

TOWN OF SNOWMASS VILLAGE

PLANNING COMMISSION MEETING MINUTES

June 3, 2026

Members Present:

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

Staff Present:

Michelle Bonfils Thibeault
Kevin Kiernan
Ashleigh Huff

Members Absent: None

Others Present: Ben Feldman, Mary Blankenau, Taylor Dexheimer, Craig Coney

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

Item 1: Meeting Minutes of March 18, 2026:

The minutes from the March 18, 2026, meeting were presented for approval. Following a spelling correction, the minutes were unanimously approved 7-0.

Item 2: AT& T Cell Tower Special Review:

Senior Planner, Kevin Kiernan, presented a Special Review application submitted by BMF Development on behalf of AT&T Mobility to temporarily relocate an existing wireless communications facility currently mounted on the chimney at 690 Carriage Way while chimney reconstruction and exterior building improvements are completed. The temporary facility would consist of a 65-foot monopole tower located at 721 Upper Carriage Way for a period of up to six months. Mr. Kiernan explained that the proposed tower exceeds the height otherwise permitted in the SPA-1 zoning district; therefore, Special Review approval was required. Staff recommended approval subject to the conditions outlined in the staff report.

Applicant Ben Feldman of BMF Development, representing AT&T, explained that the temporary tower is necessary to maintain uninterrupted wireless service for emergency responders, residents, and visitors during construction. He noted that the proposed tower height is required because the temporary location sits

at a lower elevation than the existing rooftop installation and must clear surrounding trees and buildings to maintain existing coverage. Commissioners discussed the proposed height, potential aesthetic impacts, and whether the temporary location could serve as a permanent site. Mr. Feldman explained that the permanent facility would remain on the reconstructed chimney but would feature an upgraded, concealed design with antennas located behind a parapet to improve the appearance of the installation.

Commissioners also discussed the anticipated construction schedule and removal deadline for the temporary facility. The applicant confirmed that contractual incentives and penalties were in place to encourage timely completion of the work. Commissioners requested that the October 21 removal date referenced in the draft resolution be corrected to October 31, 2026. Additional discussion focused on the importance of maintaining reliable wireless communications throughout the construction period while improving the long-term appearance of the permanent installation.

Following discussion, the Commission considered Resolution No. 2, Series 2026, approving the temporary wireless communications facility with the revised removal date of October 31, 2026. The resolution was approved unanimously.

Item 3: Community Development Director Updates:

- A joint Planning Commission and Town Council meeting is tentatively scheduled for July 6 to review the Ritz-Carlton Major Sketch Plan application.
- The Shop Affordable Housing Project will proceed directly to Town Council for final plan approval.
- No Planning Commission meetings are currently scheduled for June 17 or July 1.
- Community updates included information regarding an injured juvenile bear in the area and upcoming Town Council and mayoral elections, with candidate petitions available beginning August 4.

Adjournment: The meeting adjourned at 4:25 p.m.