

**TOWN OF SNOWMASS VILLAGE
TOWN COUNCIL**

**Ordinance No. 07
SERIES OF 2024**

**AN ORDINANCE OF THE TOWN COUNCIL REGARDING A MINOR AMENDMENT TO THE
SNOWMASS MOUNTAIN PLANNED UNIT DEVELOPMENT (PUD) GUIDE AS IT PERTAINS
TO ITEMS IN THE 2022 SNOWMASS MOUNTAIN MASTER DEVELOPMENT PLAN (MDP)**

WHEREAS, the Aspen Skiing Company ("Applicant") submitted on October 13, 2023 a combined Minor PUD Amendment to Snowmass Mountain PUD for proposed expansion of activities and infrastructure as described or illustrated pursuant to the provisions in the PUD Guide attached hereto; and

WHEREAS, following Town staff completion reviews, the applications were deemed complete for referral purposes and the applications were referred to applicable Town departments and referral agencies on October 31, 2023 for review and comment; and

WHEREAS, a Development Review Team (DRT) meeting was conducted on November 2, 2023 to discuss the proposal with Town staff and referral agencies to identify issues and concerns as they pertain to the amendment; and

WHEREAS, the Minor PUD Amendment application proposes modified updates to the usages, figures and development parameters in the Final PUD Guide that would accommodate the on-going and future operations and services of the ski area as described in the 2022 Snowmass Mountain Master Development Plan (MDP); and

WHEREAS, the Minor PUD Amendment application was processed in accordance with Section 16A-5-390, Amendment of Final PUD, of the Municipal Code; and

WHEREAS, the Planning Commission reviewed the noted application and considered the recommendations of Town Staff on February 7, 2024 and continued the public meeting until February 21, 2024 at which time PC Resolution No. 2 of 2024 was unanimously adopted, recommending approval to the Town Council; and

WHEREAS, the Town Council reviewed the proposal on April 1, 2024 at which time PC Resolution No. 2 of 2024 was considered during a duly noticed public hearing.

NOW, THEREFORE, BE IT RESOLVED, by the Town Council of the Town of Snowmass Village, as follows:

Section One: General Findings. The Town Council generally finds that:

Miscellaneous Findings:

1. The Applicant submitted the applications for the Minor PUD Amendment in accordance with the provisions of the Municipal Code, Section 16A-5-390.
2. The United States Forest Service (USFS), owner of a portion of the property, has provided written confirmation "acceptance" of the proposed projects included in the 2022 Master Development Plan for Snowmass Mountain, as further described

in their letter dated January 13, 2023 as part of the application materials, which appears to provide acceptable authorization to conduct a complete review of the applications by the Town.

3. The application as provided has been supplied for response to Town Staff and appropriate referral agencies for comments and concerns.
4. The Town and the Applicant acknowledges the Aspen Skiing Company has an obligation to mitigate the expansion of on-mountain amenities and improvements pursuant to previous agreements, including but not limited to Town of Snowmass Village Ordinance No. 09 Series of 1994 and further described in the Memorandum of Understanding between the Town of Snowmass Village and Aspen Skiing Company dated August 28, 1998, which scale financial contributions based on the actual number of guests that visit the ski area. The Town further acknowledges these obligations by the Applicant have been upheld and will continue to be upheld with future improvements as reviewed and approved as required in the PUD Amendment.
5. The Town Council acknowledges the Planning Commission's concerns regarding the potential for increased traffic and parking needs associated with on-mountain improvements and feel that it would be beneficial to institute signage to efficiently direct skier traffic to available parking areas. The Town Council agrees that with more development there may be the need for additional transportation demand management options.
6. The Town Council strongly supports the Town's ability to request pertinent reports from the Applicant as they pertain to incremental improvements on the mountain which may include, but is not limited to, environmental assessments, traffic analysis, and employee generation reports to aid in the decision-making process.

Minor PUD Amendment Findings: Pursuant to Section 16A-5-390(3) of the Municipal Code the Town Council finds:

- a) The proposed Amendment is consistent with, or an enhancement of, the original (current PUD) approval.
- b) The proposed Amendment does not have a substantially adverse effect on the neighborhood surrounding the land where the Amendment is proposed, nor does it have a substantially adverse impact on the enjoyment of land abutting upon or across the street from the subject property.
- c) The proposed Amendment does not change the basic character of the PUD or surrounding areas.
- d) The proposed Amendment complies with the other applicable standards of this Division 3, Planned Unit Development, including but not limited to [Section 16A-5-300\(c\)](#), General Restrictions, and [Section 16A-5-310](#), Review Standards.

Section Two: Action.: Pursuant to the findings stated in Section One of this Ordinance, the Town Council approves the Minor Planned Unit Development (PUD) Amendment of the proposed definitions, usages, figures and development parameters (as modified) in the Snowmass Mountain PUD Guide.

Section Three: Conditions. The Town Council sets forth the following conditions for the approval of the applications:

1. The Applicant and the Town understand the importance of the Sky Cab (Skittles) gondola as a vital transit connection and shall make it a priority to initiate meaningful discussions with affected parties and bring to the Town Council a plan for improvement/replacement options for the Skittles gondola system by the end of 2024.

2. Commercial Service Areas shall not be counted as floor area in accordance with the Land Use and Development Code. The definition of Ski Related Commercial Facilities shall be amended accordingly in the PUD guide.
3. With the submittal for land use consideration of Special Review items in the PUD Guide, the Applicant shall produce necessary traffic, parking, employee generation, infrastructure demand analysis as deemed necessary by the Community Development Director for review.
4. "Snowmass summer use zones" shall be further identified in the 2022 MDP - Exhibit 4 and further articulated in Figure VI-5 to include the privately owned portions of the mountain to be attached hereto as an exhibit prior to recordation.
5. Signage within private property and not associated with on-mountain wayfinding, shall require a sign permit from the Town and shall be subject to the general sign standards of the Land Use Code or as otherwise defined in any future adopted Snowmass Mountain Comprehensive Sign Plan.
6. Zones 1 through 4 shall be referenced on Figure VI-5 of the MDP to be attached hereto as an exhibit prior to recordation.
7. "Temporary Structures" shall be removed from the list of *Activities and Uses Allowed-by-Right During the Traditional Winter Season* since temporary structures are already identified as structures that require "Administrative Modification" approval in the draft PUD Guide.
8. Restricted Housing shall be removed from the list of *Activities and Uses subject to an Amendment of Final PUD* in the draft PUD Guide as it is already (and more appropriately) included on the *Activities and Uses subject to Special Review*.
9. In the newly added *Activities and Uses allowed, subject to review and approval of an Administrative Modification* section of the draft PUD Guide, verbiage shall be added to clarify the Community Development Director may have temporary structures reviewed by the Planning Commission at his/her discretion if deemed appropriate.
10. Whenever environmental studies and or report are deemed necessary by the U.S. Forest Service, the Town shall be provided with a copy of said documentation and shall be aptly notified of any community input meetings and/or environmental study comment period(s) prior to final approval of improvements identified in the 2022 Master Development Plan.
11. The Town acknowledges the Applicant has undertaken substantial efforts towards environmental sustainability and shall continue those efforts in the future in all new development.

Section Four: Severability. If any provision of this Ordinance or application hereof to any person or circumstance is held invalid, the invalidity shall not affect any other provision or application of this Ordinance which can be given effect without the invalid provision or application, and, to this end, the provisions of this Ordinance are severable.

INTRODUCED, READ, AND APPROVED ON FIRST READING by the Town Council of the Town of Snowmass Village on April 1, 2024, upon a motion by Councilmember Fridstein, the second by Councilmember Marolt, and upon a vote of 5 in favor 0 against.

INTRODUCED, READ, AND APPROVED ON SECOND READING, by the motion of Town Councilmember Shenk and the second of Town Councilmember Gustafson by a roll call vote of 4 in favor and 0 against, on this 15th day of April 2024. Councilmember Marolt was absent and did not vote.

TOWN OF SNOWMASS VILLAGE
TOWN COUNCIL



Bill Madsen, Mayor

ATTEST:



Megan Harris Boucher, Town Clerk

APPROVED AS TO FORM:



Jeff Conklin, Town Attorney

Attachments:

- A. Snowmass Mountain 2024 Planned Unit Development Guide
- B. Figure VI-5 (amended)

Appendix A:
Snowmass Mountain
2024 Planned Unit
Development Guide
May 3st, 2024

This Planned Unit Development (PUD) Guide summarizes the final development plan, land uses, densities, zone district limitations and development regulations for the master plan amendment concerning Snowmass Mountain. Where this PUD Guide does not address a specific development standard or requirement of the Code, the provisions of the Municipal Code will apply. To the extent the provisions of this PUD Guide conflict with or are in any way inconsistent with the Municipal Code, the provisions of this PUD Guide will apply. References in this PUD Guide to the Municipal Code mean provisions as amended or renumbered from time to time except that if the applicable provision has been amended to be more restrictive or burdensome on the development or use of the Project or a portion thereof than the provision in effect as of the date hereof, the version of the Municipal Code in effect on the March 30, 2023 will apply.

PURPOSE

The purpose of this Recreation Zone District PUD Guide is to establish a zone district that regulates the recreational facilities, activities, uses including those mixtures of uses related to mountain operations on Snowmass Mountain, and the intensity thereof within appropriate areas of the Town, in efforts to:

1. provide areas for uses required by, and for the benefit of the public, or to be reserved for future recreational type facilities, activities and uses;
2. ensure that areas not appropriate for development are preserved in a recreational type state for future generations to use and enjoy;
3. create new opportunities for residents and guests to access and enjoy the mountains and accessible natural state areas,
4. enhance and excel outdoor recreational opportunities, including the awareness of the mountain environments and athletic achievement;
5. create new, restore and refresh the health of the general public; and
6. renew the human spirit by creating and maintaining places where the mind, body and spirit are all invigorated, for the purpose of benefiting all residents and visitors within the Town.

DEFINITIONS

Beyond the definitions supplied in the Municipal Code, below are additional definitions for this PUD Guide:

Ski Related Commercial Facilities means on-mountain hut, lodging, restaurant, and picnic facilities in support of the mountain's commercial uses and operations together with the following uses in conjunction therewith:

- a) access, circulation, stairs, elevators, lobby and vestibule spaces associated with building circulation;
- b) rest rooms (public and private);
- c) food service/kitchen/cafeteria operations, points of sale and associated equipment;
- d) retail which is incidental and accessory to the principal use of the building;
- e) employee facilities to include locker rooms, meeting rooms, break rooms, dining areas, showers, offices which are accessory to the commercial use of the building;
- f) overnight accommodations and areas associated therewith, subject to limitations.

See Exhibit 1. Ski-Related Commercial Facilities Table 1. The Ski-Related Commercial Facilities Table shall be updated prior to the Town of Snowmass Village issuing a Building/Demo Permit for the respective Ski-Related Commercial Facility. Commercial Service Areas shall not be counted as floor area in accordance with the Land Use and Development Code. Table 1 may be updated administratively as an attachment to this PUD Guide.

Ski Related (Operational) Facilities means on-mountain facilities and structures in supporting mountain operations but not of a commercial nature, including but not limited to lift shacks and operator houses, outhouses, storage buildings, lift maintenance facilities, NASTAR start/finish houses, water treatment facilities, patrol facilities, bomb caches, snowmaking pump houses and other related facilities.

See Exhibit 2. Ski-Related (Operational) Facilities Inventory Table 2. The Ski- Related (Operational) Facilities Inventory Table shall be updated prior to the Town of Snowmass Village issuing a Building/Demo Permit for all Ski-Related (Operational) Facility. Table 2 may be updated administratively as an attachment to this PUD Guide.

Commercial Service Areas means areas within the commercial building that support and serve the building's commercial use and including but not limited to: service corridors and circulation, service stairs and elevators that are not used by the public, loading dock, shipping and receiving areas, trash and recycling spaces. These spaces are exempt from floor area calculations consistent with the TOSV Land Use Code.

Indoor Recreation Facility means climbing walls, video games, table games, paintball games, and similar facilities.

Open Use Recreation Site means land designated for public outdoor recreational use, either publicly owned or privately owned and available on a fee, non-fee or membership basis, including but not limited to such facilities as playgrounds and play fields, ski areas, trail networks, golf courses, tennis courts and similar court installations for outdoor entertainment.

Recreational-related Activities and Facilities Conditional means: special on-mountain events to host more than 500 people at one time (e.g., weddings, concerts, children's activities, private parties, worship services, and other group activities and social events); and/or special summer

attractions, including:

hang-gliding, paragliding, zip lines and canopy tours, commercial jeep tours, lift-served downhill mountain biking, overnight camping facilities, outdoor climbing walls, outdoor concert venues, challenge courses, disc golf, archery, paintball, mountain boarding, expansion of snowmaking; fuel farms; storage areas for avalanche control devices; storage of ski equipment; construction staging related to mountain operations; overnight truck parking for purposes of large deliveries; construction or events related to recreational mountain operations; indoor recreational facilities that change the primary use of the building; dining and food services associated with night operations for the mountain coaster, tubing and skating; private dining for ski clubs on the private lands located on mountain; commercial snowmobile tours; alpine slides and coasters; shelters, mountain huts including those for overnight use; operating buildings or structures related or ancillary to summer recreation activities; any nighttime operations requiring lighting; surface water storage facilities and features.

LAND USE PARAMETERS

General Notes

1. If the 13,600 skiers-at-one-time¹ rated capacity is exceeded on a regular basis, and adverse impacts to the West Village area are experienced, Aspen Skiing Company will present to the Town of Snowmass Village and the US Forest Service, a plan to mitigate these adverse impacts.
2. The Provisions of Ordinance 5, Series of 2017, Ordinance No. 2, Series of 2005, Ordinance No. 9, Series of 1994 and Ordinance No. 13, Series of 1991, after the effective dates thereof, will impose use restrictions and regulations upon lands owned by the United States of America in addition to privately owned lands. The responsibility for the consequences of compliance with such restrictions and regulations upon lands owned by the United States of America lies with private permittees, licensees, or contractors of the United States Forest Service and not with any agency or instrumentality of the United States. Snowmass Village recognizes and acknowledges that its jurisdiction is concurrent with the United States, and further that its authority to regulate uses and activities on Federal lands will be enforceable only to the extent that such enforcement does not pose a significant threat to any identifiable Federal policy or interest and does not stand as an obstacle to the accomplishment and execution of a Congressionally approved use of such Federal lands.

Accordingly, the regulatory scheme contemplated in Ordinance 5, Series of 2017, Ordinance No. 2, Series of 2005, Ordinance No. 9, Series of 1994 and Ordinance No. 13, Series of 1991, and as described in this amended and restated Land Use Plan map, are supplementary to and not in derogation of Federal Law. Further, the Town recognizes and acknowledges that the United States shall not be liable for or assessed any ad valorem tax, excise tax or special assessment which may be levied or imposed by and within Snowmass Village.

3. Snowmaking is considered to be a use by right within those areas designated in Ordinance

¹ In 1994, skiers-at-one-time was the industry standard planning metric for design capacity evaluations. As of 2023, Comfortable Carrying Capacity (CCC) is the preferred metric and is used in the attached 2022 MDP (see Exhibit 4). The 2022 MDP describes an upgrade plan CCC of 14,820 guests per day. This is equivalent to approximately 11,050 skiers-at-one-time. No adjustment of 13,600 skiers-at-one-time is being proposed.

No. 2, Series of 2005, Ordinance No. 5, Series of 2017, and the 2022 Snowmass Mountain Master Development Plan (2022 MDP) in Exhibit 4. Construction details, timing, and actual location of snowmaking facilities (e.g., buildings/structures) or the expansion thereof are subject to special review approval.

4. The boundary descriptions as referenced in the 1999 land use map at Reception No. 428679 in Plat Bk. 48, Pg. 97 & 98 are illustrative only. The actual boundary of the 'Recreation' zone district for Snowmass Mountain is established by separate rezoning action with an exhibit of the boundary area to be zoned 'Recreation.' Reference Exhibit 'A' of Ordinance No. 2, Series of 2005.

Limitations of Facilities and Uses (for new development/re-development since the Ordinance 94-09 approval):

1. Maximum Building Square Footage - 120,000 SF (Note: This does not include the existing buildings and structures as of 1994. See Exhibit 1 for detailed information)
2. Maximum Amount SF Commercial Space - 120,000 SF
3. Maximum Building Ground Coverage - 80,000 SF
4. Minimum Square Footage (See Impact Footage of Employee Housing Units Mitigation Agreement)
5. East Village Day Lodge and Skier Services - 9,010 SF
6. Parking - 400 cars
7. Mid-Station (currently known as Elk Camp campus) — 43,815 SF includes Gondola terminal, Restaurant, Information and Interpretive Facility, Patrol and Support (pursuant to Ordinance No. 9, Series of 1994 approval)
8. Summit Station - 5,500 SF includes Gondola terminal, Restaurant, Information /Interpretive Facility, Patrol and Support (pursuant to Ordinance No. 9, Series of 1994 approval)

Special Review Uses (in addition to use table below) Area & Bulk Requirements:

9. Maximum Building Height - 65 feet at Locations labeled "R" on the 1999 plan that meant the restaurant areas in Elk Camp Meadows, Alpine Springs, Up for Pizza, Ullrhof, Spider Sabich, and Sam's Knob (Maximum Building Height shall not be applied to lift towers or other lift mechanisms; these items shall carry no Maximum Height Restrictions)
10. Maximum height of the canopy tour shall not exceed 90 Feet.

Employee housing:

Employee housing requirements are pursuant to Municipal Code 16A-4-420(2)(c), 'Other Means,' or by constructing a suitable housing project, pursuant to the Restricted Housing Agreement (Exhibit "C" of Ordinance No. 2, Series of 2005). Aspen Skiing Company shall submit an annual report of restricted housing year-round and seasonal capacity/occupancy to the Town Housing Department. This report shall be submitted on an annual basis to the Planning Director by the 31st of January for the previous year and will be an attachment to this PUD Guide.

Specific and Definitive Listing of Permitted or Conditional Uses

The following listing of uses shall serve as the standard for the administration of the zoning process for the lands within the Snowmass Mountain PUD boundaries within the Town of Snowmass Village.

The uses are divided into the following three categories:

11. Activities and uses allowed all year;
12. Activities and uses allowed during the traditional winter season;
13. Activities and uses which are allowed by further review

Activities and Uses Allowed All Year

Activities which are allowed all year are those uses which are typically associated with the year-round recreational use of the mountain and have little or no environmental and service related impacts. Refer to the 2022 MDP (see Exhibit 4) Figures VI-1, VI-2, VI-3, VI-4, and VI-5, incorporated herein, which shows locations of buildings, lifts, trails, access roads and utility corridors.

Permanent uses allowed by right year-round include the following, but are subject to Special Review if substantial changes in the use are proposed:

1. All permitted existing uses and activities,
2. General maintenance activities normally associated with the operation of the recreation area including but not limited to:
 1. Construction of new lift facilities and conveyances as shown on the plan as well as lift renovation, relocation, upgrading and, maintenance to the extent there is no significant increase in the bulk of the top or bottom terminals or that there is no increase in the ski area terrain capacity as a result of such work beyond the mountain capacity identified in the accompanying MDP (see Exhibit 4).
 2. Removal of lifts and conveyances.
 3. All ski trail work including grading, clearing, glading, fine grooming, revegetation and other such activities normally associated with the construction, maintenance and improvement of trails and walkways.
 4. Construction of terrain parks and ancillary snowmaking.
 5. All hiking, biking and equestrian trail work including grading, clearing, glading, fine grooming, revegetation and other such activities normally associated with the construction, maintenance and improvement of trails,
3. General maintenance and construction and reconstruction and renovation of mountain buildings, subject to local building permit regulations.
4. Construction of the utility trenches as needed for the repair and maintenance of all utility and snowmaking systems.
5. Maintenance of all mountain facilities.
6. Expansion of snowmaking terrain depicted in the accompanying MDP (see Exhibit 4),
7. Grazing and timber cutting on Forest Service lands when allowed by Special Use Permits through the Forest Service.
8. Hunting on Forest Service lands where and when allowed by governing state, federal and local authorities.
9. Hiking, biking, horseback riding on mountain roads and trails and other recreational endeavors on federal, state and locally controlled areas, except when prohibited due to on- mountain construction or wildlife closures.
10. Special summer attractions including hang-gliding, paragliding, zip lines/canopy tours, challenge courses, hiking, fishing, disc golf, archery, paintball, mountain boarding, climbing walls, gathering areas, alpine slides/mountain coasters, or similar activities, commercial jeep tours, and commercial mountain biking.

11. Water lines, water treatment facilities, sewer lines, compressed air lines and other such utilities required for the operation of existing snowmaking machinery, restaurants and other such facilities in the area.
12. Existing access roads for maintenance and construction of facilities on the mountain,
13. Existing Fuel Farms.
14. Existing storage of Avalanche Control Devices including construction of the Powder Mixing and Storage Magazine Facility.
15. Aspen Skiing Company offices.
16. Picnics.
17. Tube and lattice lift towers and other supporting structures needed to achieve normal lift criteria as well as platforms and towers associated with summer activities.
18. New or replacement top and bottom drive and return stations and lift operators' cabins/huts, including stations and shelters for summer activities such as canopy tours and alpine coasters.
19. Annual maintenance and or replacement of lift machinery and systems as long as such work does not significantly result in change to the lift's capacity, alignment or length.
20. Snowboarding, snowshoeing, snowbiking, and skiing, both Nordic and Alpine,
21. Operation of the Elk Camp gondola.
22. Storage, both existing and in structures depicted in the accompanying MDP of mountain operations equipment (see Exhibit 4).
23. Special events including weddings, concerts, children's activities, private parties, worship services and other group activities and social events less than 500 people at one time,
24. Guided and self-guided environmental tours,
25. Accessory recreational facilities, signage, structures, or shelters designed to support specific recreational endeavors, such as climbing walls, paintball games, or other summer activities.
26. Operation of the mountain restaurants,
27. Operation of the on-mountain children's activities in summer and winter.
28. Information shelters and cookie stands on the mountain.
29. Rental and sales of recreational equipment and goods.
30. Night operations of the Elk Camp gondola, Sky Cab and Village Express lift until 12:00 a.m., with option to extend hours subject to Special Review.
31. Night operations of on mountain restaurants until 12:00 a.m.
32. Night operations of mountain coaster, snow tubing, snow biking, and associated infrastructure for summer and winter activities. All additional lighting shall be subject to TOSV Lighting Ordinance requirements.
33. Surface water storage facilities and features.
34. Antenna reception or transmission devices mounted upon, incidental or accessory to permitted buildings and structures.
35. Construction, use, and removal of temporary structures (e.g., Sprung Structures) subject to the review and approval of an Administrative Modification.

Activities and Uses Allowed by Right During the Traditional Winter Season or During the Preparation for the Opening of the Ski Area

Uses and activities allowed during the traditional winter season, or during preparation for the mountain opening, are set by the adoption of this plan. Activities which are allowed during the traditional winter season are those uses which provide basic support services for guests and

mountain operations, and have little or no environmental and service related impacts.

1. Ski and Snowboard School and toddler skiing and snowboarding activities including meeting areas and structures.
2. Existing restaurants, including indoor and outdoor eating and drinking establishments, as described in this PUD Guide.
3. Places for retailing of goods in support of skiing and snowboarding operations.
4. Personal service outlets including minor ski and snowboard repair activities in support of mountain operations.
5. Public restrooms.
6. Lift operations of all lifts shown and described in the accompanying MDP (see Exhibit 4).
7. Operations on all trails/terrain as shown and described in accompanying plan.
8. Accessory buildings both existing and those depicted in the accompanying MDP including, but not limited to patrol stations, warming huts, equipment storage buildings and lift operator huts (see Exhibit 4). For the replacement of such buildings, existing accessory buildings shall be limited by the uses mentioned, including size maximums, and should not be unlimited as stated in the application. Otherwise, any replacement building shall be subject to the Administrative Modification or PUD Amendment procedures, whichever applies.
9. Indoor recreational facilities including, but not limited to video games and table games, which do not change the primary use of the building.
10. Ticket sales areas.
11. Snowboarding, skiing, snowshoeing and similar snow sports.
12. Snowmaking in areas depicted in the accompanying MDP (see Exhibit 4).
13. Avalanche control work accomplished by the use of high explosives.
14. Snow grooming including, but not limited to rolling, tilting, compaction, cutting, dozing and relocating.
15. Outdoor recreational uses and facilities set in a natural environment including but not limited to racing, free-style contests and other such organized special events utilizing amplified public address systems during normal daytime mountain operations.
16. Establishment of lift opening times, trail closures, grooming schedules, existing snowmaking efforts and other on-going mountain management issues.
17. Professionally guided tours.
18. Guided tours within and outside the USFS Special Use Permit (SUP) boundary.
19. Ice-skating and all grooming and maintenance associated with ice maintenance.
20. Professional and amateur snow sport, biking, and other recreational racing and free-riding events.
21. Sledding and Tubing operations.

Activities and Uses which are Allowed by Further Review

Activities and Uses allowed, subject to Special Review

With the submittal for land use consideration of Special Review Items, the Applicant shall produce necessary traffic, parking, employee generation, infrastructure demand analysis as deemed necessary by the Community Development Director for review.

1. Special on-mountain events designed to host more than 500 people at one time, which shall address the impacts associated with security, trash removal, noise, lighting, and hours of operation, including proposed mitigation techniques (Applies to individual Applicants, but Town-sponsored events shall be exempt).
2. Expansion of fuel farms.
3. Expansion of storage areas for Avalanche Control Devices.
4. Free standing Antenna Reception or Transmission Devices, such as cellular or radio tower greater than 10 feet in height.
5. Expansion of storage of winter and summer activities equipment and construction staging.
6. Overnight truck parking.
7. Indoor recreational facilities, including but not limited to video games and table games, which changes the primary use of the building.
8. Personal Services.
9. Restaurants, including:
 1. Dining and food service associated with night operations for skating, tubing and coaster operations.
 2. Private dining for ski clubs on the private lands located on the mountain.
 3. New shelters or restaurant facilities or expansion thereof not identified on the current plan submission, which shall also be subject to review and approval of a Minor PUD Amendment within the Elk Camp Meadows, Alpine Springs, Up for Pizza, Ullrhof, Spider Sabich, and Sam's Knob areas.
10. Operation of the Elk Camp gondola, Sky Cab, and Village Express lifts beyond 12:00 a.m.
11. Commercial snowmobile tours.
12. Expansion of snowmaking, including related facilities (e.g., buildings and structures).
13. Any nighttime operations that require lighting, subject to conformance with the lighting ordinance.
14. Restricted Employee Housing processed in conformance with the application requirements of Sec. 16-A-5-300, which shall also be subject to review and approval of a PUD Amendment.
15. Public Utility Uses, Services and Facilities, including above and below grade water storage tanks.
16. Year-round overnight accommodations that allow for a unique on-mountain experience such as huts or similar structures available for public / private use. Such accommodations preclude the use of private vehicular access.
17. Commercial E-bike use utilizing existing on-mountain roads, downhill mountain biking trails, and cross-country mountain biking trails.
18. Commercial electric snowkart use utilizing existing over the snow terrain.

Activities and Uses offered, subject to Amendment of Final PUD:

The Planning Director shall determine whether the amendment proposal should be classified as an administrative, major or minor amendment, taking into consideration the totality of the circumstances of the proposed amendment together with the procedures set forth in code Section 16A-5-390 of the Town of Snowmass Village Municipal Code.

Activities and Uses allowed, subject to review and approval of a Minor PUD Amendment:

1. Expansions of any individual building on the mountain other than restaurants and lift top and bottom drive terminals by more than 10% or 2,000 square feet, whichever is less.

2. New shelters or restaurant facilities or expansion thereof not identified on the current MDP submission within the Elk Camp Meadows, Alpine Springs, Up for Pizza, Ullrhof, Spider Sabich, and Sam's Knob areas, which shall also be subject to Special Review.
3. Expansion of existing transit center/depot at Two Creeks (informational only - subject to the East Village PUD development standards).
4. Parking lot reconfiguration and expansion other than those approved with the Base Village application.

Activities and Uses allowed, subject to review and approval of an Administrative Modification:

1. The Planning Director has the authority to issue changes to the use of temporary structures (e.g., Sprung Structures). This includes but is not limited to the implementation, extension of temporary use duration, and removal of temporary structures. The Planning Director may have temporary structures reviewed by the Planning Commission at his/her discretion if deemed appropriate.

Exhibits

1. Ski-Related Commercial facilities Table
2. Ski-Related (Operational) Facilities Inventory List
3. Annual Restricted Housing Report
4. 2022 Snowmass Mountain Master Development Plan

Snowmass Mountain PUD Guide-Exhibit 1

TABLE 1. SKI-RELATED COMMERCIAL FACILITIES

Facility	Date Constructed	Building Size (Sq. Ft.)	Footprint Size (Sq. Ft.)	Indoor Seats	Outdoor Seats
Elk Camp Restaurant	2012	14,936	10,659	395	150
Sam's Restaurant	2006, 2019 (remodel)	7,080	7,080	180	50
Ullrhof Restaurant	1969, 1989 (addition), 2013 (remodel)	10,000	5,000	259	250
High Alpine Restaurant	1973, 1985 (addition), 2016 (remodel)	19,718	7,718	678	150
Spider Sabich Picnic Area	1985	6,348	6,348	0	250
Lynn Britt Cabin	1997	1,650	1,650	65	50
Lizard Lodge	2000	1,000	1,000	80	50
Up 4 Pizza	1998	1,390	1,390	60	40
Overnight Accommodations	N/A	0	0	0	0
TOTAL BUILT		62,122	40,845	1,717	990
TOTAL ALLOWABLE		120,000	80,000		
TOTAL REMAMING		57,878	39,155		

Snowmass Mountain PUD Guide-Exhibit 2

TABLE 2. SKI-RELATED (OPERATIONAL) FACILITIES (greater than 400 sq. ft.)

Ski-Related (Operational) Facilities (greater than 400 sq. ft.)	Building Size (sq.ft.)
Lift Maintenance	
Lift Maintenance Shop – Knob	2,184
Metal Building beside Knob Shop	1,280
Elk Camp Gondola- cabin storage	2,611
Elk Camp Gondola – cabin storage basement	2,390
Subtotal	8,465
Skier Services	
Performance Center	1,200
Elk Camp Beginner Lounge	1,855
Subtotal	3,055
Vehicle Maintenance	
Elk Camp Vehicle Maintenance Shop	11,850
Knob Fuel Farm	810
Alpine Fuel Farm	918
Subtotal	13,578
Water & Snowmaking	
Compressor Building (T-2)	6,278
Primary Pump Building	1,440
Alpine Springs Pumphouse	912
Elk Camp Water Treatment Building	520
Subtotal	9,150
Patrol Buildings	
Alpine Patrol Room (T-12)	2,208
Elk Camp Patrol Room / Wildlife Center	1,521
Sam’s Knob HQ	2,080
Burn Patrol Room (lower level of up for pizza)	1,390
Subtotal	7,199
Ticket Offices	
Assay Hill T.O.	1,000
Subtotal	1,000
Miscellaneous	
Mountain Ops Locker Room	4,000
Canopy Tour Shelter	426
Coaster Station	2,090
Elk Camp Tube Storage Building	835
Utility building at the bottom of Campground	440
Subtotal	7,791
TOTAL	50,238

Snowmass Mountain PUD Guide-Exhibit 3

TABLE 3. CLUB COMMONS (I & II) AND THE DIVIDE WINTER RESTRICTED HOUSING REPORT

Club Commons (I & II)						
	2017	2018	2019	2020	2021	2022
# of ASC Employees Occupying Units	250	250	250	250	250	250
# of Non-ASC Workers Occupying Units	0	0	0	0	0	0
# of Outside Contractors Working on Summer Activities Construction Occupying Units	0	0	0	0	0	0
# of ASC Workers Working on Summer Activities Construction Occupying Units	0	0	0	0	0	0
Building 4 TOSV occupants	24	24	24	24	24	24
Total Club Commons (I & II)	274	274	274	274	274	274
The Divide						
	2017	2018	2019	2020	2021	2022
# of ASC Employees Occupying Units	8	8	8	8	8	8
# of Non-ASC Workers Occupying Units	0	0	0	0	0	0
# of Outside Contractors Working on Winter Activities Construction Occupying Units	0	0	0	0	0	0
# of ASC Workers Working on Winter Activities Construction Occupying Units	0	0	0	0	0	0
Total the Divide	8	8	8	8	8	8

Note: There are a total of 274 beds in Club Commons (I & II) and 8 beds at Divide. Winter occupancy occurs from approximately December 20th to April 1st each year. Table 3 reflects the occupancy of Club Commons and the Divide between those dates.

TABLE 4. CLUB COMMONS (I & II) AND THE DIVIDE SUMMER RESTRICTED HOUSING REPORT

Club Commons (I & II)						
	2017	2018	2019	2020	2021	2022
# of ASC Employees Occupying Units	131	154	171	118	163	180
# of Non-ASC Workers Occupying Units	94	92	79	132	87	65
# of Outside Contractors Working on Summer Activities Construction Occupying Units	16	0	N/A	N/A	0	5
# of ASC Workers Working on Summer Activities Construction Occupying Units	9	4	N/A	N/A	N/A	0
Building 4 TOSV occupants	24	24	24	24	24	24
Total Club Commons (I & II)	274	274	274	274	274	274
The Divide						
	2017	2018	2019	2020	2021	2022
# of ASC Employees Occupying Units	8	8	8	8	8	8
# of Non-ASC Workers Occupying Units	0	0	0	0	0	0
# of Outside Contractors Working on Summer Activities Construction Occupying Units	0	0	0	0	0	0
# of ASC Workers Working on Summer Activities Construction Occupying Units	0	0	0	0	0	0
Total the Divide	8	8	8	8	8	8

Note: There are a total of 274 beds in Club Commons (I & II) and 8 beds at the Divide. Summer activities are open from approximately June 20th to October 1st each year. Table 4 reflects the occupancy of Club Commons and the Divide between those dates.

FIGURE VI-5. PROPOSED
SUMMER ZONING PLAN
2022 MASTER DEVELOPMENT PLAN

