



PLANNING AND DEVELOPMENT SERVICES

455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Design Review Board

FROM: Sam Starr, Town Planner

FOR: DRB Public Hearing on March 30th, 2017, Agenda Item #7

DATE: March 30, 2017

RE: Consideration of a Conditional Use Permit Development Application for the Placement of a Sponsorship Vehicle and Ski Valet Structure on OS3X, Active Open Space

APPLICATION OVERVIEW:

The purpose and intent of this memo is to have the Design Review Board review and provide a recommendation to Town Council for the placement of a sponsorship vehicle and ski valet structure on OS3X, Active Open Space.

PROJECT GEOGRAPHY

Legal Description: OS-3X, Telluride Mountain Village
Address: No address assigned to Active Open Space
Applicant/Agent: Telluride Ski & Golf
Owner: Town of Mountain Village
Zone District: Village Center
Zoning Designation: Active Open Space
Existing Use: Active Open Space
Proposed Use: Active Open Space
Adjacent Land Uses:

- **North:** Active Open Space, Village Center
- **South:** Active Open Space, ski area
- **East:** Active Open Space, Village Center
- **West:** Active Open Space, Village Center

ATTACHMENTS

- Exhibit A: TSG Application

BACKGROUND

In accordance with 17.4.14 of the Community Development Code (CDC), the applicant has applied for a Class 4 Conditional Use Permit for the placement of a sponsorship vehicle and ski valet structure on Active Open Space, OS-3X (The Beach), during the winter ski season. The Beach is owned by Town of Mountain Village. The ski valet, and display of a sponsorship vehicle on town property has been ongoing since approximately 2010, and the most recent Conditional Use Permit for this activity was limited to 3 years. Applicant has stated that Tesla will likely be the sponsorship vehicle for the upcoming 2017-2018 ski season.

CRITERIA FOR DECISION

1. The following criteria shall be met for the review authority to approve a conditional use permit:
 - a. The proposed conditional use is in general conformity with the policies of the principles, policies and actions set forth in the Comprehensive Plan;
 - b. The proposed conditional use is in harmony and compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or on services and infrastructure;
 - c. The design, development and operation of the proposed conditional use shall not constitute a substantial physical hazard to the neighborhood, public facilities, infrastructure or open space;
 - d. The design, development and operation of the proposed conditional use shall not have significant adverse effect to the surrounding property owners and uses;
 - e. The design, development and operation of the proposed conditional use shall not have a significant adverse effect on open space or the purposes of the facilities owned by the Town;
 - f. The design, development and operation of the proposed conditional use shall minimize adverse environmental and visual impacts to the extent possible considering the nature of the proposed conditional use;
 - g. The design, development and operation of the proposed conditional use shall provide adequate infrastructure;
 - h. The proposed conditional use does not potentially damage or contaminate any public, private, residential or agricultural water supply source; and
 - i. The proposed conditional use permit meets all applicable Town regulations and standards.
2. It shall be the burden of the applicant to demonstrate that submittal material and the proposed development substantially comply with the conditional use permit review criteria.

ANALYSIS

Vehicle display and sponsorship signs have been a long, ongoing occurrence in the town. Moreover, such uses are common in ski resort communities. Staff feels the proposal is generally consistent with the Design Regulations. Council may elect to develop allowances and design standards for the proposed conditional uses in the future. Staff would therefore recommend approval through April 2020.

RECOMMENDATION

Staff recommends the DRB recommend the Town Council approve the conditional use permit to allow the placement of a sponsorship vehicle and a ski valet structure on OS-3X, with the proposed motion set forth below:

“I move to recommend the Town Council approve of the conditional use permit for the placement of a sponsorship vehicle and ski valet structure on OS-3X with the following conditions:

- 1. The area in between the Town’s sign and the light post should be kept open a minimum of 10’ and the ski racks must be kept out of this open pedestrian corridor leading from the Beach to the plaza area to ensure safe pedestrian flow.*
- 2. The Applicant shall maintain snow removal within 10’ of the vehicle at the Beach, completely off the plaza, as necessary and required by Town’s Property Maintenance Department.*
- 3. The Applicant shall enter into a plaza license agreement with the Town prior to placement of vehicle on the plaza.”*



CONDITIONAL USE PERMIT APPLICATION

Planning & Development Services
Department
Planning Division
455 Mountain Village Blvd.
Mountain Village, CO 81435

CONDITIONAL USE PERMIT APPLICATION			
APPLICANT INFORMATION			
Name: Kevin Maughan / TSG Ski & Golf LLC		E-mail Address: kmaughan@telski.com	
Mailing Address: 565 Mountain Village Blvd		Phone: 970-728-7416	
City: Mountain Village	State: CO	Zip Code: 81435	
Mountain Village Business License Number: 000201			
PROPERTY INFORMATION			
Physical Address: OS-3XRR		Acreage: unknown - approx 529 square feet of space used	
Zone District:	Zoning Designations:	Density Assigned to the Lot or Site:	
Legal Description: OS-3XRR, Town Plaza, Town of Mountain Village			
Existing Land Uses: Active Open Space			
Proposed Land Uses: See description below			
OWNER INFORMATION			
Property Owner: Town of Mountain Village		E-mail Address:	
Mailing Address:		Phone:	
City:	State:	Zip Code:	
DESCRIPTION OF REQUEST			
<p>Ski valet structure at the base of "The Beach" snow / paver intersection directly next to the map (same location as the past 5 years).</p> <p>Ski racks in Heritage Plaza for guests to use during ski season</p> <p>Marketing sponsorship vehicle in Heritage Plaza during summer and winter</p>			

N/A



CONDITIONAL USE PERMIT APPLICATION

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**OWNER/APPLICANT
ACKNOWLEDGEMENT
OF RESPONSIBILITIES**

I, _____, the owner of Lot _____ (the "Property") hereby certify that the statements made by myself and my agents on this application are true and correct. I acknowledge that any misrepresentation of any information on the application submittal may be grounds for denial of the development application or the imposition of penalties and/or fines pursuant to the Community Development Code. We have familiarized ourselves with the rules, regulations and procedures with respect to preparing and filing the development application. We agree to allow access to the proposed development site at all times by members of Town staff, DRB and Town Council. We agree that if this request is approved, it is issued on the representations made in the development application submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. By signing this acknowledgement, I understand and agree that I am responsible for the completion of all required on-site and off-site improvements as shown and approved on the final plan(s) (including but not limited to: landscaping, paving, lighting, etc.). We further understand that I (we) are responsible for paying Town legal fees and other fees as set forth in the Community Development Code.

Signature of Owner

Date

Signature of Applicant/Agent

Date

OFFICE USE ONLY

Fee Paid:

By:

Planner:



CONDITIONAL USE PERMIT
APPLICATION

Planning & Development Services
Department
Planning Division
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OWNER AGENT AUTHORIZATION FORM

I have reviewed the application and hereby authorize *(insert agent name)* Kevin Maughan of
(insert agent's business name) Telluride Ski & Golf to be and to act as my
designated representative and represent the development application through all aspects of the development
review process with the Town of Mountain Village.

Bill Jensen
(Signature)

November 1, 2016
(Date)

Bill Jensen
(Printed name)

N/A



CONDITIONAL USE PERMIT APPLICATION

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HOA APPROVAL LETTER

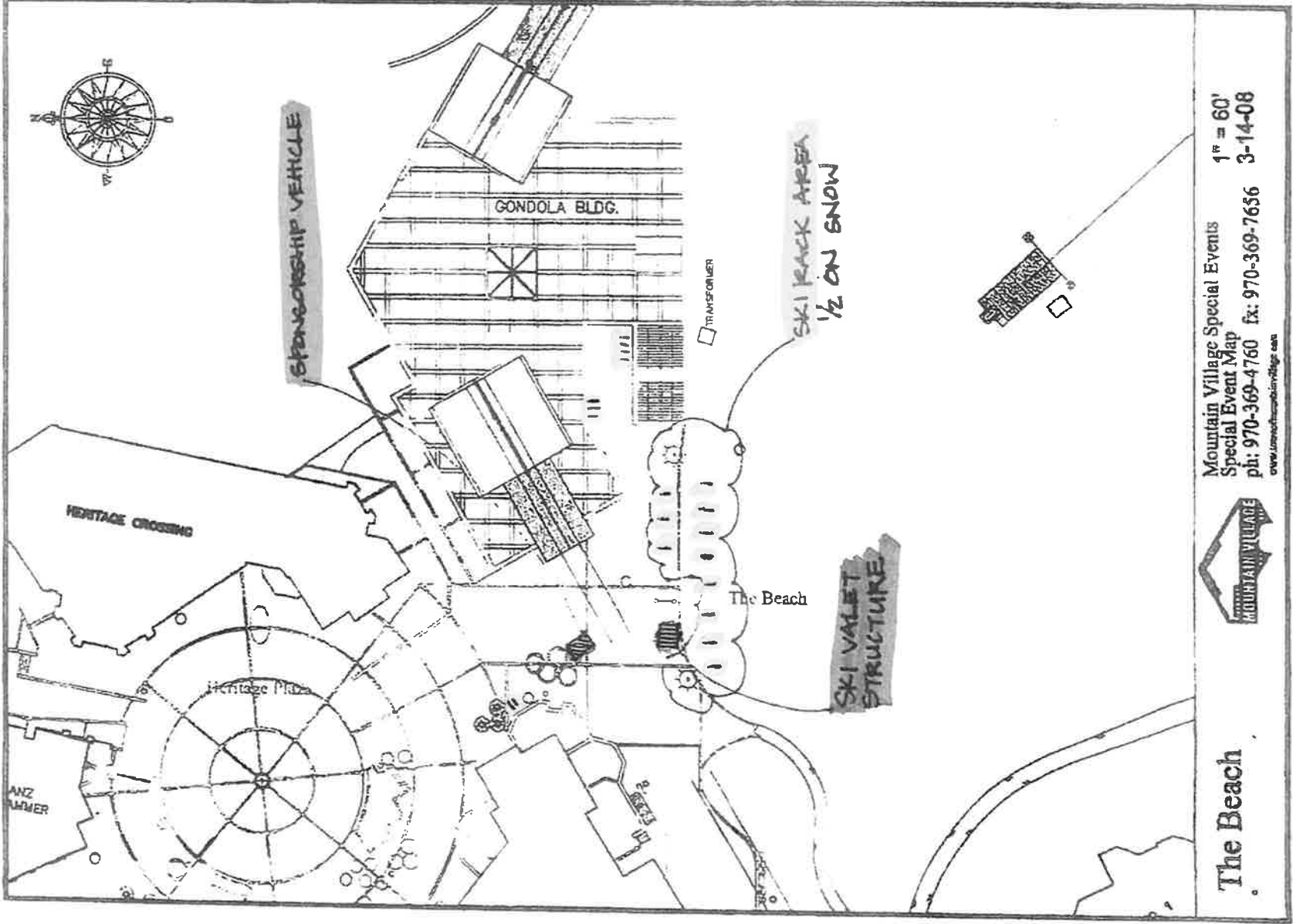
I, *(print name)* _____, the HOA president of property located at _____, provide this letter as written approval of the plans dated _____ which have been submitted to the Town of Mountain Village Planning & Development Services Department for the proposed improvements to be completed at the address noted above. I understand that the proposed improvements include *(indicate description of proposed improvements below)*:

(Signature)

(Date)

(Title)

PLAZA LICENSE AGREEMENT - TSG



Mountain Village Special Events
Special Event Map
ph: 970-369-4760 fx: 970-369-7656
www.mountainvillage.com



The Beach