high speeds on the downhill. Beyond vehicular risks, many of us have had near misses with vehicles as we traverse the cross-walk to the Owl Creek paved trail or Two Creeks base. A new street and new neighborhood would introduce another traffic variable on the blind curve on Owl Creek, loading more traffic close to these dangerous intersections and cross-walks.

In summary, for virtually the entire history of Snowmass Village, the golf course portion of the Snowmass Club has been considered ‘off-limits’ to new development. Development has been restricted to the interior, developed core of the Snowmass Club. This philosophy has been enshrined in every plat and plan, including the 2018 Comprehensive Plan, and, in every agreement with the Snowmass Club. Our town’s 2018 Comprehensive Plan specifically identifies Privately-Owned Recreation / Open Space Areas with the following guidance:

*“These are privately-owned areas that are or should be preserved for recreational purposes that enhance the resort amenities that locals and visitors alike treasure and are attractions within Snowmass Village. They include the golf course and open space set-asides within residential and other developments. These areas are suitable only for supplemental minor development that enhances these amenities, **and should not be considered developable land.**”*

The bold emphasis is ours. The Snowmass Club disregards this admonition and history.

Each person in our neighborhood made a lifestyle and real estate decision on the basis of decades of clear and definitive history and planning regarding the Snowmass Club, especially its recreational areas. Moreover, we and the broader community believe very strongly in the principle of retaining an open, pastoral core outside of known development nodes. If the history of planning in Snowmass Village were to be turned inside-out to allow five large mansions in a newly-created development node, the damages to our neighborhood would be incalculable. The damages to the community would be even greater.

We are asking Planning & Zoning and Snowmass Town Council to swiftly reject any consideration of the proposed 'Two Creeks' portion of the Snowmass Club's plan. We do not believe this aspect of the Snowmass Club plan merits further discussion with the Snowmass Club. The proposed 'Two Creeks' single-family home development node adds no value to the community and destroys key values we prize as a neighborhood and community.

While our neighborhood continues to review the rest of the Snowmass Club proposed development, we felt that it was urgent to communicate our shared view on this specific element of the proposed plan.

Sincerely,
The Fairway Drive Community

Signed by the following property owners:

65 Fairway Drive
161 Fairway Drive
193 Fairway Drive
208 Fairway Drive
289 Fairway Drive
321 Fairway Drive
385 Fairway Drive
400 Fairway Drive
464 Fairway Drive
479 Fairway Drive
500 Fairway Drive
512 Fairway Drive
517 Fairway Drive
21 Beaver Court
64 Beaver Court

From: [Tom Fridstein](#)
To: [Snowmass Town Council](#); [Clint Kinney](#)
Subject: Fwd: Snowmass Club PreSketch Plan Opposition
Date: Monday, June 10, 2024 1:31:58 PM

See below. I received Scott's permission to send this to the full Council.

Tom

Thomas Fridstein, FAIA, LEED AP

Pinnacle Project LLC

m: [REDACTED]

www.PinnacleProject.net

Begin forwarded message:

From: Scott Wheeler [REDACTED]
Date: June 3, 2024 at 6:09:31 AM MDT
To: Tom Fridstein <tfridstein@tosv.com>
Subject: Snowmass Club PreSketch Plan Opposition

Hi Tom,

We've not met before, so allow me to introduce myself. My name is Scott Wheeler and I own a home in SnowMass Village at 161 Fairway Drive with my wife Karin. We purchased the property a couple of years ago. We absolutely love SnowMass and have been there often over the years with our family to ski, and finally were able to buy our property ahead of my retirement, which is planned for this year.

I was shocked last month when I saw the PreSketch Plan submitted by the SnowMass Club that proposes developing 5 mansion style homes along Owl Creek Road. There are significant issues with this proposal of course, including zoning, view disruption, wildlife issues and many others. I have not had a chance to study the proposal in detail, but wanted to go on record with you right away that we will do everything we possibly can to oppose this development proposal and protect our property rights, views, property value and the open space enjoyment of the golf course and surrounding trails.

I most sincerely hope and encourage you and the rest of our trusted town leaders will do the same.

Kind regards,

Scott Wheeler

