

**SUMMARY OF MOTIONS  
TOWN OF MOUNTAIN VILLAGE  
DESIGN REVIEW BOARD MEETING  
THURSDAY, FEBRUARY 2, 2017**

Agenda Item 2

**Call to Order**

Chairman Dave Eckman called the meeting of the Design Review Board of the Town of Mountain Village to order at 10:03 a.m. on Thursday, February 2, 2017 in the Conference Room at 455 Mountain Village Boulevard Mountain Village, CO 81435.

**Attendance**

**The following Board/Alternate members were present and acting:**

Dave Eckman (Chair)  
Banks Brown (Vice-Chair)  
Phil Evans  
Keith Brown  
Luke Trujillo  
Dave Craige  
Greer Garner  
Jean Vatter (Alternate)  
Liz Caton (Alternate)

**The following Board members were absent:**

None.

**Town Staff in attendance:**

Glen Van Nimwegen, Director of Planning and Development Services  
Dave Bangert, Senior Planner/Forester  
Sam Starr, Planner  
Jim Mahoney, Town Attorney

**Public in attendance:**

Devin Morris  
Mark McGarey  
David Ballode [dballode@msn.com](mailto:dballode@msn.com)  
Lea Sisson [lea@leasonarchitects.com](mailto:lea@leasonarchitects.com)

**Executive Session for the Purpose of Receiving Legal Advice Pursuant to C.R.S. 24-6-402(b)**

On a **Motion** made by Phil Evans and seconded by Banks Brown, DRB voted **7-0** to enter into Executive Session for the Purpose of Receiving Legal Advice Pursuant to C.R.S. 24-6-402(b)

Chairman David Eckman concluded Executive Session and returned to regular session 10:30 a.m.

**Reading and Approval of Summary of Motions of the January 5, 2017 Design Review Board**

**Regular Meeting**

On a **Motion** made by Phil Evans and seconded by Greer Garner, the DRB voted 7-0 to approve the Summary of Motions from the January 5, 2017 Design Review Board Meeting.

**An amendment to a previously approved conditional use permit for a 100 foot communication tower to be located in Tract OSP 49-R (Resolution No. 2015-0423-08) to remove the condition**

**that prohibited the tower from including lights. The request is to allow a red beacon as required by the Federal Aviation Administration**

Glen Van Nimwegen updated the board on the changes to the proposed new tower, which includes adding a red light beacon as required by the FAA. Staff recommends the change with the following proposed amended conditions:

1. The tower ~~shall not~~ MAY include a light beacon AS REQUIRED BY ~~or be brightly painted to stand out to aircraft. If the Federal Aviation Administration ("FAA") SUBJECT TO THE USE OF AN AIRCRAFT DETECTION LIGHTING SYSTEM AS APPROVED BY THE FAA. requires either a light beacon or bright paint for the tower to stand out, the antenna shall be lowered to a height where these FAA requirements do not apply.~~
2. The proposed towers and antennas shall be painted to match the surrounding tree color below the tree line and a blue gray above the tree line to mitigate visual impacts. The applicant shall provide color samples to the Town and San Miguel County for review and approval prior to or concurrent with submitting for a building permit.
3. New antennas or equipment placed on the existing tower shall be painted to match the surrounding tree color below the tree line and a blue gray above the tree line to mitigate visual impacts, with the color reviewed and approved by the Town and San Miguel County.
4. The new tower shall be designed to co-locate the number of antennas shown on the Proposed Site Elevations plan, Sheet C-3.1 dated 4/15/15.
5. The current and proposed towers shall be made available for colocation of new telecommunication equipment so long as: (A) there is enough room on the tower for the new equipment (given the vertical & horizontal separation requirements of the current users), (B) there is enough structural capacity for the new equipment, and (C) the new equipment will not cause interference to the current users.
6. Prior to issuing a building permit, the applicant shall submit long-term easements from The Ridge, TSG and any other intervening property owner for (1) the access road to the tower site; (2) the tower site; and (3) utility routes for existing and new utilities to the site. Prior to executing such easements, the Town shall review and approve the easements to ensure long-term vehicular and utility access across intervening land and long term tower siting.
7. Prior to issuing a building permit, the applicant shall submit a composite utility plan to show the planned routes for power, fiber and any other necessary utilities to the site.
8. The approved conditional use permit application is for the benefit of the existing tower that is owned by Telluride Ski and Golf, LLC ("TSG") and the proposed new tower on TSG owned land. Therefore the conditional use permit is hereby granted to TSG and any successors or assigns.
9. The conditional use permit shall be valid for a period of twenty (20) years from the Effective Date subject to meeting the conditions specified herein.
10. THE APPLICANT, CROWN CASTLE, ENTERS INTO A LEGALLY BINDING WRITTEN COMMITMENT WITH SAN MIGUEL COUNTY TO ALLOW THE RELOCATION OF THE STATE OF COLORADO'S DTRS 800 RADIO SYSTEM EQUIPMENT LOCATED ON THE EXISTING 90 FOOT COMMUNICATION TOWER IN A MANNER AND AT LOCATIONS ACCEPTABLE TO THE SAN MIGUEL COUNTY SHERIFF, THE COLORADO OFFICE OF INFORMATION TECHNOLOGY, AND SMETSA. THE APPLICANT SHALL PROVIDE A NEW SITE PLAN DEPICTING THE DTRS 800 RADIO SYSTEM EQUIPMENT AND THE

PROPOSED SITE ELEVATIONS TOGETHER WITH THE PROPOSED AT&T ANTENNAS TOGETHER WITH FUTURE COLOCATOR ANTENNA ARRAY AND MICROWAVE DISHES ON A DRAWING TO REPLACE THE PROPOSED SITE ELEVATIONS, SHEET C-3.1 PREPARED BY BLACK AND VEATCH.

11. THE TOWN, BY WRITTEN RESOLUTION, FORMALLY COMMIT TO TURN OFF AND DISCONTINUE USING THE "UPPER BANK" OF LIGHTS IN THE SAN SOPHIA GONDOLA STATION, FROM DUSK TO DAWN TO REDUCE LIGHT SPILL IN TO THE COONSKIN VIEW PLANE. IT IS UNDERSTOOD THAT THESE LIGHTS MAY BE TURNED ON INTERMITTENTLY AS NEEDED FOR MAINTENANCE AND REPAIRS, AS WELL AS IN EMERGENCY SITUATIONS.

On a Motion made by Banks Brown and seconded by Phil Evans, the DRB voted 7-0, to recommend the Town Council approve the proposed amendment to the conditional use permit recorded as Resolution No. 2015-0423-08 with the findings contained in the staff memo and the amended conditions above, excluding condition #11 because this is not in the purview of the DRB in relation to approving the amended CUP.

**Review and recommendation to the Town Council regarding the following proposed actions for Lot 640A, 306 Adams Ranch Road: A. The proposed rezoning of the southern .55 acres of Lot 640A (2.56 Acres) from Multi-Family Zone District to Class 2 Active Open Space and the remaining 2.01 acres to Class 3 Active Open Space; and B. The transfer of 15 units of Employee Apartment or Condominium units (45 person equivalent density) from the Density Bank to Lot 640A for a total of 45 units of Employee Apartment or Condominium units (135 person equivalent density); and C. The approval of a Conditional Use Permit for 45 Employee Apartment or Condominium units on the central 1.41 acres of Lot 640A; and D. Approval of the Replat of 640A.**

Glen Van Nimwegen requested that this item be tabled – stating that the application will have to be re-noticed for a future agenda.

On a Motion made by Phil Evans and seconded by Greer Garner, the DRB voted 7-0, to Table the application Lot 640A, 306 Adams Ranch Road.

**An amendment to the design of the driveway and retaining walls for a previously approved single-family home on Lot 912R, located at 132 Victoria Drive.**

Dave Bangert presented the application for an amendment to the design of the driveway and retaining walls for a previously approved single-family home on Lot 912R, located at 132 Victoria Drive. Lea Sisson from Sisson Architects presented the proposed amendment on behalf of the owner.

On a Motion made by Luke Trujillo and seconded by Keith Brown, the DRB voted 6-1, with Dave Eckman opposed to the vote, to approve the development application for a new driveway alignment for a previously approved single-family home and accessory dwelling unit on Lot 912R subject to the previously approved conditions and the following conditions:

1. The applicant shall enter into an agreement with the TFPD assuring maintenance of the fire fighter access walk and record such agreement with San Miguel County.
2. The approval shall be subject to the additional conditions of the TFPD as shown on the attached exhibits.

3. All representations of the applicant/agent, whether within the submittal or at the DRB hearing, are conditions of this approval.

**Review for a recommendation to the Town Council proposed amendments to Chapter 17.4 Development Review Procedures of the Community Development Code regarding establishing a two-step Design Review process.**

Mr. Van Nimwegen presented the latest amendments to Section 17.4 to the Board. The amendments are to create a two-step process for projects where the first step would include approval of preliminary plans and the second would be final review and approval. The Board and staff discussed several issues that include:

- Consistently using either “final” or “formal” or “review”;
- Provide reference to requiring a complete application before a project goes forward;
- Safeguards to allow applicant to proceed if they fail at initial step one; and
- Better define what is a complete composition as described in Section 17.4.11 (C) 3 a and b.

A **Motion** was made by Banks Brown, seconded by Phil Evans and the DRB voted **7-0** to recommend to Town Council the proposed amendments to Chapter 17.4 Development Review Procedures of the Community Development Code regarding establishing a two-step Design Review process.

Board Member Keith Brown left the meeting at 1:05 p.m. due to another commitment

**Other Business**

Mr. Van Nimwegen mentioned an opportunity for the Board to meet with the Town Hall planning consultants on March 13 from 11 am to 12 pm in the Council Chambers.

On a **Motion** made by Greer Garner and seconded by Banks Brown the DRB voted 7-0 to adjourn the February 2, 2017 meeting of the Mountain Village Design Review Board at 1:15 p.m.

Respectfully Submitted,

Glen Van Nimwegen  
Director