

# ***AGENDA***

## **TOWN OF SNOWMASS VILLAGE PLANNING COMMISSION**

**REGULAR MEETING**  
**Wednesday, October 5, 2016**

**TIME:** 4:00 p.m.

**PLACE:** Town Council Chambers  
130 Kearns Road, Snowmass Village, CO.

**ITEM NO. 1:** Variance: Ridgerun IV, Lot 41 / Consideration of Resolution No. 8, Series of 2016

**ITEM NO. 2:** Discussion: Commissioner availability through December

**ITEM NO. 3:** Discussion: Comprehensive Plan Update and Community Profile

**MISCELLANEOUS:**

**ADJOURNMENT**

## MEMORANDUM

TO: **Planning Commission**

FROM: **Planning Department – Chase Anderson, Planner**

DATE: **October 5, 2016**

SUBJECT: **PUBLIC HEARING AND RESOLUTION NO. 8, SERIES OF 2016:**  
**Lot 41, Ridge Run Unit IV [150 Baby Doe Lane] --**  
*Variance Request pursuant to Section 16A-5-240, Variances:* for the Town of Snowmass Village Planning Commission to determine if an existing above-grade structure, which is located outside the building envelope and within ten (10) feet of the property line should be allowed to remain.

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### **I. PURPOSE AND ACTIONS REQUESTED OF PLANNING COMMISSION:**

The Variance request before Planning Commission is to determine if an existing above-grade structure (hot tub), which is located outside of the building envelope and within ten (10) feet of the property line, should be allowed to remain.

**REQUIRED ACTION:** Per the Code, the Planning Commission shall approve, approve with conditions or deny the entire or any portion of the Applicant's request for a Variance. Attached is draft Resolution No. 8, Series of 2016 for the Planning Commission's consideration, as may be amended at the meeting.

### **II. SUMMARY OF DESCRIPTION PROJECT**

**OVERVIEW:** George M. Kaye, for the Kaye Family Snowmass Trust ('Applicant' and Owner of Lot 41, Ridge Run Unit IV) as represented by Karen Goluba of BJ Adams and Company, submitted a Variance application on August 1, 2016, as updated for completion on August 8, 2016, to request a variance for a certain above grade structure (hot tub) outside the building envelope and within ten (10) feet of the property line.

**PROJECT DESCRIPTION:** After evaluation, below is a summary outline of the request:

- The applicant states that the hot tub was installed without apparent awareness of the setback conditions or the utility easements in place.
- The hot tub has existed in its location since 2000.
- The applicant is requesting a variance to avoid the "unusual hardship" of having to relocate the hot tub within the required setbacks.

**III. BACKGROUND:** The owner has the property listed for sale and wishes to ensure that no issues come up if/when the property goes under contract with regard to the hot tub structure being located outside of the building envelop and within a required setback. The owner originally applied for an Administrative Modification, but Staff did not feel the owner was qualified to apply through that process because the intrusion is more than 1 foot into the required setback. Below, for reference, is language from the pertinent Administrative Modification and Dimensional Limitations sections of the code:

- **Sec. 16A-5-250. - Administrative modifications.**

(a)

Purpose. This Section sets forth the procedures and standards for obtaining an administrative modification. An administrative modification is a staff-level review procedure that allows minor changes to be made to certain dimensional limitations or other design features in order to address technical constraints or unanticipated circumstances that arise prior to or during final design and actual construction. An administrative modification shall only be granted for the following types of activities:

(1)

Setback. The intrusion of a building or an above-grade structure into a required setback by one (1) foot or less for new construction in a manner that exceeds the limitations established in Section 16A-3-200(b), Construction in Required Setbacks and Outside Designated Building Envelopes.

- **Sec. 16A-3-200. - Zone district dimensional limitations.**

(b)

Construction in Required Setbacks and Outside Designated Building Envelopes.

(1)

Structures on or below finished grade. A structure (said structure being defined as no higher than thirty [30] inches above finished grade, such as a deck or parking pad) shall not be more than four (4) feet in height above existing grade and shall not project into the affected portion of a required setback more than one-half ( $\frac{1}{2}$ ) the distance from the building envelope to the property line and no closer than ten (10) feet to the property line, whichever is more restrictive.

#### **IV. APPLICABLE REGULATIONS**

Review Standards. An application for a variance shall comply with all of the following standards:

**(1) - Special circumstances exist.** There are special circumstances or conditions, such as exceptional topography, or the narrowness, shallowness or shape of the property, that are peculiar to the land or building for which the variance is sought, and do not apply generally to land or buildings in the neighborhood;

**Staff:** - Staff does not find any special circumstances particular to Lot 41, Ridge Run IV that would preclude the ability for placement of the hot tub within the established building envelope.

**(2) - Not result of applicant.** The special circumstances and conditions have not resulted from any act of the applicant;

**Staff:** - Staff finds that no special circumstances or conditions exist on Lot 41, Ridge Run IV. Further, the applicant was responsible for the placement of the hot tub in the current location, and should have been aware of the building envelope and setback conditions as the previous owner sought approval (and was granted approval) for another portion of the house being outside of the building envelope at the time of sale to current owner(1997).

**(3) - Strict application causes practical difficulties.** The special circumstances and conditions are such that the strict application of the provisions of this Development Code would result in practical difficulties to and undue hardship upon the use of the land or building;

**Staff:** - Strict application of the provisions of this Development Code would result in the owner having to relocate the hot tub within the building envelope.

**(4) - Necessary to relieve practical difficulties.** The granting of the variance is necessary to relieve the applicant of the practical difficulties and undue hardship in the use of the land or building and is the minimum variance that could be granted to achieve said relief;

**Staff:** - The previous owner applied for and was granted an administrative variance in 1997, which is the year the property was sold to the current owner, for encroachment of structures into building setbacks. Given this case history, the Planning Director made the determination that the “unanticipated circumstances” and the “dimensional limitations” needed to qualify the current case for an administrative modification procedure did not apply and that a Variance was the appropriate procedure. Staff does not feel there are practical difficulties or undue hardships in the use of the land or building, therefore no relief needed from standard land use code.

**(5) - Not adversely affect neighborhood.** The granting of the variance will not change the character or otherwise adversely affect the neighborhood surrounding the land where the variance is proposed, will not have a substantially adverse impact on the enjoyment of land abutting upon or across the street from the property in question, will not impair an adequate supply of light or air to adjacent property, will

not increase the danger of fire or otherwise endanger public safety or the public interest and will not substantially diminish or impair property values within the neighborhood;

**Staff:** - Granting the request of Variance will not change the character of the neighborhood or adversely affect the surrounding land or endanger public safety. Additionally, the applicant submitted a letter from owners of the adjacent property (141 Baby Doe Lane, Lot 40) which stated “we have no adverse comments regarding” the location and use of the existing hot tub.

**(6) - Harmony with Development Code.** The granting of the variance will be in harmony with the purposes and intent of this Development Code, including the intent of the underlying zone district. No variance shall be approved that permits the construction or enlargement of any building or decks and related structures for any use prohibited in the underlying zone district; and

**Staff:** - Granting of the request for Variance will not allow for a prohibited use in this zone district.

**(7) - Consistent with Comprehensive Plan.** The granting of the variance will be consistent with the intent of the Comprehensive Plan.

**Staff:** - The Comprehensive Plan is silent on the issue of variances or hot tubs, so the granting of the request for Variance will not be inconsistent with the intent of the Comprehensive Plan.

## **V. STAFF RECOMMENDATIONS AND FINDINGS**

### **FINDINGS:**

- The hot tub is determined to be a structure over thirty (30) inches above grade.
- Above or below grade structures over thirty (30) inches are not permitted to be within ten (10) feet of a property line unless associated with access to the property.
- The Building Department has no record of an electrical permit required for the direct supply of electricity to the hot tub.
- No utilities exist in the setback and utility easement.
- Previous building encroachments on this property resulted in the granting of a variance request in 1997.
- The 1997 variance request was granted in the same year the property was purchased by the current owner.
- The hot tub was installed three (3) years after purchase in 2000.

### **RECOMMENDATION:**

- Based on the inability of the applicant to satisfy the majority of the land use code technical review standards for Variances, Staff cannot support

the granting of a variance in this case. Staff recommends that Planning Commission deny the request for variance and make a motion and vote to approve the denial in Resolution No. 8, Series of 2016.

**VI. NEXT STEPS**

- This variance may be appealed to the Town Council at the discretion of the applicant.

**VII. ATTACHMENTS**

- 1) Application Materials
- 2) Draft Resolution No. 8, Series of 2016 with Exhibits

# Town of Snowmass Village Building and Planning Departments

P.O. Box 5010  
Snowmass Village, CO 81615  
(970) 923-5524

Date 8/1/16  
Received of George Kaye  
Check No. 1420 \$ 1200.00

Plan Check Fee	\$ _____	Clean Up Deposit	_____
Building Permit	_____	Occupancy Assess.	_____
Electrical Permit	_____	Contractor License	_____
Plumbing Permit	_____	Invoice No.	_____
Mechanical Permit	_____	Appeal Fee	_____
Fire Protect Permit	_____	Other	_____
Excavate Permit	_____	Planning	<u>1200.00</u>
Sign Permit	_____	Variance	_____

Owner Kaye  
Location Address 150 Baby Doe Lane RRIV, Lot 41  
Valuation \$ N/A Permit No. N/A

25097

GEORGE M. KAYE 08-11  
239 CENTRAL PARK WEST, APT 10-A  
NEW YORK, NY 10024

1420

1-1367/260

DATE 8/1/16

\$ 1200<sup>00</sup>



DOLLARS

PAY TO THE ORDER OF Tamara Greenberg Vly  
One Thousand Two Hundred <sup>00</sup>

TO BANK  
535 COLUMBUS AVENUE  
NEW YORK  
NEW YORK, 10024

*George*

FOR

⑆001420⑆ ⑆026013673⑆ 4260305086⑆



TOWN OF SNOWMASS VILLAGE COMMUNITY DEVELOPMENT DEPARTMENT

Snowmass Village Development Application Fee Agreement

The Town of Snowmass Village has established a fee structure for the processing of land use applications as described in the Base Rate Fee Schedule attached hereto. A flat rate fee is collected for land use applications based on the type of application submitted. Referral fees for other Town departments, agencies and Town consultants reviewing the application will also be collected. Applications will not be accepted for processing without the payment of the required base rate fee.

The fees vary depending upon the land use application type and the complexity of the case. The determination whether an application is major or minor for purposes of establishing the Base Rate Fee shall be at the sole discretion of the Planning Director based upon the estimated number of hours required to process the application. The Base Rate Fee for applications which fall into more than one category shall be cumulative unless found that it may be excessive in relation to the estimated number of hours required to process the consolidated application. The consolidated Base Rate Fee may then be adjusted at the sole discretion of the Planning Director.

The accrual of staff time commences at the time of the pre-application conference and this time is then deducted following receipt of the flat fee amount provided at the time application is made. The base rate fee is not refundable.

More extensive staff review may be required, beyond the hourly rate and time allotted by the base rate fee, as the review time is likely to vary substantially from one application to another. Actual staff and consultant review time of the application will be charged when the hourly rate and review time exceeds the base rate fee amount. A brief description of the charge and review time incurred will be provided on the invoice.

After the base fee has been exceeded, the applicant will be billed monthly in arrears for actual review time incurred. Current billings must be paid within 30 days or processing of the application will be suspended. An applicant may accrue and be billed additional administrative or review time following the final land use approval up to issuance of a Certificate of Completion or a Certificate of Occupancy or until the terms and conditions of the approval have been satisfied, whichever occurs later. If an applicant has previously failed to pay application fees as required, no new or additional applications will be accepted for processing until the outstanding fees are paid. **No new land use applications will be accepted, building permit(s) issued or documents recorded with the Pitkin County Clerk and Recorder until all costs associated with the processing of the land use application to date have been paid.**

As the Applicant or Authorized Representative, I am responsible for paying all fees associated with this development review application and shall be the person designated to receive all billings under this Agreement.

READ, ACCEPTED AND AGREED TO:

Application(s): Variance Request

Print Name: Karen Goluba

George Kaye/Karen Goluba Date: 8/2/16  
Applicant or Authorized Representative

Applicant billing address: 239 Central Park West  
# 10A  
New York, NY 10024

BASE RATE FEE: \$ \_\_\_\_\_

RECEIPT NO. \_\_\_\_\_

The Applicant is responsible for notifying the Town Planning Department by U.S. Mail for any change in billing person or billing address: Snowmass Village Planning Department P.O. Box 5010, Snowmass Village, CO 81615

\$1200

# TOWN OF SNOWMASS VILLAGE

## VARIANCE PLANNING COMMISSION APPLICATION

A variance is a deviation from the standards of the Snowmass Village Municipal Code (the "Code") that is necessitated by special circumstances or conditions (such as exceptional topography, or the narrowness, shallowness or shape of a particular piece of property), that would create practical difficulties for, or an unusual hardship upon, the owners of the land if the provision of the Code were to be strictly enforced. Any variance shall be the minimum adjustment necessary for the reasonable use of the land or structure.

### GENERAL DATA REQUIREMENTS

Date: 5/23/2016

Name of Owner: George M. Kaye, for the Kaye Family Snowmass Trust

Address: PO Box 6547, SV, CO 81615 Phone: 917-862-2358 C Email: kaqye@aol.com

Name of Applicant (if different than owner):

Address: Phone: Email:

Physical Address of Property: 150 Baby Doe Lane

Legal Description: Ridge Run IV, Lot 41

### EXISTING CONDITION INFORMATION

Present Zoning: SF-30

Lot Area (sq.ft.): 36,285 Building Setbacks (ft.): 10 feet

Allowable Floor Area Ratio per Zoning or PUD Plan: 4500

Square Footage of All Areas Calculated as Floor Area by Code: 4,323

Existing Building Height (if applicable): N/A (no change)

# of Parking Spaces and Bedrooms (if applicable): N/A (no change)

### PROPOSAL DATA

(Only fill in those that apply)

Proposed Building Setbacks:

Proposed Floor Area:

Proposed Building Height:

Proposed # of Parking Spaces:

Other:

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**PROVIDE A WRITTEN DESCRIPTION OF YOUR PROPOSED VARIANCE**

We are requesting a modification to the requirement that a structure be no closer than 10 feet to the property line, as it relates to a portion of our hot tub, which encroaches into the 10' setback and utility easement by approximately 2 feet. This is necessary to avoid moving the hot tub, which has been there for 16 years.

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**PROVIDE THE FOLLOWING ADDITIONAL INFORMATION**

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 variance, such as proposed building elevations.

**NO APPLICATION WILL BE PROCESSED UNTIL ALL REQUIRED INFORMATION IS PROVIDED.**

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**REVIEW STANDARDS**

An application for a variance shall comply with all of the following standards:

- 1. **Special Circumstances Exist.** There are special circumstances or conditions, such as exceptional topography, or the narrowness, shallowness, or shape of the property, that are peculiar to the land or building for which the variance is sought, and do not apply generally to land or buildings in the neighborhood.
- 2. **Not Result of Applicant.** The special circumstances and conditions have not resulted from any act of the applicant.
- 3. **Strict Application Causes Practical Difficulties.** The special circumstances and conditions are such that the strict application of the provisions of this Development Code would result in practical difficulties to an undue hardship upon the use of the land or building.
- 4. **Necessary to Relieve Practical Difficulties.** The granting of the variance is necessary to relieve the applicant of the practical difficulties and undue hardship in the use of the land or building and is the minimum variance that could be granted to achieve said relief.
- 5. **Not Adversely Affect Neighborhood.** The granting of the variance will not change the character or otherwise adversely affect the neighborhood surrounding the land where the variance is proposed, will not have a substantially adverse impact on the enjoyment of land abutting upon or across the street from the property in question, will not impair an adequate supply of light or air to adjacent property, will not increase the danger of fire or otherwise endanger public safety or the public interest, and will not substantially diminish or impair property values within the neighborhood.
- 6. **Harmony with Development Code.** The granting of the variance will be in harmony with the purposes and intent of this Development Code, including the intent of the underlying zone district. No variance shall be approved that permits the construction or enlargement of any building or decks and related structures for any use prohibited in the underlying zone district.
- 7. **Consistent with Comprehensive Plan.** The granting of the variance will be consistent with the intent of the Comprehensive Plan.

**HOW DOES YOUR APPLICATION COMPLY WITH THE REVIEW STANDARDS?**

(For your information: the Planning Director, Planning Commission or Town Council shall not grant a variance from the provisions of the Code unless, based on the evidence presented, the proposal is found to be consistent with all of the review standards of the Snowmass Village Municipal Code.)

1. **Special Circumstances:**

The hot tub was installed 16 years ago without apparent awareness of the easement, or its exact location, as there were no utilities in the easement. Even the utilities for the encroaching hot tub do not come from this easement.

\_\_\_\_\_

2. **Result of Applicant:**

Yes, but inadvertently.

\_\_\_\_\_

\_\_\_\_\_

3. Practical Difficulties:

Moving the hot tub would be difficult and expensive, involving several trades, and would disturb vegetation. Note that a prior variance was granted for a roof overhang, wall encroachment, and concrete parking area which are within 10' from property line and respectively extend approximately 6, 14 and 15 feet into the 15' easement on the east side of the lot. To the best of our knowledge, these were granted in part because the easement was never utilized for utilities in that area, nor is there any need or likelihood for utilities to be installed in either that area or this hot tub area. Even the utilities for the encroaching hot tub do not come from this easement.

4. Relief from Difficulties:

see #3. The granting of the variance is necessary to relieve us of the practical difficulties and undue hardship in the use of the land or building and is the minimum variance that could be granted to achieve such relief.

5. Impact on Neighborhood:

The hot tub has been in place for 16 years with no complaints from any neighbors. It cannot be seen by any neighbor. There are no known constraints on actual utility lines as it is. Moving the hot tub would create some impact on the neighborhood from contractor's vehicles and noise.

6. Harmony with Code:

We believe the granting of the variance will be in harmony with the purposes and intent of the Development Code, as we have no knowledge of any disharmony resulting from the existing state over the decades it has been this way. Even in the unlikely event that the easement were ever needed in the future, there would be adequate area for such installation even with this encroachment.

7. Consistent with Comprehensive Plan:

We believe the granting of the variance will be consistent with the intent of the Comprehensive Plan.

**RULES OF PROCEDURE**

The following procedures shall apply to an application for a variance (see attached figure: Variance Application Procedures).

1. **Pre-Application Conference.** Attendance at a pre-application conference is optional prior to submission of a variance application.
2. **Submission of Application.** The applicant shall submit an application to the Planning Department
3. **Staff Review .** Staff review of the application.
4. **Action By Planning Commission.** A complete copy of the application shall be forwarded to the Planning Commission, together with a copy of the staff review. **Public notice** that the Planning Commission will consider the application shall be given by publication, posting and mailing notice. The Planning Commission shall hold a public hearing to consider the application, which shall be conducted pursuant to Section 16A-5-60(b) of the Code. The Planning Commission shall consider all relevant materials and testimony, shall consider the variance standards of the Code, and shall approve, approve with conditions, or deny the application.

5. **Appeal.** A decision by the Planning Commission on a variance application may be appealed, pursuant to Section 16A-5-240(b)(5) and 16A-5-80, Appeals, of the Code. The appeal shall be referred to the Town Council, which shall consider the matter pursuant to Section 16A-5-80(d) of the Code.

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### MANNER AND TIMING OF PUBLIC NOTICE

Public notice is required and shall be given by publication of notice in the newspaper, mailing of notice to property owners surrounding the subject property, and posting of notice on the property, as specified below

1. **Publication of Notice.** Publication of notice shall be accomplished by the staff, who shall place a legal notice in the newspaper of general circulation in the Town 30 days prior to the public hearing date. The legal notice shall state the date, time, location and purpose of the public hearing, and the name of the decision-making body conducting the hearing and shall be published once.
2. **Mailing of Notice.** Mailing of notice shall be accomplished by the applicant. The notice that the applicant shall mail shall be prepared by the Planning Department and provided to the applicant. Notice shall be sent by first class mail to all property owners located within three hundred feet (300') of the subject property 30 days prior to the public hearing date.
  - a. **Source of List.** The applicant shall compile the list of property owners to who notice will be mailed by using the most current list of property owners on file with the Pitkin County Tax Assessor.
  - b. **Contents of Mailed Notice.** The notice that is mailed shall contain the following information:
    - i. **Description of Proposal.** A description of the proposed application, including a reference to the Code section under which the application will be processed and the name of the decision-making body that will conduct the hearing. An exhibit depicting the proposed development shall also be included.
    - ii. **Description of Property.** A description of the subject property.
    - iii. **Vicinity Map.** A vicinity map showing the location of the property within the Town.
    - iv. **Date, Time and Place.** The date, time and place of the public hearing for which notice is being given.
    - v. **Additional Hearings.** The written notice shall also state that additional public hearings may be held before the Planning Commission and/or Town Council at later dates, for which only published notice shall be required, and shall indicate that additional information regarding the proposal is available for inspection at the Town offices during normal business hours.
    - vi. **Contact Person.** The address and telephone number of the Building and Planning Department, and the name of the person to whom written comments should be directed prior to the public hearing.
3. **Posting of Notice.** Posting of notice shall be accomplished by the applicant 15 days prior to the public hearing date. The applicant shall obtain a copy of the sign from the staff or shall use a form provided by the Planning Department. The applicant shall enter onto the sign the date, time, location and purpose of the public hearing, and the name of the decision-making body conducting the hearing. The applicant shall post the sign in a conspicuous location on the subject property. The materials to which the notice form is affixed shall be sturdy and waterproof or shall have waterproof covering. The

applicant shall maintain the sign in a legible manner until the closure of the public hearing and shall remove it on the day following the closure of the public hearing.

4. **Validity of Notice.** If the applicant follows the procedures indicated above in good faith, the failure of any particular property owner to receive notice shall not affect the validity of the proceedings which require such notice.
5. **Proof of Notice.** At or before the actual public hearing, the applicant shall provide the Town with an affidavit certifying that notice was posted. A copy of the list of property owners to whom notice was mailed shall be attached to the affidavit. A photograph of the posted sign shall also be attached to the affidavit.

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#### ACTION BY PLANNING COMMISSION

After hearing the evidence and considering the comments of all persons interested in the matter, the Planning Commission shall make its decision and findings and have them entered in its minutes.

1. **Findings.** In its findings, the Commission shall report the facts, whether the application complies with the applicable review standards, and whether the application is approved, approved with conditions, recommended for approval by another body, tabled pending receipt of additional information, or denied.
2. **Copy to Applicant.** A copy of the Commission's decision shall be provided to the applicant within a reasonable period of time after the decision has been made.

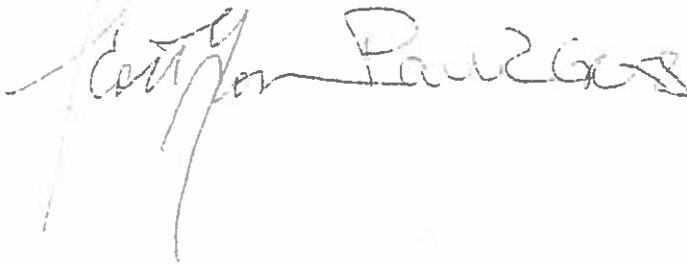
P:\forms\PC Variances\Application

To whom it may concern,

July 3, 2016

Our family lives at 141 Baby Doe Lane in Snowmass Village and have lived next to the Kaye family at 150 Baby Doe Lane for over two years. Their hot tub does not impact us at all, and is not visible from our home. Further, there has been no sound transmissions effecting our quality of life, and we have no adverse comments regarding their use, nor its location.

Scott and Paula Gross Family

A handwritten signature in black ink, appearing to read "Scott and Paula Gross". The signature is written in a cursive style with a large, sweeping initial 'S' and 'P'.

**Karen Goluba**

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**From:** IRTH.Net@CenturyLink.com  
**Sent:** Tuesday, July 26, 2016 2:06 PM  
**To:** Karen Goluba  
**Subject:** Qwest local network notification

=====  
**To:** BERKSHIRE HATHAWAY           **Attn:** KAREN GOLUBA  
**Voice:** 9709232111               **Fax:**  
**Re:** Qwest local network notification

This is an important message from CenturyLink replying to your request to locate our underground facilities in an area described on the one call center ticket. If you have any questions please call Qwest at 1-800-283-4237

=====  
**Ticket:** A620702951  
**County:** PITKIN           **Place:** SNOWMASS VILLAGE  
**Address:** 150 BABY DOE LN

**QLNCC00:**  
The described dig area of your locate request has been checked and is clear for CenturyLink Local Network. If you have any questions please call CenturyLink at 1-800-283-4237.

=====  
Qwest  
=====

This message was generated by an automated system. Please do not reply to this email.

**Karen Goluba**

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**From:** agt\_comm@irth.com  
**Sent:** Tuesday, July 26, 2016 2:05 PM  
**To:** Karen Goluba  
**Subject:** Ticket A620702951 - Comcast Response to Locate Request

=====  
**To:** BERKSHIRE HATHAWAY           **Attn:** KAREN GOLUBA  
**Voice:** 9709232111               **Fax:**  
**Re:** Comcast Response to Locate Request

This is an important courtesy message, in response to your locate request for underground facility markings. [Este es un mensaje importante de turismo (de cortesía), en respuesta a su solicitud de contado de las marcas de instalacion subterranea.]

=====  
**Ticket:** A620702951  
**County:** PITKIN           **Place:** SNOWMASS VILLAGE  
**Address:** 150 BABY DOE LN

**CMSPK1:**  
Based on the description provided on your locate request ticket, identified above, Comcast facilities are not believed to be in conflict. {la descripcion facilitada en su solicitud, identificados anteriormente, las instalaciones de Comcast no se cree que esta en conflicto.}

=====  
If you have any questions, please contact Comcast's locate contractor, "USIC Locating Services", at 800-778-9140. Thank you for contributing toward a safe excavation. Have a great day. [Si usted tiene alguna pregunta, pongase en contacto con el contratista; "USIC Locating Servicios", en 800-778-9140.  
Gracias por contribuir a una excavacion segura. Que tenga un gran dia.]

=====  
This message was generated by an automated system. Please do not reply to this email.

**Karen Goluba**

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**From:** dsn-notify@tickets7.811tickets.com  
**Sent:** Tuesday, July 26, 2016 2:04 PM  
**To:** Karen Goluba  
**Subject:** Not In Conflict for Ticket Number A620702951-00A

This message is being sent in response to your request for underground utility location. The following represents a list of responses for the indicated member codes. These responses only pertain to the specific member codes.

=====

Ticket : A620702951-00A  
Member(s) : HCELGSA (Holy Cross Electrical Association), QLNCC00 (CenturyLink)  
Place : SNOWMASS VILLAGE      Address : 150 BABY DOE LN  
Site Status : Not In Conflict  
Notes:  
7/26/2016 01:36:00 PM - private lines

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If there are any questions regarding this transmission or if you arrive at the site and have a question about the work site, please call (970) 461-2720

**Karen Goluba**

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**From:** OCARS\_Pro@uncc.org  
**Sent:** Thursday, July 28, 2016 12:40 AM  
**To:** Karen Goluba  
**Subject:** UNCC EMLCFM 2016/07/28 #02693 A620702951-00A NORM RESP LREQ

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

EMLCFM 02693 UNCCa 07/28/16 12:40 AM A620702951-00A NORM RESP STRT LREQ

This is an automatically generated response. Please do not reply to this message.

Ticket : A620702951 Rev: 00A Taken: 07/25/16 04:59 PM

State: CO Cnty: PITKIN Place: SNOWMASS VILLAGE Address : 150 BABY DOE LN

Utility	Description	Response
ASKIC1	ASPEN SKIING CO	07/28/16 12:01 AM 999 FACILITY OWNER HAS NOT POSTED +RESPONSE TO UNCC
CMSPK1	COMCAST-PITKIN COUNTY	07/26/16 02:03 PM 002 CLEAR - NO CONFLICT
HCELGSA	HOLY CROSS ENERGY	07/26/16 02:03 PM 002 CLEAR - NO CONFLICT
QLNCC00	CENTURY LINK	07/26/16 02:03 PM 002 CLEAR - NO CONFLICT
SGD05	BLACK HILLS ENERGY--ASPEN	07/28/16 12:01 AM 999 FACILITY OWNER HAS NOT POSTED +RESPONSE TO UNCC
SMVLG1	TOWN OF SNOWMASS VILLAGE	07/28/16 12:01 AM 999 FACILITY OWNER HAS NOT POSTED +RESPONSE TO UNCC
SMWS01	SNOWMASS H2O/SANIT	07/28/16 12:01 AM 999 FACILITY OWNER HAS NOT POSTED +RESPONSE TO UNCC

## Karen Goluba

---

**From:** Karen Goluba  
**Sent:** Friday, July 29, 2016 4:17 PM  
**To:** Michael Adams  
**Subject:** Snowmass Water and Sanitation @ 150 Baby Doe

Snowmass Water and Sanitation visited George's home and said their pipes stop by the front of the property at the curb stop.

Karen Whitney Goluba - Assistant to BJ Adams - [kareng@BHMSAspenSnowmass.com](mailto:kareng@BHMSAspenSnowmass.com)

**BERKSHIRE HATHAWAY** - Aspen Snowmass Properties  
Home Services



534 E. Highway Ave. Aspen, CO 81611 970.922.2111  
PO Box 6000 17400th Rd. Snowmass Village, CO 81615 970.922.2111  
[BHMSAspenSnowmass.com](http://BHMSAspenSnowmass.com)



Formerly BJ Adams and Company Real Estate



COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A

File No.: 01330-52566- Amendment No. C2

1. Effective Date: December 16, 2014, at 8:00 A.M.

2. Policy or Policies to be issued: **Amount of Insurance**

(a) A.L.T.A. Owner's Policy      2006 (Standard)

Proposed Insured:

To Be Determined

(b) A.L.T.A. Loan Policy

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

Fee Simple

4. Title to the said estate or interest in said land is at the effective date hereof vested in:

Kaye Family Snowmass Trust

5. The land referred to in this Commitment is described as follows:

Lot 41

RIDGERUN UNIT FOUR

According to the plats thereof recorded in Plat Book 7 at Page 41 as Reception No. 210089 and in Plat Book 7 at Page 65 as Reception No. 212599

COUNTY OF PITKIN, STATE OF COLORADO

Purported Address:

150 Baby Doe Lane

Residential Unit

Snowmass Village, CO 81615

**STATEMENT OF CHARGES**

These charges are due and payable

before a policy can be issued

TBD \$300.00



COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B  
PART I

File No.: 01330-52566- Amendment No. C2

The following are the requirements to be complied with:

1. Payment to or for the account of the grantor(s) or mortgagor(s) of the full consideration for the estate or interest to be insured.
2. Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record.
3. Evidence satisfactory to Stewart Title Guaranty Company of payment of all outstanding taxes and assessments as certified by the County Treasurer.
4. Execution of Affidavit as to Debts and Liens and its return to Stewart Title Guaranty Company.

NOTE: If work has been performed on, or in connection with, the subject property (architectural drawings, soils testing, foundation work, installation of materials), please notify the Company's escrow officer within 10 days of receipt of this title commitment.

5. Payment of any and all Homeowners assessments and expenses which may be assessed to the property.
6. Evidence satisfactory to Stewart Title of Colorado, Inc., furnished by the Office of the Town Manager, Town of Snowmass Village, that the real estate transfer tax, pursuant to Town Council Ordinance No. 5 (Series of 1986), has been paid, or that conveyance is exempt from said tax.
7. Execution of an acceptable survey affidavit certifying that there have been no new improvements constructed or major structural changes made on the subject property.

NOTE: If improvements have been made on, or in connection with, the subject property, please notify the Company's escrow officer within 10 days of receipt of this title commitment.

8. Execution by Authorized Trustee of the Kaye Family Snowmass Trust, of Statement of Authority pursuant to the provisions of Section 38-30-172 C.R.S.
9. Deed from vested owner(s) vesting fee simple title in the purchaser(s).

NOTE: Notation of the legal address of the grantee must appear on the deed as per 1976 amendment to statute on recording of deeds CRS 38-35-109 (2).

10. Deed of Trust from the Borrower to the Public Trustee for the use of the proposed lender to secure the loan.

NOTE: The vesting deed is shown as follows: Warranty Deed recorded December 30, 2011 as Reception No. 585534.

NOTE: This product is for informational purposes only. It is not a title insurance product and does not provide any form of coverage. This product is not a guarantee or assurance and does not warrant, or otherwise insure any condition, fact or circumstance. This product does not obligate this Company to issue any policies of title insurance for any subsequent transaction based on the information provided or involving the property described herein. This Company's sole liability for any error(s) relating to this product is limited to the amount that was paid for this product.



COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B  
PART II

property for the purpose of removing such minerals or for any other purpose in connection with such reservation.

15. Access easements, ski, equestrian, utility and drainage easements and set backs as shown on and reserved in the recorded plats of said Subdivision recorded in Plat Book 7 at Page 41 as Reception No. 210089 and in Plat Book 7 at Page 65 as Reception No. 212599.
16. Subdivision Agreement recorded December 19, 1978 in Book 360 at Page 37 as Reception No. 210080, and as set forth in Agreement recorded December 19, 1978 in Book 360 at Page 148 as Reception No. 210094.
17. Survey recorded June 10, 1997 in Book 43 at Page 1 as Reception No. 405224.
18. Certificate recorded June 17, 1997 as Reception No. 405449 and recorded June 17, 1997 as Reception No. 405450.
19. Variance recorded June 17, 1997 as Reception No. 405451.
20. Encroachment Agreement recorded June 17, 1997 as Reception No. 405452 and re-recorded July 21, 1997 as Reception No. 406484.
21. Option Agreement to purchase recorded September 20, 2000 as Reception No. 447192.
22. Easement recorded November 8, 2007 as Reception No. 543941.
23. Any rights, easements, interests or claims that may exist by reason of or reflected by the following facts shown on the survey dated January 8, 2015 by Peak Surveying, Inc.:  
  
Fence line encroaches into Lot 40 and National Forest land along southerly boundary.  
Portion of Hot Tub located in 15' Utility Easement and outside of building envelope.  
Portion of Cantilever, Overhang, Retaining Wall and Concrete Driveway located in 15' Utility Easement
24. Any and all existing leases and tenancies.

# stewart title

View your transaction progress 24/7 via [Stewart Online](#)  
Ask us about your login today!

Stewart Title - Aspen  
620 East Hopkins Ave  
Aspen, CO 81611

**Date:** January 20, 2015  
**File Number:** 01330-52566- Amendment No. C2  
**Property:** 150 Baby Doe Lane, Residential Unit, Snowmass Village, CO 81615

**Please direct all Closing inquiries to:**

**Please direct all Title inquiries to:**

**Phone: Fax:**  
**Email Address:**

Kurt Beereboom  
**Phone:** (970) 300-3149  
**Email Address:** kurt.beereboom@stewart.com

**SELLER:**  
Kaye Family Snowmass Trust  
Delivery Method: Emailed

**BUYER:**  
To Be Determined  
Delivery Method: Emailed

**LISTING AGENT:**  
BJ Adams and Company  
17 Kearns Rd  
PO Box 6699  
Snowmass Village, CO 81615  
**Contact:** Barbara Ann Adams  
**Phone:** (970) 923-2111  
**Fax:**  
**Email:** bj@bjac.net

**SELLING AGENT:**  
BJ Adams and Company  
17 Kearns Rd  
PO Box 6699  
Snowmass Village, CO 81615

Delivery Method: Emailed

Delivery Method: Emailed

**LENDER:**  
To Be Determined  
CO  
**Attn:**  
**Phone:**  
**Email Address:**

Delivery Method: Emailed

Attachment 2

TOWN OF SNOWMASS VILLAGE  
PLANNING COMMISSION

RESOLUTION No. 08  
SERIES OF 2016

A RESOLUTION DENYING A VARIANCE FOR A CERTAIN EXISTING ABOVE  
GRADE STRUCTURE OUTSIDE THE ESTABLISHED BUILDING ENVELOPE  
AND WITHIN 10' FROM A PROPERTY LINE FOR LOT 41, RIDGE RUN UNIT  
IV AT 150 BABY DOE LANE.

WHEREAS, George M. Kaye, for the Kaye Family Snowmass Trust ('Applicant' and Owner of Lot 41, Ridge Run Unit IV) as represented by Karen Goluba of BJ Adams and Company, submitted a Variance application on August 1, 2016, as updated for completion on August 8, 2016, to request a determination of legal nonconforming for a certain above grade structure (hot tub) outside the building envelope and within ten (10) feet of a property line, as described or illustrated in attached Exhibit "A" incorporated herein; and

WHEREAS, a public hearing notice was published in the Snowmass Sun on August 24, 2016, and the Applicant submitted signed affidavits for the mailing and posting of the public hearing notice; and

WHEREAS, the initial public hearing was held before the Planning Commission at a regular meeting on October 5, 2016 to review the application, receive public comments, and consider the recommendations of Town Staff; and

WHEREAS, said variance request was processed pursuant to Section 16A-5-240, Variances, and the application considered by the Planning Commission pursuant to Section 16A-5-70, Action by decision-making body of the Municipal Code.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the Town of Snowmass Village, Colorado:

**Section One: Findings.** After public hearing, Planning Commission made the following findings:

1. The Applicant has submitted sufficient information pursuant to Section 16A-5-40(b), Minimum Contents and Section 16A-5-240(b)(2) of the Municipal Code, for Town Staff and the Planning Commission to adequately review the proposed Variance application.
2. All public notification requirements, as specified in Section 16A-5-60, Notice of public hearings of the Municipal Code, have been satisfied.
3. The previous owner of the property was granted a variance for encroachment of construction into a setback as recorded June 17, 1997 at reception number 405451. As noted in the variance, "the exceptional condition found, which applies to the subject property, is the previous approval of the improvements on this property through the building permit process utilizing the Town's Municipal Code of 1987".

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4. The current owner purchased the property in 1997 and installed the hot tub in 2000.
  5. The Community Development department has no record of an electrical permit required to install a hard wired hot tub for this property.
  6. The most affected adjacent owner (Lot 40) does not object to the existing use and location of the hot tub by way of a letter provided in the application materials.
  7. The applicant satisfactorily demonstrated that the existing utility easement is not being currently utilized by any utility companies by way of letters provided in the application materials.
  8. The Application is not consistent with the majority of applicable review standards specified within Section 16A-5-240(c), Variance, Review Standards of the Municipal Code. The specific findings are:
    - (1) Special Circumstances Exist;  
Planning Commission does not find any special circumstances, such as exceptional topography or the shape of the property, particular to Lot 41, Ridge Run IV in relation to the other lots in the Ridge Run subdivision that would preclude the ability to comply with the land use code.
    - (2) Is not a result of the applicant;  
Planning Commission finds that no special circumstances or conditions exist on Lot 41, Ridge Run IV and that the applicant was responsible for the placement of the hot tub in the current location.
    - (3) Strict Application Causes Practical Difficulties;  
Planning Commission finds that no special circumstances exist and that strict application of the provisions of this Development Code would not result in an undue hardship.
    - (4) Is Necessary to Relieve Practical Difficulties;  
Planning Commission finds that no practical difficulties exist on the property and no variance is required for the applicant's use of the land or building.
    - (5) Does Not Adversely Affect Neighborhood;  
Granting the request of Variance will not change the character of the neighborhood or adversely affect the surrounding land or endanger public safety. Additionally, the applicant submitted a letter from owners of the adjacent property (141 Baby Doe Lane, Lot 40) which stated "we have no adverse comments regarding" the location and use of the existing hot tub.
    - (6) Is In Harmony with Development Code;  
Granting of the request for Variance will not allow for a prohibited use in this zone district.

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- (7) Is Consistent with the Comprehensive Plan.  
The Comprehensive Plan is silent on the issue of variances or hot tubs, so the granting of the request for Variance will not be inconsistent with the intent of the Comprehensive Plan.

**Section Two: Action.**

1. Based on the technical review standards described in Section One, Findings above and in attached Exhibit "A", the Planning Commission hereby denies the Variance application.
2. It shall be the responsibility of the Owner to bring the encroaching structure into compliance with the Municipal Code and the applicable setbacks or the removal the encroaching structure.

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

**INTRODUCED, READ AND ADOPTED**, on the motion of Planning Commission member \_\_\_\_\_ and the second of Planning Commission member \_\_\_\_\_ by a vote of \_\_\_ in favor and \_\_\_ against, on this 5<sup>th</sup> day of October 2016.

TOWN OF SNOWMASS VILLAGE  
PLANNING COMMISSION

\_\_\_\_\_  
Jamie Knowlton, Chairman

ATTEST:

\_\_\_\_\_  
Cindy Ford, Planning Commission Secretary

**Attachments:**

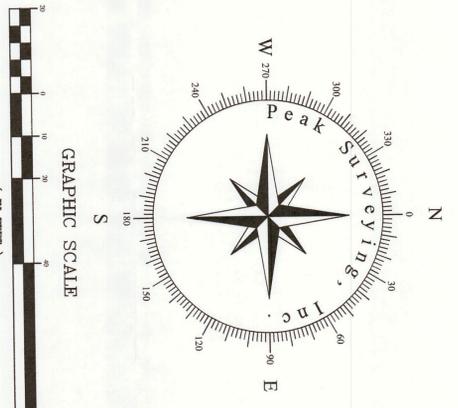
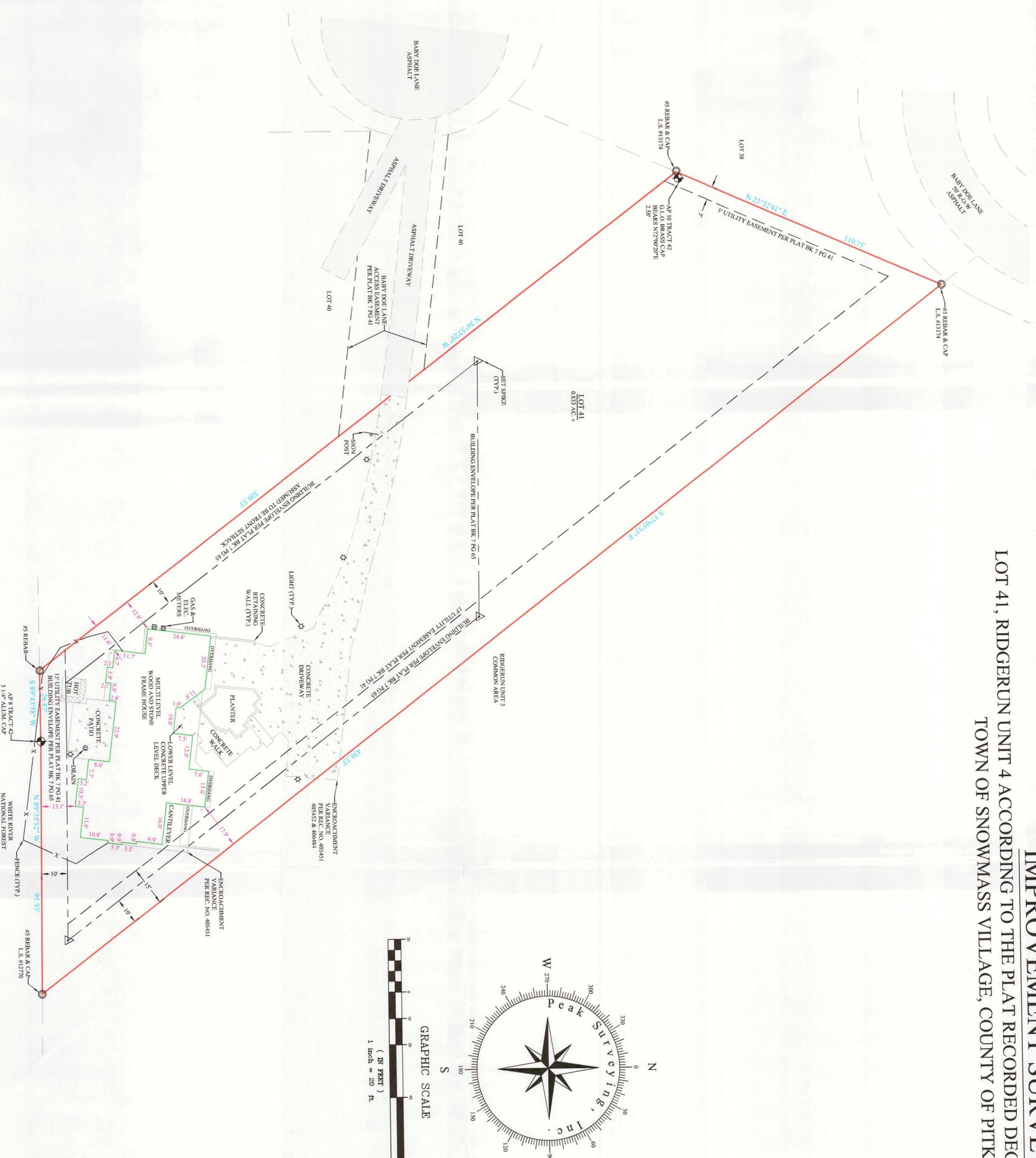
Exhibit "A" – Vicinity map, improvement survey, photos, letter from owner of Lot 40, letters from utility companies for Lot 41, Ridge Run IV.



# IMPROVEMENT SURVEY PLAT

## LOT 41, RIDGERUN UNIT 4 ACCORDING TO THE PLAT RECORDED DECEMBER 19, 1978 IN PLAT BOOK 7 AT PAGE 41

### TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO



**PROPERTY DESCRIPTION**  
 LOT 41, RIDGERUN UNIT 4 ACCORDING TO THE PLAT RECORDED DECEMBER 19, 1978 IN PLAT BOOK 7 AT PAGE 41, TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO

**NOTES**

- 1) THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS, RUNNING WITH THE LAND, AND EASEMENTS, THE EXISTENCE OF WHICH IS SHOWN IN THE PLAT RECORDED DECEMBER 19, 1978 IN PLAT BOOK 7 AT PAGE 41, TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO.
- 2) THE DATE OF THIS SURVEY WAS JANUARY 6, 2015.
- 3) BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF N 23° 52' 24" E BETWEEN THE CORNER OF LOT 38 AND CORNER OF LOT 41, UNIT 4, AS BEARING & CAP L.S. #1174 FOUND IN PLACE.
- 4) UNITS OF MEASURE FOR ALL DIMENSIONS SHOWN HEREON IS U.S. SURVEY FEET.
- 5) THIS SURVEY IS BASED ON THE RIDGERUN UNIT 4 FINAL PLAT RECORDED DECEMBER 19, 1978 IN PLAT BOOK 7 AT PAGE 41, TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO.
- 6) THERE WAS APPROXIMATELY 2.5 FEET OF SNOW AND ICE ON THE GROUND AT THE TIME OF SURVEY. IMPROVEMENTS MAY EXIST WHICH WERE NOT VISIBLE AT THE TIME OF SURVEY, AND ANY SUCH IMPROVEMENTS AND DRIVES IS DESCRIBED ON PLAT BOOK 7 PAGE 41.
- 7) NON-EXCLUSIVE UTILITIES AND DRIVES ARE SHOWN AS SHOWN ON PLAT BOOK 7 PAGE 41.
- 8) THE WESTERLY LOT LINE OF THE SUBJECT PARCEL IS ASSIGNED TO BE THE FRONT LOT LINE.
- 9) THIS PROPERTY IS SUBJECT TO EASEMENTS AS DESCRIBED IN BOOK 254 AT PAGE 837 AND BOOK 258 AT PAGE 164. THE ACTUAL LOCATIONS OF EASEMENTS ARE NOT DESCRIBED.
- 10) THE NORTHERLY BUILDING ENVELOPE BOUNDARY AS SHOWN HAVE BEEN DIGITIZED FROM PLAT BOOK 7 AT PAGE 65. THE DIMENSION ACROSS THE ENVELOPE IS UNRELIABLE OR NOT SHOWN.

**IMPROVEMENT SURVEY STATEMENT**

I HEREBY STATE THAT THIS IMPROVEMENT SURVEY WAS PREPARED BY PEAK SURVEYING, INC. FOR KAYE FAMILY SNOWMASS TRUST AND STEWART TITLE GUARANTY COMPANY. I FURTHER STATE THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, JANUARY 6, 2015, AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PARCEL, AND THAT THERE IS NO APPARENT EVIDENCE OF ANY OTHER IMPROVEMENTS ON THE PARCEL. I FURTHER STATE THAT I HAVE EXPANDED THE TITLE COMMITMENT PREPARED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 0130-5256 DATED EFFECTIVE JANUARY 02, 2015 AND HAD ALL THE BEST OF MY KNOWLEDGE AND BELIEF SUBJECT PROPERTY AND SHOWN HEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF.



**PEAK**  
 Surveying, Inc.  
 P.O. Box 1746 - Rifle, CO 81650  
 Phone (970) 625-1954 - Fax (970) 625-2954  
 www.peaksurveyinginc.com

Drawn By:	NO.	Date	Revision	By
JRN				
Checked By:				
JRN				
Date:				
JANUARY 8, 2015				
Computer File:				
001.DWG				

Project NO. 15001

KAYE FAMILY SNOWMASS TRUST  
 TOWN OF SNOWMASS VILLAGE, COLORADO  
 IMPROVEMENT SURVEY PLAT  
 LOT 41, RIDGERUN UNIT 4  
 150 BABY DOE LANE

1 OF 1

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMPLETE ANY LEGAL ACTION RELATED TO ANY INTEREST IN THIS SURVEY WITHIN THREE YEARS AFTER THE DATE THIS SURVEY IS RECORDED. MORE THAN 120 DAYS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

LIGHT (TYP.)

CONCRETE  
RETAINING  
WALL (TYP.)

PLANTER

CONCRETE  
WALK

OVERHANG  
20.3'

OVERHANG  
13.6'

GAS &  
ELEC.  
METERS

OVERHANG  
24.4'

OVERHANG  
14.8'

LOWER LEVEL  
CONCRETE UPPER  
LEVEL DECK

CANTILEVER  
16.0'

MULTI LEVEL  
WOOD AND STONE  
FRAME HOUSE

CONCRETE  
PATIO

HOT  
TUB

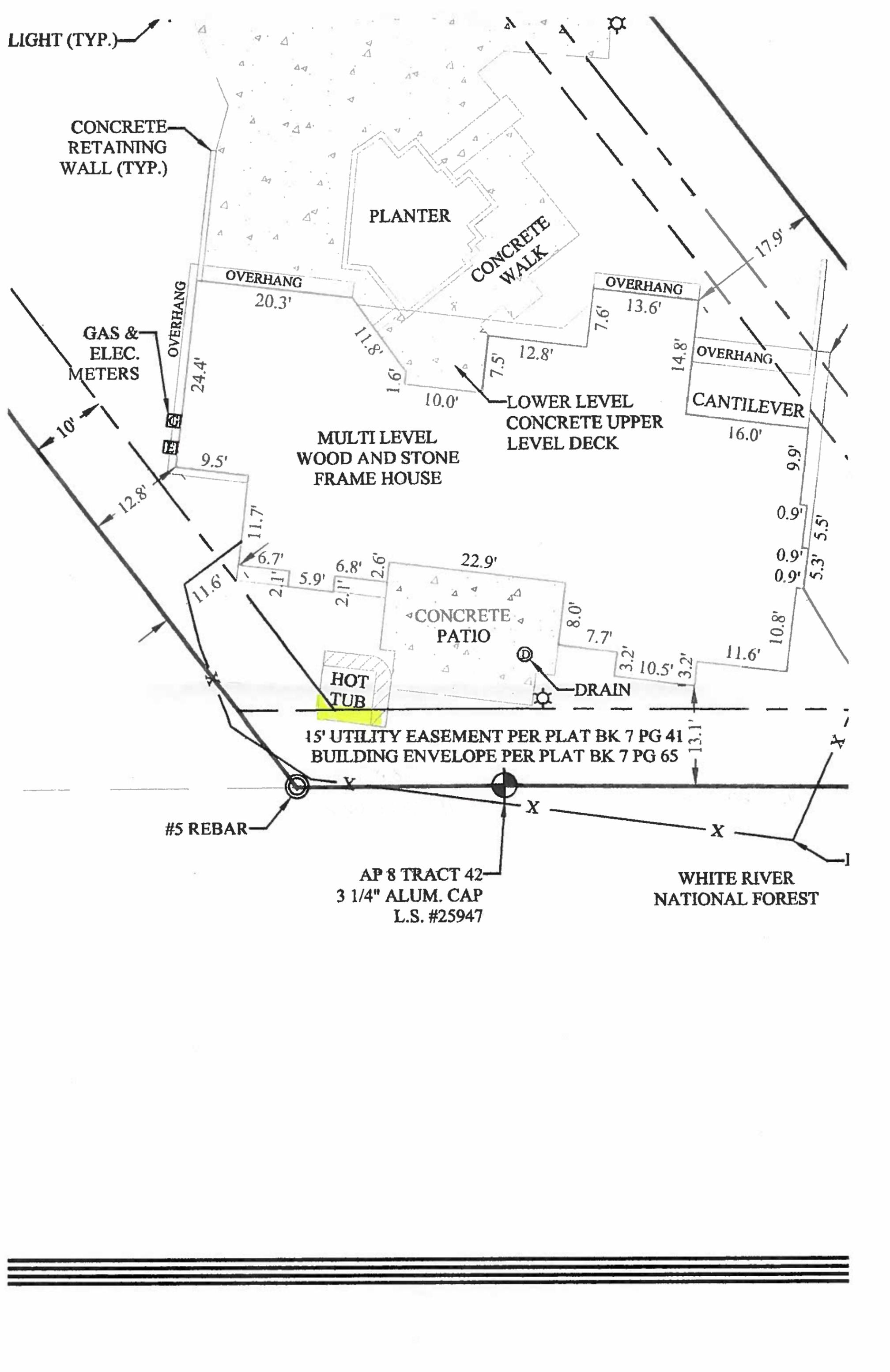
DRAIN

15' UTILITY EASEMENT PER PLAT BK 7 PG 41  
BUILDING ENVELOPE PER PLAT BK 7 PG 65

#5 REBAR

AP 8 TRACT 42  
3 1/4" ALUM. CAP  
L.S. #25947

WHITE RIVER  
NATIONAL FOREST





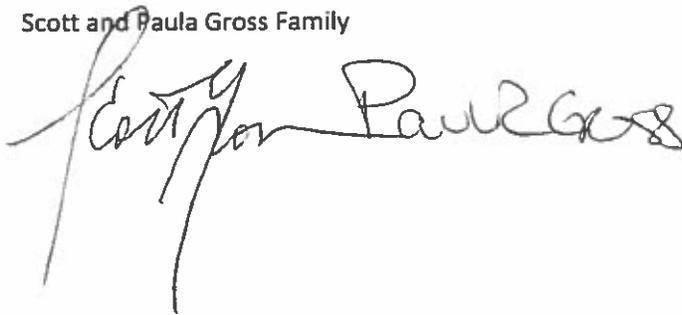


To whom it may concern,

July 3, 2016

Our family lives at 141 Baby Doe Lane in Snowmass Village and have lived next to the Kaye family at 150 Baby Doe Lane for over two years. Their hot tub does not impact us at all, and is not visible from our home. Further, there has been no sound transmissions effecting our quality of life, and we have no adverse comments regarding their use, nor its location.

Scott and Paula Gross Family

A handwritten signature in black ink, appearing to read "Scott and Paula Gross". The signature is written in a cursive style with a large, sweeping initial 'S' and 'P'.

**Karen Goluba**

---

**From:** IRTH.Net@CenturyLink.com  
**Sent:** Tuesday, July 26, 2016 2:06 PM  
**To:** Karen Goluba  
**Subject:** Qwest local network notification

=====  
**To:** BERKSHIRE HATHAWAY           **Attn:** KAREN GOLUBA  
**Voice:** 9709232111           **Fax:**  
**Re:** Qwest local network notification

This is an important message from CenturyLink replying to your request to locate our underground facilities in an area described on the one call center ticket. If you have any questions please call Qwest at 1-800-283-4237

=====  
**Ticket:** A620702951  
**County:** PITKIN           **Place:** SNOWMASS VILLAGE  
**Address:** 150 BABY DOE LN

**QLNCC00:**  
The described dig area of your locate request has been checked and is clear for CenturyLink Local Network. If you have any questions please call CenturyLink at 1-800-283-4237.

=====  
**Qwest**  
=====

This message was generated by an automated system. Please do not reply to this email.

**Karen Goluba**

---

**From:** agt\_comm@irth.com  
**Sent:** Tuesday, July 26, 2016 2:05 PM  
**To:** Karen Goluba  
**Subject:** Ticket A620702951 - Comcast Response to Locate Request

=====  
**To:** BERKSHIRE HATHAWAY           **Attn:** KAREN GOLUBA  
**Voice:** 9709232111           **Fax:**  
**Re:** Comcast Response to Locate Request

This is an important courtesy message, in response to your locate request for underground facility markings. [Este es un mensaje importante de turismo (de cortesia), en respuesta a su solicitud de contado de las marcas de instalacion subterranea.]

=====  
**Ticket:** A620702951  
**County:** PITKIN           **Place:** SNOWMASS VILLAGE  
**Address:** 150 BABY DOE LN

**CMSPK1:**  
Based on the description provided on your locate request ticket, identified above, Comcast facilities are not believed to be in conflict. {la descripcion facilitada en su solicitud, identificados anteriormente, las instalaciones de Comcast no se cree que esta en conflicto.}

=====  
If you have any questions, please contact Comcast's locate contractor, "USIC Locating Services", at 800-778-9140. Thank you for contributing toward a safe excavation. Have a great day. [Si usted tiene alguna pregunta, pongase en contacto con el contratista; "USIC Locating Servicios", en 800-778-9140.  
Gracias por contribuir a una excavacion segura. Que tenga un gran dia.]

=====  
This message was generated by an automated system. Please do not reply to this email.

**Karen Goluba**

---

**From:** dsn-notify@tickets7.811tickets.com  
**Sent:** Tuesday, July 26, 2016 2:04 PM  
**To:** Karen Goluba  
**Subject:** Not In Conflict for Ticket Number A620702951-00A

This message is being sent in response to your request for underground utility location. The following represents a list of responses for the indicated member codes. These responses only pertain to the specific member codes.

=====

Ticket : A620702951-00A  
Member(s) : HCELGSA (Holy Cross Electrical Association), QLNCC00 (CenturyLink)  
Place : SNOWMASS VILLAGE      Address : 150 BABY DOE LN  
Site Status : Not In Conflict  
Notes:  
7/26/2016 01:36:00 PM - private lines

-----

If there are any questions regarding this transmission or if you arrive at the site and have a question about the work site, please call (970) 461-2720

## Karen Goluba

---

**From:** OCARS\_Pro@uncc.org  
**Sent:** Thursday, July 28, 2016 12:40 AM  
**To:** Karen Goluba  
**Subject:** UNCC EMLCFM 2016/07/28 #02693 A620702951-00A NORM RESP LREQ

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

EMLCFM 02693 UNCCa 07/28/16 12:40 AM A620702951-00A NORM RESP STRT LREQ

This is an automatically generated response. Please do not reply to this message.

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State: CO Cnty: PITKIN Place: SNOWMASS VILLAGE Address : 150 BABY DOE LN

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**To:** Michael Adams  
**Subject:** Snowmass Water and Sanitation @ 150 Baby Doe

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Karen Whitney Goluba Assistant to BJ Adams [kareng@BHAspenSnowmass.com](mailto:kareng@BHAspenSnowmass.com)

**BERKSHIRE HATHAWAY** | Aspen Snowmass Properties  
Home Services



534 E Hopkins Ave Aspen, CO 81611 970.922.2111  
PO Box 6600, 17 Kearns Rd Snowmass Village, CO 81615 970.923.2111  
[BHAspenSnowmass.com](http://BHAspenSnowmass.com) **theaspenstory**

*Formerly BJ Adams and Company Real Estate*

Planning Commission: Regular Meetings through the remainder of 2016

	Not attending		Not attending	
<b>October</b>	<b>5th</b>		<b>19th</b>	
<b>November</b>	<b>2nd</b>		<b>16th</b>	
<b>December</b>	<b>7th</b>		<b>21st</b>	

## MEMORANDUM

TO: Planning Commission

FROM: Julie Ann Woods, FAICP/MLA, Community Development Director

DATE: October 5, 2016

SUBJECT: Updated Community Profile Demographics for Comprehensive Plan

ATTACHMENTS: 2016 Town of Snowmass Village Community Profile

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Back in May, we provided the Planning Commission with a Community Profile created by the Department of Local Affairs (DOLA) that we indicated would serve as the basis for factual data for the Comprehensive Plan Update. Since that time, the Profile was updated, modified and reviewed by Department Heads and other Staff members to make it more current, more accurate and more useful for our long range planning discussions.

Chase Anderson has been instrumental in making the modifications, with assistance from Travis Elliott, and we wanted the Planning Commissioners to have the most current copy available. This product has been posted to the Town Website, and we encourage the Commissioners to direct constituents/community members there to find out the latest facts and figures about our community. The link to the Profile on the website is: <http://tosv.com/DocumentCenter/View/1572>.

To help keep all of us organized throughout the Comprehensive Plan Update process (which we are calling PLAN Snowmass), Staff will be providing the Planning Commission with 3-ring binders to keep all Comp Plan related information in. We will do our best to make sure all related papers, drafts, maps, surveys, etc. related to the Comp Plan are three-hole punched to make it easy to add to the binder and to keep you organized. The Community Profile should be added to your notebooks, and we encourage you to bring these notebooks to the first meeting of each month where we will be discussing long range planning matters.

If you have any questions about the profile, please let us know at the meeting.



# TOWN OF SNOWMASS VILLAGE

## COMMUNITY PROFILE

SEPTEMBER 2016

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## General Information

### Town of Snowmass Village, Colorado



**Form of Government**  
Home Rule Municipality  
Council-Mayor-Manager

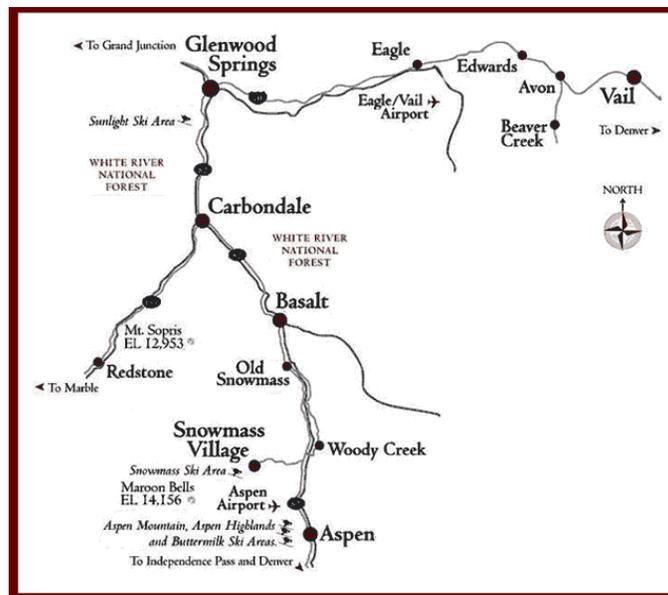
The Council enacts local legislation, adopts budgets, determines policies and appoints the Town Manager. The Town Manager executes the laws and administers the Town government.

#### Town Hall

130 Kearns Road, P.O. Box 5010, Snowmass Village, CO 81615 (970) 923-3777

#### Vicinity Map

The Town of Snowmass Village is located 9 miles northwest of Aspen in Pitkin County, Colorado.



## Overview

Tucked high in the Brush Creek Valley, the Town of Snowmass Village has a medium density, mixed use, transit oriented town core surrounded by suburban residential neighborhoods and open space. Within this 25-square-mile town are over 35 miles of maintained hiking and biking trails with beautiful mountain vistas. Surrounded by a spectacularly scenic wilderness area and National Forest, Snowmass Village is one of the many resort communities in the U.S. to offer plentiful on-mountain winter and summer activities, including lift-serve mountain bike trails and disc golf course as well as one of the best summer resort music scenes in the state. Snowmass Village is home to the second largest ski mountain in Colorado with the most vertical feet of terrain in the United States and over 150 miles of ski trails. The Town is also an integral part of the largest network of free, groomed Nordic trails in the country. It's no coincidence that part of its name is synonymous with "magnitude" and "substance." One need only glimpse at the 13,297 foot tall backdrop of the Town, Mt. Daly, or the faces of the people coming off the trails year-round to understand that this town lies amidst a fertile landscape of adventure and rejuvenation.



## History



Snowmass-at-Aspen  
1967

### First Inhabitants

Long before skiers and even settlers discovered Snowmass' Brush Creek Valley, the Ute Indians hunted, fished, and gathered wild foods here in the summers. The first European / non-natives explored the Elk Mountains as early as 1853, during the Gunnison Survey, but it wasn't until the Hayden Survey in the 1870s, that the prominent peaks visible from Snowmass were named.

Mt. Daly is named after then-president of the National Geographic Society, Augustus Daly, while the triangular Capitol Peak paid tribute to the Washington, D.C., building.

### Early Ranching Days

By the 1880s, ranches running sheep and cattle came to occupy the Brush Creek Valley. One of the most prominent ranchers, Charles Hoaglund, and his family emigrated from Sweden to Aspen during the silver crash and was hired to close down Aspen's Smuggler mine. They acquired land in the Brush Creek Valley to raise cattle, sheep, wheat, and hay. Today, several buildings from his ranch have been incorporated into the renowned Anderson Ranch Arts Center.

Hoaglund's daughter, Hildur, was raised on the ranch and attended the community's one-room school house, which today is known as The Little Red Schoolhouse. The schoolhouse celebrated its centennial in 1994, and still functions as an early childhood learning center today.

### A Ski Area Is Born

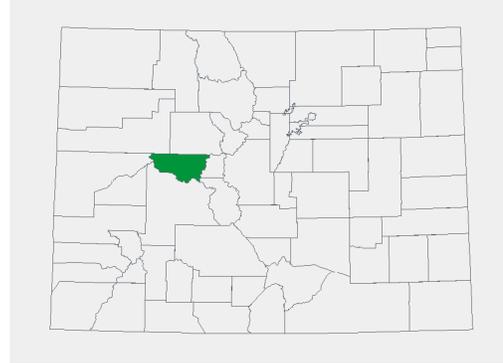
In 1958, Olympic skier Bill Janss began buying up ranches in the valley with an eye toward emulating the Aspen ski area's success. By 1961, he owned six ranches at the base of Baldy and Burnt mountains and planned to build a ski area similar to a European-style ski community on 3,300 acres. In December of 1967, Snowmass-At-Aspen opened with five chairlifts, 50 miles of ski trails, seven hotels, and six restaurants. Lift tickets cost \$6.50. A decade later the Town of Snowmass Village was incorporated, and the rest, as they say, is history.

### Community Quick Facts

Permanent Population (2014)	2,889
Population Change 2010 to 2014	63
Place Median HH Income (ACS 09-13)	\$80,823 <b>28% more than State avg.</b>
State Median HH Income (ACS 09-13)	\$58,433
Employment (County in 2014)	21,008
County Cost of Living Index (State=100)	192.61, Very high

**County Cost of Living Index 92% more than State avg.**

Source: State Demography Office  
U.S. Census Bureau

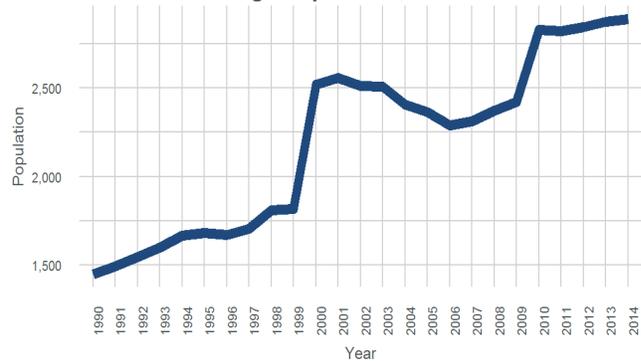


## Population

Population Estimates and Forecasts for the resident population are produced by the State Demography Office.

- Snowmass Village saw population growth in the 1990s followed by some declining growth in the early 2000s.
- There was some growth in the late 2000s and recently, the population has grown slowly.
- The recent growth in population is related to decreasing vacancy rates and growth in Pitkin overall.

Snowmass Village Population, 1990 to 2014



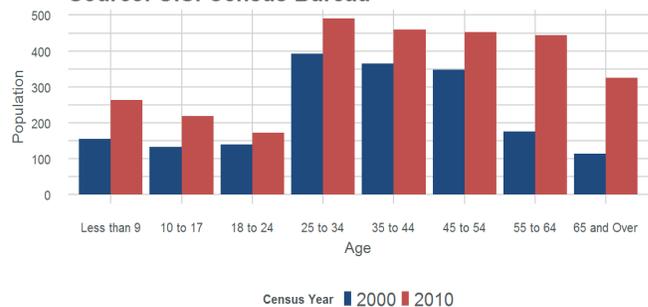
	Population			Annual Average Growth Rate (%)		
	Snowmass Village	Pitkin	Colorado	Snowmass Village	Pitkin	Colorado
1990	1,449	12,661	3,294,473			
1995	1,682	14,652	3,811,074	3.0%	3.0%	3.0%
2000	2,520	15,764	4,338,801	8.4%	1.5%	2.6%
2010	2,826	17,156	5,050,7289	1.2%	0.8%	1.5%
2014	2,889	17,645	5,353,471	0.6%	0.7%	1.5%

**Snowmass Village Population has increased by 100% in the last 24 years**  
**State of Colorado Population has increased by 62% in the last 24 years**

### Population By Age

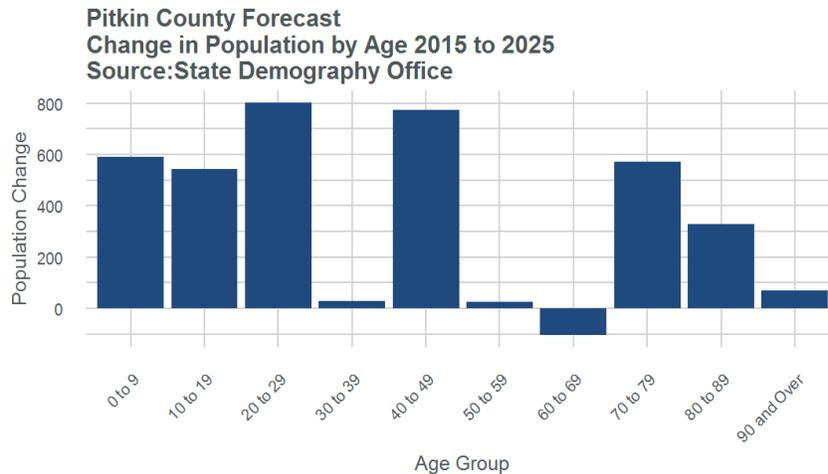
Snowmass Village's population by age is shown in the chart to the right for both 2000 (darker bar) and 2010 (lighter bar). All age groups increased; however, the growth shifted the age distribution considerably. Most notable is the incredible growth in those over the age of 55, which represented a much smaller share of the population in 2000. Also notable was the growth in middle-age population that resulted in growth in lower age groups because they had children.

Snowmass Village Town Population by Age  
Source: U.S. Census Bureau



**Noticeable population increase in 55+ age group**

Pitkin County, where Snowmass Village is located, is expected to grow slightly faster than the state average between 2015 and 2025. Most of this growth is forecasted to be in the prime working age adults (30-44) and their families. There is also significant growth projected in the population over age 70, and less growth in the younger age groups.



## Race & Ethnicity

### Town of Snowmass Village Population by Race/Ethnicity

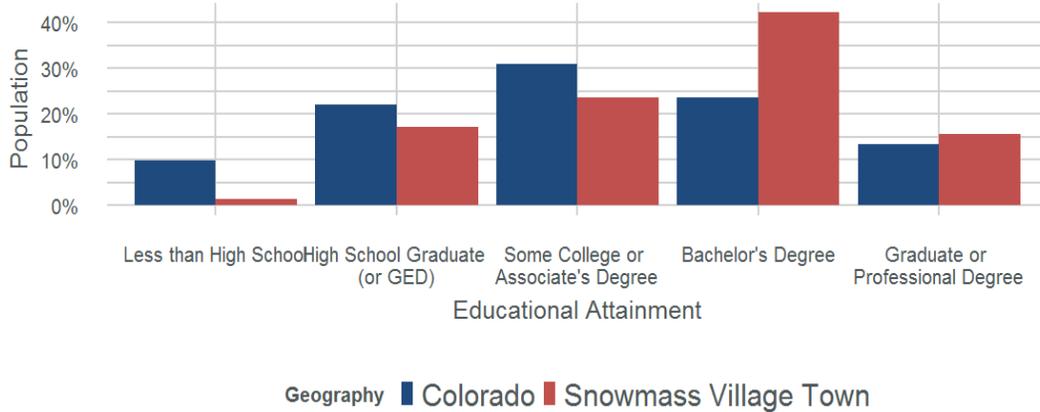
	2000	2010	2010 %
Total	1,822	2,826	
White	1,734	2,602	92.1%
Black or African American	3	7	0.2%
American Indian or Alaska Native	1	2	0.1%
Asian	13	20	0.7%
Native Hawaiian and Other	0	1	0.0%
Some Other Race	5	1	0.0%
Two or More	18	23	0.8%
Hispanic	48	170	6%

Source: U.S. Census 2010

- Snowmass Village is less diverse than the state as a whole but is becoming more diverse over time.
- The diversity growth occurred primarily in the Hispanic population, which grew by over 122 (a 250% increase).

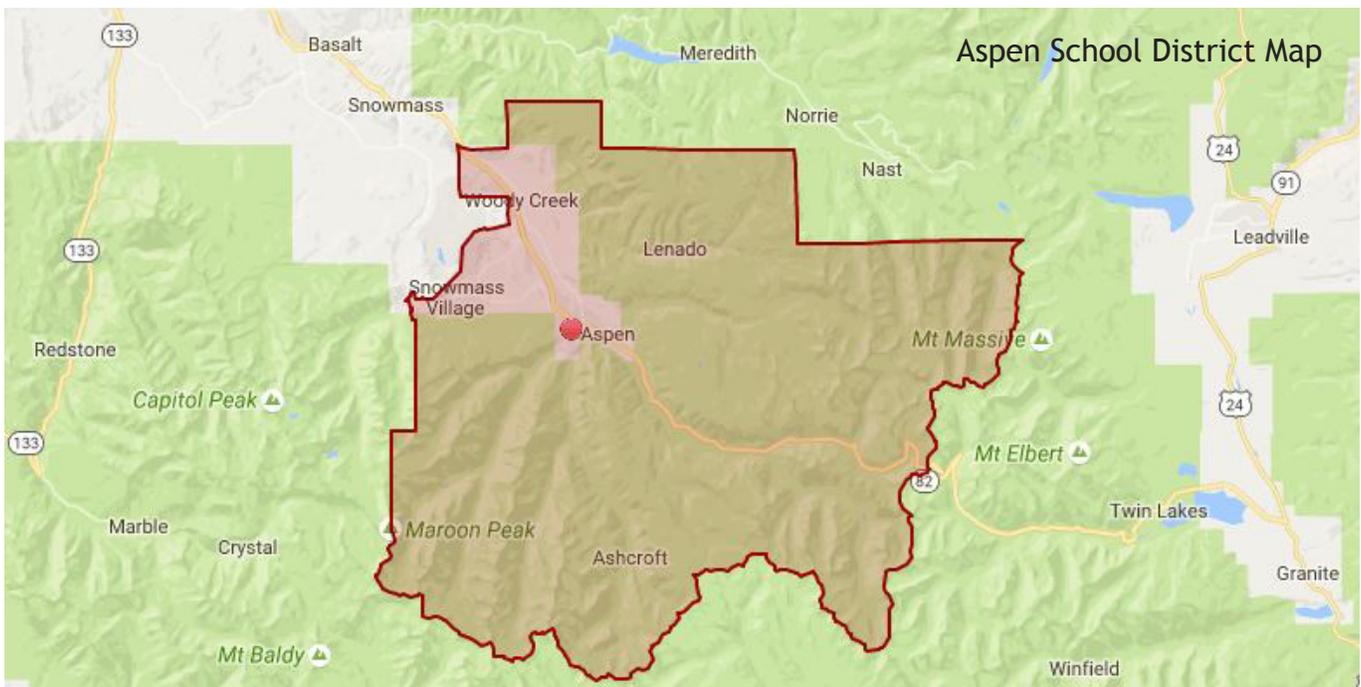
## Education

**Educational Attainment for 25 and Older**  
**Source: ACS 2013 5-Year File**



Snowmass Village has a much higher share of its population with a bachelor’s degree or higher compared to the state. More than 80% of Snowmass Village residents over 25 years of age have at least some college education.

300 children living in Snowmass Village attend the Aspen School District Elementary, Middle and Highschool. Total enrollment for the Aspen School District is 1,756.



### Snowmass by the Numbers

*est.* **1977** — **98** full time **EMPLOYEES** WORK FOR THE TOWN OF SNOWMASS VILLAGE — **176** **DEED RESTRICTED UNITS**

**POPULATION** **2,826** according to the 2010 census — **34.5** MILES OF UNPAVED TRAILS AND **8** MILES OF PAVED TRAILS within TOWN LIMITS — **247** **RENTAL UNITS** are managed by THE SNOWMASS VILLAGE HOUSING DEPARTMENT

**1,510** Average daily riders ON THE VILLAGE SHUTTLE

**56** community members served on volunteer **BOARDS AND COMMISSIONS** — **551,106** PASSENGERS rode the **VILLAGE SHUTTLE**

**8,223** **TONS** of trash collected by Public Works — **3,497.9** **TONS** of trash collected by Public Works

**36%** collected from **COMMERCIAL CUSTOMERS** and **64%** collected from **RESIDENTIAL CUSTOMERS**

**SNOWMASS** *by* **THE NUMBERS** **2015** — **582.71** **TONS OF RECYCLING** — **10** **SWORN POLICE OFFICERS**

**39 MILES** of **PLOWABLE ROAD** — **942** Recreation Center **MEMBERS** and **53,399** Recreation Center **VISITORS**

**4,535** **PARTICIPANTS** in **FITNESS CLASSES**

**25.5** **SQUARE MILES** — **357** & licensed businesses & **CONTRACTORS** — **\$75,000** distributed to **LOCAL NON-PROFITS**

**115** **BUILDING PERMITS PROCESSED**

**100 MILLION** **media impressions** GENERATED by SNOWMASS TOURISM

**12** free concerts ON **FANNY HILL**

**30,353** **VISITORS** to the **ICE AGE DISCOVERY CENTER**

**100,450** fans **FACEBOOK** — **1360** **HOURS OF OFFICER TRAINING** — **95%** **SKI IN - SKI OUT LODGING** — **\$470,800** **PERMITS** collected

## Taxpayers & Economic Activity

### Largest Taxpayers

#### 2014 Top Property Taxpayers

Pitkin County Colorado Assessor

Authority: 613 - TOWN OF SNOWMASS VILLA... as of: 12/31/2014

Owner Name	Actual	Assessed	Acres	SQFT	Units
<b>All Tax Areas</b>					
SNOWMASS ACQUISITION COMPANY LLC	168,199,500	24,618,930	16	126,688	45
SILVERTREE PROPCO LLC	59,429,400	17,234,540	1	445,184	418
ASPEN SKIING COMPANY LLC	40,614,500	11,601,060	12	64,752	17
SNOWMASS HOLDING CO LLC	20,981,500	6,084,660	1	90,450	27
ASPEN PROPERTIES HOLDINGS LP	35,823,900	4,808,300	1,611	15,842	0
WEITZ PERRY	35,716,800	4,484,180	610	20,861	0
SNOWMASS CENTER RETAIL LLC	14,712,600	4,266,670	28	41,272	0
TIMBERS CLUB AT SNOWMASS HOA	50,248,300	3,999,770	0	57,987	0
BRUSH CREEK LAND COMPANY LLC	11,999,100	3,479,740	312	3,552	6
HOLY CROSS ELECTRIC ASSN ER076	11,213,660	3,251,960	0	0	0
HIVE BUILDING LLC	10,720,400	3,108,920	0	104,460	10
SNOWMASS SKIING CORP	9,692,700	2,810,880	0	0	0
SNOWMASS CLUB I LLC	9,831,600	2,791,690	208	106,375	11
SKYRIDGE HOUSE LLC	32,959,600	2,623,580	507	22,113	0
HALLE BRUCE T & DIANE M TRUSTEES	31,610,900	2,516,230	594	22,885	1
CREEKS G INC	8,505,000	2,466,450	0	76,589	0
SNOWMASS CLUB CONDO ASSOC INC	30,781,900	2,450,270	0	53,610	0
SCHNEIDER MILTON S & PAM H	11,768,700	1,988,790	20	5,515	0
SNOWMASS CREDIT II CHALET LLC	6,558,100	1,901,850	0	94,632	64
ROSE FAMILY LLP	21,773,400	1,733,160	512	13,065	0

### Economic Activity

Skiing and snowboarding are the most dominant economic activities in Snowmass Village. Snowmass Village is ranked as the second largest ski area in Colorado comprising 3,362 acres. Summer also offers an array of activities that include hiking, jeeping, ballooning, horseback riding, and biking. The Aspen Skiing Company as well as the Town's Parks and Trails Department have actively been expanding the on- and off-mountain trails for mountain biking in order to propel Snowmass Village to the forefront of this increasingly popular summer recreational activity.

### Groups

Group business is a significant contributor to the Town's economy and includes ski groups, social events/gatherings, sports and specialty groups as well as meetings and conferences. Snowmass Village offers over 70,000 square feet of flexible meeting space in various conference and unique facilities.

### Summer Events

Snowmass Tourism has focused its efforts to specifically enhance the summer events to increase occupancy in Snowmass Village during the summer season. Flagship events such as the Free Concert Series, Snowmass Rodeo, Snowmass Wine & Balloon Festival and JAS Labor Day Festival have set precedence that Snowmass Village is a perfect host for special events. Events that have been added to improve summer vitality include Colorado Scottish Festival and Rocky Mountain Highland Games, Zoppe Italian Circus and Craft Brew Rendezvous. Visit Snowmass Tourism's website at [www.gosnowmass.com](http://www.gosnowmass.com) for a full list and additional information and upcoming events.

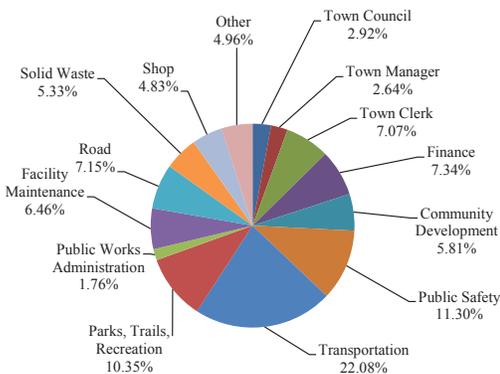
# Tax Rates & Revenues

TOSV Sales Tax Rate:

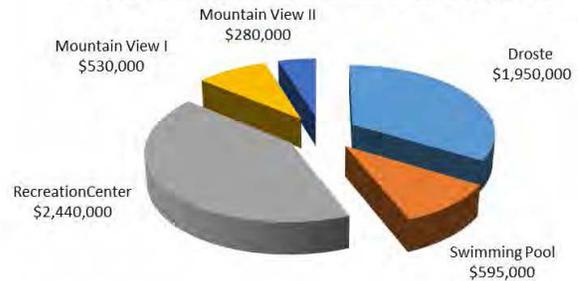
**10.4%**

Pitkin County 3.6%	Snowmass Village 3.5%	State of Colorado 2.9%	RFTA 0.4%
<p>Pitkin County Sales Tax</p> <p> <span style="color:blue">■</span> General Use    <span style="color:orange">■</span> Transit Services  <span style="color:gray">■</span> RFTA &amp; EOTC    <span style="color:yellow">■</span> Healthy Water                 </p>	<p>TOSV Sales Tax</p> <p> <span style="color:blue">■</span> Marketing    <span style="color:orange">■</span> General Use                 </p>		
<p><b>3.6%</b> Is the County's share of the sales tax rate in Snowmass Village</p> <p><b>2.0%</b> Is for general use - .86% goes to Pitkin County for general use. The remaining 1.14% is remitted back to municipalities.</p> <p> <span style="color:blue">↳</span> <b>0.86%</b> - is reserved for Pitkin County  <span style="color:blue">↳</span> <b>0.87%</b> - is remitted to the City of Aspen  <span style="color:blue">↳</span> <b>0.22%</b> - is remitted to the TOSV  <span style="color:blue">↳</span> <b>0.04%</b> - is remitted to the Town of Basalt                 </p>	<p><b>3.5%</b> Is the Town's share of the sales tax rate in Snowmass Village</p> <p><b>1.0%</b> Is for general use - This portion of the sales tax is used to fund traditional Town services such as Police, Streets, Parks, and Planning.</p> <p><b>2.5%</b> Is for marketing - This portion of the sales tax is used to fund marketing campaigns, events, and boost local tourism.</p>		
<p><b>1.0%</b></p> <p>Is for transit services - These funds are collected to promote public transit within the valley. Aspen and TOSV split the remaining funds proportionally based on sales tax collections within each jurisdiction.</p> <p> <span style="color:blue">↳</span> <b>0.48%</b> - is remitted to RFTA  <span style="color:blue">↳</span> <b>0.41%</b> - is remitted to the City of Aspen  <span style="color:blue">↳</span> <b>0.11%</b> - is remitted to the TOSV                 </p>	<p><b>2.4% Lodging Tax</b> - An additional 2.4%, not depicted here, is also collected on lodging expenses. This revenue is used to promote local lodging and group sales.</p>		
<p><b>0.5%</b> Is for mass transportation system improvements within the valley - Approved by the EOTC.</p>			
<p><b>0.1%</b></p> <p>Is for water quality - These funds help support the Pitkin County Healthy Rivers and Streams initiative.</p>			

## GENERAL FUND DEPARTMENTAL SUMMARY 2016 GENERAL FUND EXPENDITURES

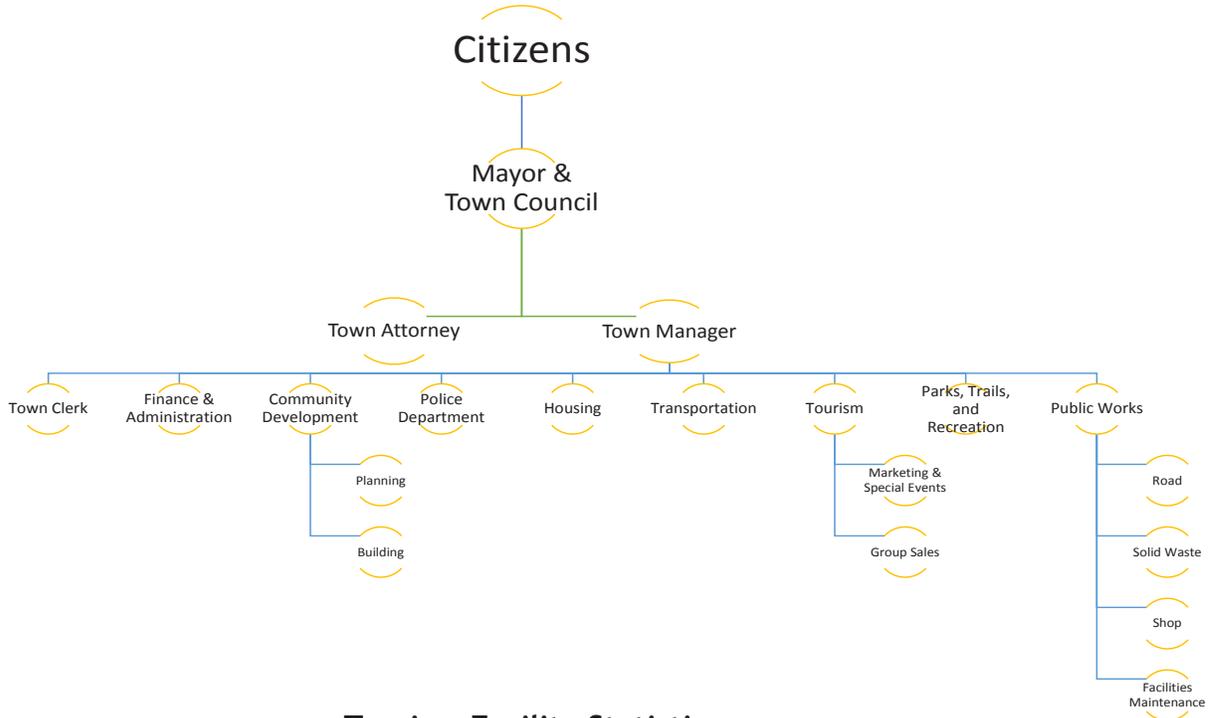


## TOWN OF SNOWMASS VILLAGE OUTSTANDING DEBT AS OF 12/31/15



**Total Debt: \$5,795,000**

## Organization Chart & Statistics



### Tourism Facility Statistics

#### Lodging

Snowmass Village offers a variety of lodging options ranging from hotels and lodges to private condominiums and luxurious houses and chalets. Each property presents a unique location and layout with single to multi-family accommodations and over 95% of the lodging provides ski-in/ski-out access to the mountain.

Unit and Pillows by Location	Aspen	Snowmass	All
Units by Location	2,120	1,778	3,898
Pillows by Location	9,193	8,546	17,739

Above tables include Fractional Ownership units but not RBO units/pillows

#### Parks, Trails and Open Space

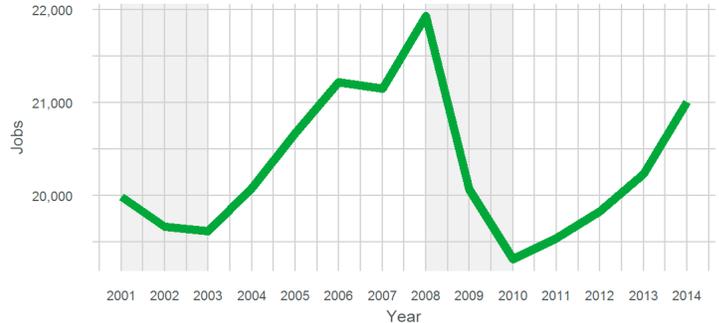
Snowmass Village has an extensive trail system with over 35 miles of maintained trails, including 8 miles of paved trails, connecting to hundreds of miles of paved and unpaved trails in surrounding areas. Snowmass Village has roughly 13 acres of developed public park land. The Snowmass Ski Area has over 3,362 acres that are dedicated to public open space and recreation. The Town of Snowmass Village owns a conservation easement on approximately 300 acres located along the Brush Creek Valley Floor, which is maintained as open space for recreation and conservation.

Allowed Trail Use	Mileage of Trails	Percent of System
Equestrian, Hiking, & Biking	1.93 Miles	5%
Hiking & Biking Only	27.47 Miles	77%
Equestrian & Hiking Only	4.11 Miles	12%
Equestrian Only	1.47 Miles	4%
Hiking Only	0.56 Miles	2%
Biking Only	0 Miles	0%
<b>Total</b>	<b>35.54 Miles</b>	<b>100%</b>

## Jobs & the Economy

Total employment in the County was estimated to be 21,000 in 2014. Pitkin County has gained approximately 1,700 jobs since 2010. Despite the short-term growth, Pitkin County has not reached their pre-recession peak employment from 2008, which was just under 22,000 jobs. Losses were concentrated in Real Estate, Administration and Professional Services.

Pitkin County Total Estimated Jobs, 2001 to 2014  
Source: State Demography Office



Note: Grey shading represents beginning to bottom of U.S. recessions.

Share of Jobs by Industry, 2014	Pitkin	Snowmass Village
Agriculture	1%	0%
Mining	0%	0%
Utilities	0%	0%
Construction	5%	3%
Manufacturing	1%	0%
Wholesale trade	1%	0%
Retail Trade	7%	3%
Transportation and warehousing	1%	1%
Information	1%	0%
Finance activities	2%	1%
Real estate	10%	19%
Professional and business services	6%	1%
Management of companies and enterprise	0%	0%
Admin and waste	10%	3%
Education	2%	1%
Health Services	3%	1%
Arts, Entertainment, and Recreation	11%	26%
Accommodation and food	21%	29%
Other services, except public administration	8%	4%
Government	11%	7%

### Economic Industry Mix

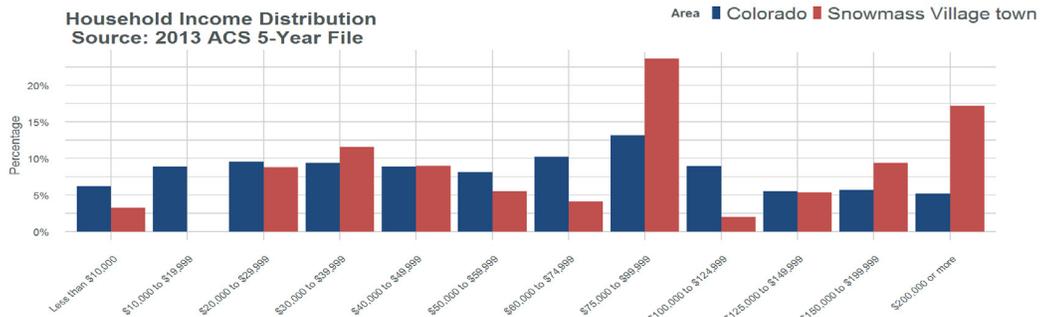
Snowmass Village has a less diverse industry mix than Pitkin County as a whole. Snowmass Village has an even stronger tourism and resort focus than Pitkin County. Snowmass also has a large share of employment related to real estate.

### Largest Employers:

- Aspen Skiing Company
- Westin/Holiday Inn
- Destination Resorts
- The Snowmass Club
- Snowmass Hospitality/Related/Viceroy
- Snowmass Lodging Company
- Town of Snowmass Village

## Income

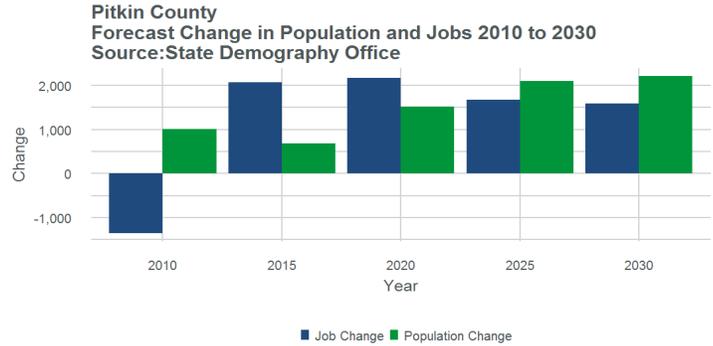
The graph below compares Snowmass Village’s income distribution to the state. Snowmass Village has a larger share of people earning between \$75,000 to \$99,999 than the state and those earning over \$200,000. There are relatively few households earning below \$30,000.



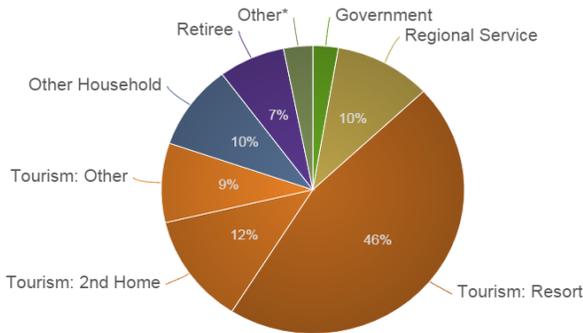
## Population and Economic Forecast

The rates of growth of both population and jobs can differ somewhat because of changes in the labor market, i.e., labor force participation rates, age, unemployment rates, multiple job holding, and/or commuting. In addition, macroeconomic conditions such as business cycle fluctuations and faster or slower periods of U.S. and Colorado economic growth can affect overall job growth in a region.

- Population growth is forecast to fall short of job growth for the period from 2015 to 2020 and then out pace job growth from 2020 to 2030.
- The transition in job growth from higher to lower reflect short-term economic growth and longer term population aging. As the population ages, labor force growth will slow.
- This may require additional housing and community services. Additionally, an aging population may require increased need for accessible housing and other aging services.



Pitkin County Base Industries, 2014



### Economic Base Analysis

The Base Industries chart shows which industries drive the economy in Pitkin County. The chart shows the important share of economic activity driven by tourism. Combined, tourism drives about 67% of the employment in Pitkin County. Regional services, such as retail or banking provided to populations outside of the county, make up a significant portion as well.

\*Other includes: Transfer Payment, Agriculture, Manufacturing, Mining

Source: State Demography Office

### Average Wage Trends

- Average weekly wages in Snowmass Village increased 10% from 2010 to 2014.
- Pitkin County saw wage growth of 8.5%.
- Weekly wages of \$747 in Snowmass Village in 2014 were only 74% of the \$1,014 statewide average; this may be further exacerbated by the higher cost of living.

### Average Weekly Wages

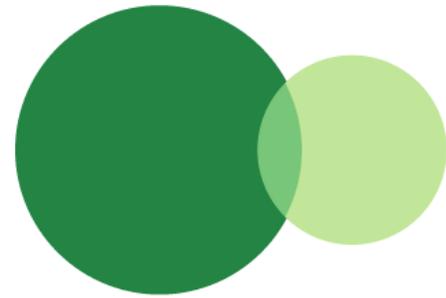


Source: Department of Labor and Employment (QCEW)

## Commuting

Snowmass Village Commuting Patterns, 2013

Commuting plays an important role in the economy of an area because not all workers live where they work. Commuting impacts local job growth, access to employees, and transportation infrastructure.



- Jobs in Snowmass Village town
- Workforce in Snowmass Village town
- Overlap: Work and Live in Snowmass Village

Source: LEHD On the Map, 2013

Just over 8% of the jobs (dark green) are held by residents and 92% of the jobs are held by people who live outside of Town. Considering Snowmass Village’s labor force (light green), just over 15% work in Town and nearly 85% are employed outside of the Town.

Note: Data does not include agricultural and self-employed jobs and uses administrative boundaries only.

## Inflow/Outflow Report

### Selection Area Labor Market Size

	2014	
	Count	Share
Employed in the Selection Area	2,473	100.0%
Living in the Selection Area	1,302	52.6%
Net Job Inflow (+) or Outflow (-)	1,171	-

### In-Area Labor Force Efficiency

	2014	
	Count	Share
Living in the Selection Area	1,302	100.0%
Living and Employed in the Selection Area	200	15.4%
Living in the Selection Area but Employed Outside	1,102	84.6%

### In-Area Employment Efficiency

	2014	
	Count	Share
Employed in the Selection Area	2,473	100.0%
Employed and Living in the Selection Area	200	8.1%
Employed in the Selection Area but Living Outside	2,273	91.9%

## Snowmass Shuttle Statistics

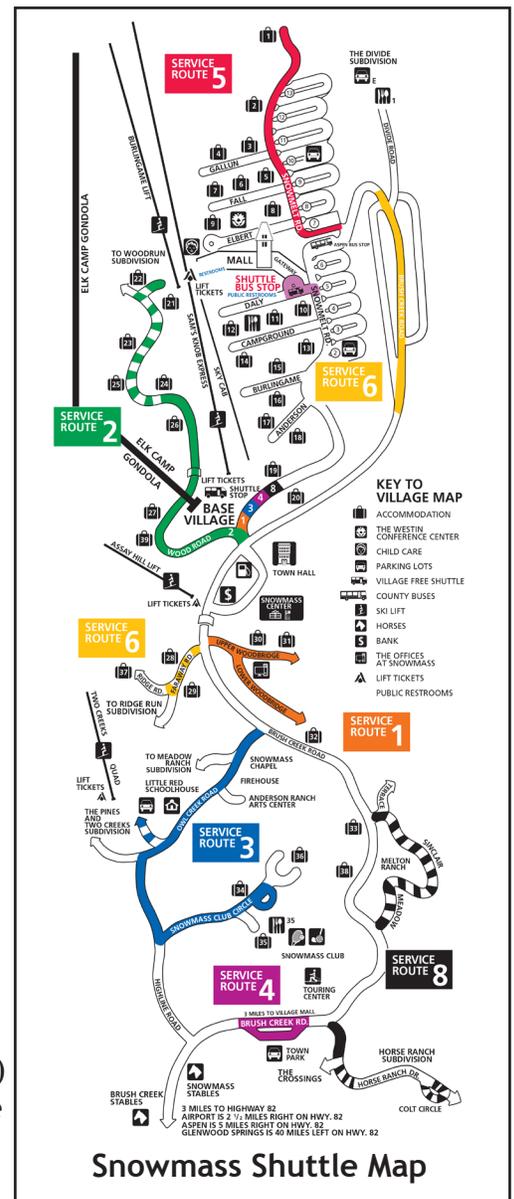
**Roads** - 33 miles of Town owned paved roads

**Vehicles** - 10 Vans; 19 Small Buses

**Ridership** - 550,000 riders annually (Winter 394,000 & Summer 156,000)

**Routes** - 8 permanent routes plus an added weekend shuttle during the winter season; facilitation with Special Events and dial-a-ride

**Bus Stops** - 16 shuttle stops with 11 shelters



### Housing & Households

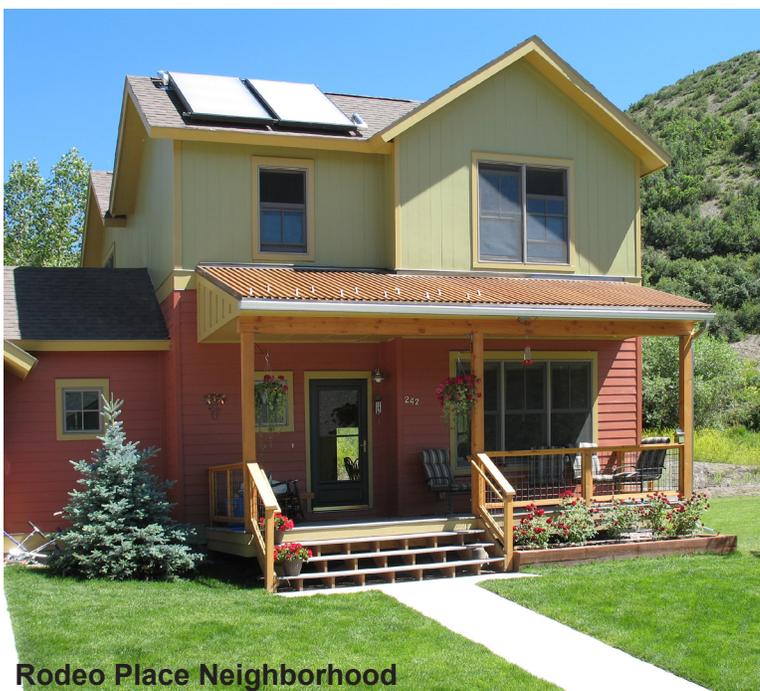
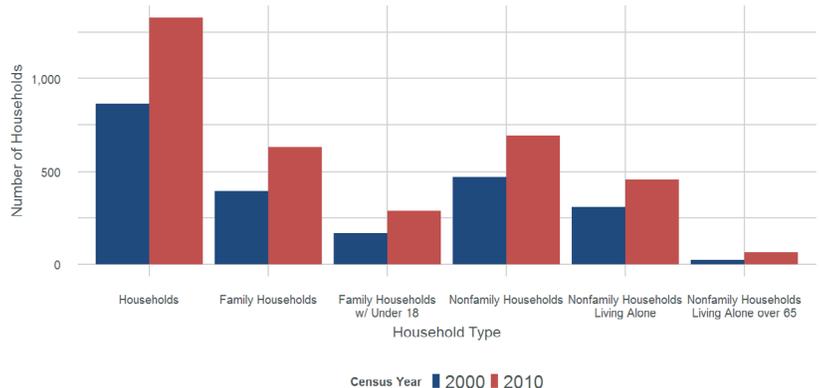
Snowmass Village Housing Units	2000	2010	2010 %
Total Housing Units	1,734	2,355	
Occupied Housing Units	864	1,327	56.3%
Owner-Occupied Units	481	722	54.4%
Renter-Occupied Units	383	605	45.6%
Vacant Housing Units	870	1,028	43.7%
For Seasonal	814	887	86.3%
All Other Vacant	56	141	13.7%

31% of Total Housing Units are Owner Occupied, 26% of Total Housing Units are Renter Occupied, 43% of Total Housing Units are Vacant

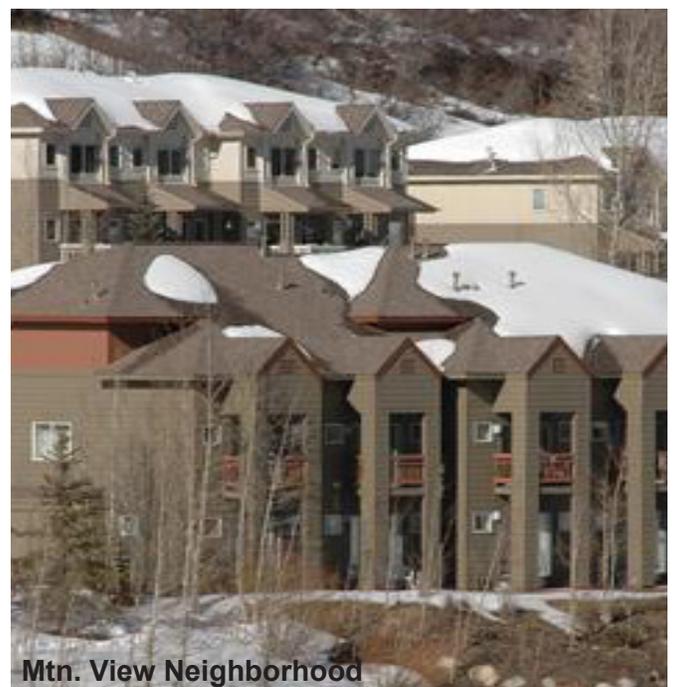
- The overall vacancy rate was nearly 44% in 2010.
- Vacancy rates were much higher than the state average but decreased between 2000 and 2010.
- Most of the units are owner occupied (54%) but an active rental market exists as well.
- 26% increase in Total Housing Units from 2000-2010

- There was a large increase in households between 2000 and 2010.
- There were notable increases in the family households and a large percentage increase in those living alone over age 65.
- These increases speak to large growth in the over 55 (often empty nesters) and family-aged groups over the period.

Snowmass Village Town Household Types  
Source: Census 2000 and 2010



Rodeo Place Neighborhood



Mtn. View Neighborhood

## Workforce Housing

### Town of Snowmass Village Workforce Housing Units & Population

	<u>Units</u>	<u>Pop.</u>
Deed Restricted Inventory(for sale)	176	443
Rental Inventory	247	452
<b>Total year-round population (including 122 children under 18 yr. old)</b>	<b><u>423</u></b>	<b><u>895</u></b>
<i>Average of 2.12 people per unit and makes up 31% of total Town population</i>		

### Pitkin County & Private Developer Workforce Housing Units & Population

	<u>Units</u>	<u>Pop.</u>
Snowmass Wildcat Fire Department	8	8
Anderson Ranch Arts Center	7	8
Aspen School District	15	37
Snowmass Water & Sanitation	2	2
Pitkin County Fairway Three	30	98
Aspen Skiing Company	18	36
Private Developer	30	56
<b>Total year-round population (including 29 children under 18 yr. old)</b>	<b><u>110</u></b>	<b><u>245</u></b>
<i>Average of 2.22 people per unit and makes up 8.5% of total Town population</i>		
<i>Combined with TOSV Housing makes up 39.5% of total Town population</i>		

### Seasonal Private Developer Workforce Housing Units & Population

	<u>Units</u>	<u>Pop.</u>
Aspen Skiing Company	85	249
<b>Total year-round population (including 29 children under 18 yr. old)</b>	<b><u>85</u></b>	<b><u>249</u></b>
<i>Average of 2.93 people per unit and makes up 8.6% of total Town population</i>		
<i>Combined with TOSV, County &amp; Private Developer makes up 48% of total Town population</i>		

## SOURCES

### 6.1

- United States Census Bureau
- Census Bureau's American Community Survey Office
- Colorado Department of Local Affairs
- Pitkin County Tax Assessor
- Town of Snowmass Village Finance Department
- Town of Snowmass Village Housing Department
- Town of Snowmass Village Clerks Department