

TOWN OF SNOWMASS VILLAGE

PLANNING COMMISSION MEETING MINUTES

August 2, 2023

Members Present:

Brian Marshack, Chairman
Matthew Dube, Vice Chairman
David Seglin-remote

Staff Present:

Dave Shinneman
Brian McNellis
Jim Wahlstrom
Virginia Baker

Members Absent:

Jim Gustafson
Doug Faurer
Elese Denis
Stan Clausen

Others Present:

Barclay Miller-Deerbrook HOA President
John Howard-Deerbrook-HOA Manager
Randy Henrie-Deerbrook-Architect
Colby Christoff-Deerbrook-Civil Engineer
Tim Malloy-Deerbrook-Planning
Consultant
Frank Taylor-Deerbrook-neighbor-remote
Anne Taylor-Deerbrook-neighbor-remote
Chad Kumbier-Aspen SkiCo-VP-
Cybersecurity and IT
Eric Neumeyer-Aspen SkiCo-Manager,
Planning and Development
Chris Kiley-Aspen SkiCo
Mak Keeling-Aspen Ski Co

1-Roll Call/Call to order: The meeting was called to order at 4:03 p.m. by Chairman Marshack.

Item 2: Approval of May 3, 2023, Meeting Minutes:

The minutes from the 05/03/2023 meeting was brought up for approval. Chairman Marshack made a motion to approve, seconded by Vice Chairman Dube and approved unanimously.

Items for Discussion: Special Review of Cell Tower Within the Snowmass Ski Area: (Reso 4 of 2023)

Mr. Brain McNellis, Senior Planner, opened up the item with an overview of the application and reviewed the Agenda Summary.

The applicant, Chris Kyle from Ski Co, spoke next. Mr. Kyle stated these towers would increase cell service over all four SkiCo mountains. This has been a challenging project as the areas involved cover several jurisdictions. Chris emphasized these towers will help local business, festivals, visitors, and residents. They are presently working with the four major cell service carriers and are open to other carriers.

Mr. Mak Keeling, the applicant representative from Ski Co as well, spoke next. He showed renderings of what the proposed cell towers would look like. Some are taller than others depending on location.

Commissioner Seglin inquired if the towers could be made to look like a fake tree. Mr. Keeling explained that the National Forest Service does not approve of the fake tree concept and the decorative spines can fall off and cause harm.

Chairman Marshack opened up the item for comment from the Commissioners.

Vice Chairman Dube asked if there would be any protective shield or barrier for the towers near ski runs for skier safety. Mr. Keeling said they are working with Patrol and Operations on that.

Commissioner Seglin asked how often the towers would need to be upgraded. Mr. Kyle responded that it is difficult to commit to a specific timeframe as technology is constantly changing and advancing.

Chairman Marshack asked if there would be anything at the top of the towers such as cameras or lights. Mr. Keeling said no, nothing at the top.

Chairman Marshack asked if there is a way to cover the utility boxes at the base of the towers, with landscaping as an example, for cosmetic purposes. Mr. Keeling agreed this can be added as a condition.

Chairman Marshack asked for public comment. There was no public comment.

Vice Chairman Dube made a motion to approve with amendments, seconded by Commissioner Seglin and was approved unanimously.

The condition are:

Conditions The Applicant shall comply with and implement the following conditions for the PUD Amendment:

(1) The Two Creeks Base Village tower location shall be moved outside of the manmade swale area to avoid encroaching within perceived wetland type grass and shrubby species. The applicant shall work with planning staff to identify a more suitable location nearby. Upon determining a new location, the height of the tower shall be modified accordingly.

(2) Each of the cell towers shall be the minimum height required to provide ample cell coverage as sought and in accordance with Table 1 in the submitted. Special Review land use application.

(3) The development shall not modify historic or existing drainage patterns.

(4) Disturbed land shall be mitigated with a certified Pitkin County seed mix to assure substantial revegetation within one growing season of installation.

(5) In the case of removed or damaged trees greater than 4" DBH, a like specimen shall be planted near the cell tower site at 1:1 ratio in a way that will help screen the installation.

(6) The towers shall be non-reflective and applied with the selected patina *Copper Sulfate* as represented in the land use application submittal.

(7) As part of the building permit submission for any of the cell tower locations, the applicant shall submit a landscape/screening plan to demonstrate best efforts to shield the base equipment and cabinets from public view.

Break-There was a brief break. The parties in attendance for the Special Review of Cell Towers departed.

Items for Discussion: Deerbrook Townhomes Preliminary Plan Application:
(Reso 3, series 2022)

Chairman Marschack introduced Mr. Jim Wahlstrom, Senior Planner on the Deerbrook application. Mr. Wahlstrom explained that the Sketch Review is complete, and this is a Preliminary Plan Review. Mr. Wahlstrom went over the summary agenda memorandum.

Mr. Tim Malloy, the project planning consultant, made a presentation next, with several slides.

Commissioner Seglin commented on accessibility. Mr. Shinneman asked that since the meeting was requested to end soon, he recommended this item be continued on 09.06.2023.

Chairman Marshack requested a Site Visit. The date is proposed as Wednesday, August 16th depending on the RSVPs to satisfy a quorum and the Applicants availability, as well.

Chairman Marschack asked for public comment. Anne Taylor, who was remote, said she had no comment.

Chairman Marshack made a motion to continue the public hearing, was seconded by Vice Chairman Dube and unanimously approved.

Item 4: Community Development Director updates: none

Motion to adjourn by Chairman Marshack was seconded by Vice Chairman Dube and approved unanimously.

The meeting was adjourned at 6:17 P.M.