

# ***AGENDA***

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

**REGULAR MEETING**  
**Wednesday, June 15, 2016**

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

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

**ITEM NO. 1:** Meeting Minutes from June 1, 2016

**ITEM NO. 2:** Special Review: Communications Tower at Town Hall

**ITEM NO. 3:** Comprehensive Plan Discussion

**MISCELLANEOUS**

**ADJOURNMENT**

1  
2  
3  
4  
5  
6  
7  
8  
9

**TOWN OF SNOWMASS VILLAGE**

**PLANNING COMMISSION  
MEETING MINUTES**

**June 1, 2016**

10 Members Present:

11 Jamie Knowlton, Chairman  
12 Jim Gustafson  
13 Jim Anathan  
14 Doug Faurer  
15 Tom Fridstein

Staff Present:

Julie Ann Woods  
Cindy Ford  
Jim Wahlstrom  
John Dresser  
Clint Kinney  
Anne Martens  
David Peckler  
Travis Elliott

16  
17  
18  
19  
20 Members Absent:

21 Teri Hooper  
22 Patrick Keelty

Others Present:

Matt Dube

23  
24 Call to order: The meeting was called to order at 4:02 p.m. by Jamie Knowlton,  
25 Chairman.

26  
27 Item 1: Meeting Minutes from 5/18/16: The Minutes of the 5/18/16 meeting  
28 were brought up for approval. Doug Faurer made a motion to approve the  
29 minutes, second by Tom Fridstein and approved by a vote of 5-0.

30  
31 Item 2: Continued discussion of Community Connectivity Plan: Staff  
32 concluded their presentation regarding items such as Wayfinding Signs and  
33 RFTA service. The Town Transportation Director spoke about kiosks and maps  
34 that are being looked at as ways to help with wayfinding. He talked about GPS  
35 boards that could be mounted at bus stations to show where the buses are at  
36 any given time, but this could be costly. They are researching several options  
37 to help with this issue. There was also a discussion of various traffic calming  
38 options that are being looked into.

39  
40 Matt Dube, a resident who worked on the Steering Committee on the CCP  
41 during the study said that they had many group meetings and stakeholder  
42 meetings and the main concern seemed to be safety at crossing zones and  
43 around the transit stops. He said that Staff and the Consultant did a good job  
44 of translating the public's concerns into the Draft CCP. The public's input took  
45 into account the character of Snowmass Village and the need to make sure that

46 we maintain good stewardship of the rural mountain town character, but that  
47 there are urban needs to be taken into account as well.

48  
49 The Planning Commission pointed out particular areas of concern in the Draft  
50 CCP such as the design of crossings and walkways, which they would like to  
51 see re-designed to reflect the rural character. They also thought that there  
52 needs to be a more serious recommendation for the Skittles lift situation as it  
53 pertains to connectivity, that more emphasis and analysis needs to be given to  
54 the connections to the Snowmass Center. They also wanted more study given  
55 to a parking analysis to see if it adequately meets our needs.

56  
57 With these suggestions, the Town Manager asked that Staff be allowed to  
58 address them and bring the Draft CCP back to Planning Commission at a later  
59 meeting for re-consideration.

60  
61 Adjournment: The meeting adjourned at 6:15 p.m.

DRAFT

TO: Town of Snowmass Village Planning Commission

THRU: Julie Ann Woods, FAICP/MLA, Director 

FROM: Jim Wahlstrom, AICP, Senior Planner  
Community Development Department

DATE: June 15, 2016 meeting

SUBJECT: DISCUSSION AND PLANNING COMMISSION RESOLUTION NO. 8, SERIES OF 2016:  
An application for a Special Review involving a proposed communications tower to be placed behind Town Hall located on the Re-Plat of Parcel C of the Faraway Ranch Subdivision (0130 Kearns Road).

---

### **Introduction.**

The Town of Snowmass Village has submitted a Special Review application proposing a multi-jurisdictional use communications tower site to be installed on the north side of the Town Hall building. Its height proposes to be 40 feet tall, measured from current finished grade which is approximately eight feet (8') higher than the prior existing natural grade (at the point where tower is to be located) when the Town Hall was constructed in 2006.

Additionally, this Special Review is for a communication site that has equipment and structures attached to the north side of the existing Town Hall building. The communications site includes the addition of a small building to house the radio / IT equipment and generator. Also, the 40' monopole will be constructed for the antenna appurtenances required to provide 800 MHz radio coverage for police, fire, public works, transportation, etc. According to the application, the new radio infrastructure will provide radio coverage in the Town of Snowmass Village for purposes of allowing seamless connectivity between multi-jurisdictional agencies, such as Pitkin County Sheriff's Department, Aspen Police, Aspen Fire, Basalt Fire, Basalt Police and Pitkin County Road and Bridge. It also allows connection to state wide organizations and is part of a statewide communications initiative.

This monopole and associated equipment facilities building are part of 218 sites within the state and part of 1000+ agencies utilizing the 800 MHz digital "trunking" radio system (DTRS). The DTRS system has approximately 8 million transmissions per month. Pitkin County is one of the last counties to transition to the DTRS system. As part of the implementation of the DTRS system there will be new towers constructed or upgraded in Aspen, Ajax, Red Table, Crown Mountain, Loge, Williams and McClure. The State has committed to fund a large portion of the infrastructure with partnerships within the county.

### **Background.**

Town Hall was approved by Ordinance No. 13, Series of 2006 and the site was rezoned to "Community Commercial," which district has a height limitation of 38 feet. The re-plat of Parcel C of Faraway Ranch was approved by Resolution No. 23, Series of 2007, for the Town Hall Final Plat comprising 4.806 acres. The northerly one-half of the site is situated on steep slopes. The southerly one-half of the site was developed for the Town Hall and its surround parking, driveways and landscape spaces.

Town staff has met during the submission of the various application materials to better understand the proposal. Lingered questions as addressed in the staff report could probably best be answered by the applicant representatives during the meeting. Staff finds that the proposed communications tower is necessary to best serve the general public's welfare and safety needs.

Following the Planning Commission review, the subsequent Town Council meeting and public hearing for the Town Hall Communications Tower application is scheduled on July 5, 2016 following the code's public hearing noticing requirements.

### **Application Summary.**

The application proposes a small cellular telecommunications facility and site comprised of the following components:

1. A 40' tall monopole for the communications tower on the north side of the Town Hall;
2. Attached antenna appurtenances to the monopole;
3. An adjacent equipment shed 168 sq. ft. in size (9'-4" x 18') and slightly over 9' in height (at the highest point) with exterior finishes and colors to match the Town Hall building;

### **Summary Core Issues.**

Following the review of the application, an analysis of the area, and the review standards in the municipal code, staff finds that the major issues relating to the Special Review application include:

- The proposal's consistency with the Comprehensive Plan's policies;
- Appropriateness of location for the proposed facility;
- Adequacy of buffering and screening for the proposed facility;
- Compliance with the specific antenna reception or transmission devices standards relating to dimensional limitations, impacts and aesthetic criteria;

**Municipal Code Public Notification Requirements:**

There is no public hearing notice requirements for the Planning Commission meeting. A separate 15-day public hearing notice process will be required for the subsequent Town Council meeting to be scheduled on July 5, 2016.

**Municipal Code Review Standards for Special Review applications:**

In evaluating the request, the proposal should be reviewed under the context of the review standards below for Special Review applications, which include two different sections in the municipal code addressed below.

Municipal Code Section 16A-5-230(e), Review Standards, for Special Review applications:

Review Standards. An application for a special review use shall comply with the following standards:

- (1) *Consistent with Comprehensive Plan. The proposed use shall be consistent with the intent of the Town of Snowmass Village Comprehensive Plan.*

**Staff:** Section 7.6 of the Built Environment Chapter 7 states: "As technology advances, there will be greater demand for locating new telecommunication reception devices. These devices must be carefully sited to provide as broad a service as possible while mitigating visual impacts and impact to environmentally sensitive areas."

Staff finds that the differences in the 35' and 40' propagation maps in the application appear miniscule other than some changes in the periphery service reaches outside of town. Staff had questions why there was a significant service reach achieved, per past discussions, by increasing the tower height by two feet, from the height limitation of 38' to 40' measured from current finished grade. This was prior to reviewing the propagation maps received. However, if the minor service extensions reaching farther into the periphery areas (per the propagation maps) is important for emergency communications, then the extra two feet would be beneficial to achieve an improvement to the general public's health, safety and welfare. This seems to meet the intent of the review standards below, specifically meant for antenna reception and transmission devices.

A few of the policies in Chapter 5, titled "Community Services, Facilities, and Amenities," relate to or are consistent with the proposal:

- *Ensure that land use decisions maintain and enhance the Town's ability to provide services, facilities, and amenities for the resort community. New development shall assist in providing these in a fair and equitable manner and adequately compensate for its impact on public services and infrastructure;*
- *Provide incentives for providing communitywide cellular coverage, wireless service, or other technologies;*

- *Evaluate the future growth to the Town's carrying capacities in relations to facilities, services, and amenities; and*
- *Examine every development proposal for opportunities to create, enhance, and/or maintain the Town's facilities, parks and trails infrastructure.*

(2) *Comply with standards of Development Code. The proposed use shall comply with all other applicable standards of this Development Code, including, but not limited to:*

- a. *Zone district standards. The purpose of the zone district in which it is located, the dimensional limitations of that zone district and any standards applicable to the particular use, all as specified in Article III, Zone Districts.*

**Staff:** The underlying zoning is "Community Commercial" on the Town Hall site known as the re-platted Parcel C of Faraway Ranch in 2007. The minimum building setbacks and heights pursuant to code Table 3-2 'Schedule of Dimensional Limitations' are adopted by subdivision plat or PUD plan or special review. For this application, the maximum height of the communications tower should be determined with the evaluation and review of the proposed special review application.

In this case, the height of the tower would be two feet (2') taller than the 38 foot height restriction in the underlying 'Community Commercial' zone district, as measured from current finished grade. It would be approximately 10 feet taller than the 38' height restriction as measured from prior existing natural grade. Per Exhibit F in the application materials, it is apparent that antennas will be mounted higher than the monopole structure's height. The applicant representatives should confirm if the antennas would be mounted above the height of the monopole or if they could be mounted lower on the tower to not exceed the monopole height at 40'.

- b. *Development evaluation standards. The applicable standards specified in Article IV, Development Evaluation Standards.*

**Staff:** While the development evaluation standards are applicable, they do not seem pertinent to the utility type of application proposed.

(3) *Compatible. The proposed use shall be appropriate to its proposed location and be compatible with the character of surrounding land uses in the area, and shall not adversely affect the future development of the surrounding area.*

**Staff:** The proposal is compatible with the character of the surrounding land uses in the area because it does not require a re-zoning from the "Community Commercial" zone district. The zone district does not specifically prohibit the proposed use nor does it allow it by right; therefore the requirement is for a Special Review application. The communications tower and its equipment shed are proposed in an area behind and to the north of the Town Hall. The building would conceal at minimum the first 15' of the monopole (as viewed in a horizontal plane), and should not adversely affect the future

development of the surrounding area, considering that the area to the north of Town Hall is located on steep slopes.

- (4) *Adequacy of access. Access to the site shall be adequate for the proposed use, considering the width of adjacent streets, their grades, intersection safety, visibility and entrance into the area to be developed. When appropriate, public transportation, or other public or private transportation services, and appropriate pedestrian facilities, shall be made available to serve the use.*

**Staff:** The Town Hall site and its access drive from Upper Kearns Road are owned by the Town for public use and governmental entity purposes. The driveway's extension to the northwesterly portion of the building provides adequacy of access to the communications' facilities.

- (5) *Design minimizes adverse impact. The design and operation of the proposed use shall minimize adverse impacts and shall not create a nuisance, considering such impacts as traffic congestion or traffic hazards, service delivery, parking and loading, trash removal, odors, noise, glare and vibration.*

**Staff:** The proposed use creates negligible if any traffic congestion or traffic hazards, service delivery, parking and loading, trash removal, odors, noise, glare and vibration. The exterior finishes of the equipment shed will match Town Hall. The stainless steel monopole structure should effectively blend in with the native backdrop.

- (6) *Design minimizes environmental impact. The proposed use shall minimize environmental impacts and shall not cause significant deterioration of water and air resources, wildlife habitat, scenic resources and other natural resources.*

**Staff:** The proposal should not cause significant deterioration of water and air resources, wildlife habitat, scenic resources and other natural resources. The stainless steel monopole should not significantly alter the views seen from throughout the immediate area.

- (7) *Facilities. There shall be adequate public facilities available to serve the proposed use, or the applicant shall propose necessary improvements to address service deficiencies that the use would cause. In particular, the applicant shall demonstrate that adequate water supply and sewage disposal service is available for the proposed use, including sufficient water pressure and proximity to fire hydrants to provide for fire protection needs.*

**Staff:** Utility installations are commonly installed on publicly owned property. Proper vehicular and utility access seems adequately addressed by utilizing the existing infrastructure already installed on the site. The antenna use and equipment building do not require additional water service.

- (8) *Parking. Sufficient off-street parking shall be provided for the proposed use.*

**Staff:** Service delivery functions will likely be infrequent. There is a walkway that connects to the end of the driveway on the west side of the Town Hall building to provide ease of service.

Municipal Code Section 16A-3-250, 'Antenna reception or transmission devices':

- (1) *Dimensional limitations. The installation of an antenna shall comply with the dimensional limitations of the underlying zone district.*

**Staff:** Reference the Review Standards section above for Special Reviews under Standard (2) "Comply with standards of Development Code," for staff comments and recommendations.

- (2) *Not located in right-of-way. An antenna shall not be placed in a public or private right-of-way.*

**Staff:** The proposed facility would not be located within a right-of-way, but is located on publicly owned land.

- (3) *Danger. Any antennas shall not cause any increased danger to neighboring property in the event of a collapse or other failure. The proposed antenna installation may be denied if it is determined that any collapse or failure would cause damage to neighboring property.*

**Staff:** If the facility and use are approved, the installation and construction thereof should be subject to a building permit application review by the Town's building officials.

- (4) *Visibility. The decision-making body shall determine whether the visibility of the antenna has been reduced to the highest degree possible, including, but not limited to, sensitive choice in placement, screening with fencing, landscaping, subgrade placement, use of earth tone colors and any other effective means that screens the antenna and does not appear to be unnatural on the site. The proposed antenna installations may be denied if it is determined that the visibility has not been sufficiently reduced.*

**Staff:** Reference the Review Standards section above for Special Reviews under Standards (5) "*Design minimizes adverse impact,*" and (6) "*Design minimizes environmental impact*" for staff comments and recommendations.

Additionally, the base of the monopole structure sits approximately 40 feet higher (at 8410 +/-) than the Town Hall driveway entrance off of Upper Kearns Road (at 8370 +/-). The finished roundabout elevation (at 8365 +/-) will sit approximately 5 feet lower than the Town Hall entrance driveway off of Upper Kearns Road. From these vantage points and view angles, the Town Hall building (with its depth of about 80 feet from front to back and its 15 feet of height at the rear building elevation by the tower) will

conceal a majority of the monopole's 40' height, as measured from current finished grade. The tower will be more visible from across Brush Creek Road or farther up Snowmass Mountain. However, from that distance, the communications tower will likely appear imperceptible.

**Overall Staff Recommendation.**

Staff recommends approval of the requested communications tower, subject to clarifying a few points in the staff report, because a) it meets the municipal code's review standards; b) it benefits the general public's health, safety and welfare; and c) town communications between departments and other public organizations will be improved. In consideration of the Special Review application, staff recommends the following summary conditions, as more definitively described in the recommended conditions section in attached Resolution No. 8, Series of 2016:

1. Additional concealment and screening of the supporting utility appurtenances should be provided.
2. Co-location on the facility for other carrier antennas should be allowed, subject to Town review and approval.
3. A building permit application process should be administered for the proposed facility, in particular to determine if the structural aspects of the facility meet the building code requirements.

These recommendations have been included in a more elaborate manner into the attached Resolution No. 8, Series of 2016, written in the affirmative, as draft conditions for consideration.

**Enclosures:**

- Updated application materials received June 9, 2016

**Attachments:**

- Transportation Department comments dated May 25, 2016; and
- Draft Planning Commission Resolution No. 8, Series of 2016.

---

**From:** David Peckler – **TRANSPORTATION DEPARTMENT**

**Sent:** Wednesday, May 25, 2016 2:29 PM

**To:** Jim Wahlstrom <JWahlstrom@tosv.com>; Andy Worline <AWorline@tosv.com>; Anne Martens <AMartens@tosv.com>; Brian Olson <BOlson@tosv.com>; Chase Anderson <CAnderson@tosv.com>; Clint Kinney <CKinney@tosv.com>; Dave Ogren <DOgren@tosv.com>; deang@sgm-inc.com; Frank Rudecoff <FRudecoff@swfpd.com>; Joe Coffey <JCoffey@tosv.com>; John Baker <JBaker@tosv.com>; John Dresser <JDresser@tosv.com>; John Mele <jmele@swfpd.com>; Julie Ann Woods <elkmtplan@aol.com>; khamby@swsd.org; Marianne Rakowski <MRakowski@tosv.com>; Mark Kittle <MKittle@tosv.com>; Rose Abello <RAbello@SnowmassTourism.com>; Travis Elliott <TElliott@tosv.com>; Cindy Ford <CFord@tosv.com>; Nick Kertz <NKertz@tosv.com>

**Subject:** RE: Communications Town at Town Hall applications - Development Review Team

Jim,

I am supportive of the project for its benefit to public safety and the improvement to town communication between departments and other public organizations that we work with.

Let me know if you have any questions.

David



47 referred to both the Planning Commission and the Town Council for final  
48 consideration.

49

50 3. Pursuant to Section 16A-5-230(a), 'Purpose' under Special Review in the  
51 Municipal Code, the communications tower proposal has unusual character  
52 and potential impact upon the use and enjoyment of the neighboring property  
53 and cannot be classified into a particular zone district without site specific  
54 consideration of their impacts upon neighboring lands and upon the public  
55 need for the particular use at the particular location. The Municipal Code  
56 further states that the imposition of appropriate conditions to ensure the use  
57 will be compatible at a particular location and it mitigates its adverse impacts,  
58 may be required as identified in Section Three of this Resolution. The  
59 application acceptably addresses the municipal code Purpose for Special  
60 Reviews.

61

62 4. Pursuant to Section 16A-5-230(e), 'Review Standards,' of the Municipal  
63 Code, and subject to the Applicant complying with the conditions in Section  
64 Three of this Resolution, the application is:

65

66 a) consistent with the Comprehensive Plan and seeks to meet certain policy  
67 statements;

68 b) complies with all other standards of the development code, including the  
69 underlying "Community Commercial" zone district that requires a Special  
70 Review for Antenna Reception or Transmission Devices;

71 c) complies with Section 16A-3-250, 'Antenna reception of transmission  
72 devices,' because:

73 i. the communication tower's proposed height of 40 feet is two feet  
74 higher than the underlying "Community Commercial" zone district  
75 height limitation of 38 feet (as measured from current finished  
76 grade, or approximately 10 feet higher than the 38' restriction as  
77 measured from prior existing natural grade) because such height  
78 limitation may be determined by a PUD plan or Special Review,  
79 and such height proposed for a multi-jurisdictional use  
80 communications tower is reasonable and acceptable;

81 ii. the communications tower is not located in public right-of-way;

82 iii. the construction techniques represented should not cause any  
83 increased danger to neighboring properties in the event of collapse  
84 or failure causing damage to neighboring properties, subject to the  
85 conditions in Section Three below;

86 iv. the visibility of the communications tower has been reduced to the  
87 highest degree possible, including sensitive choice in placement  
88 behind and to the north of the Town Hall building and effective  
89 application of a stainless steel color to blend with the backdrop of  
90 the steep hillside as viewed from other developments;

91 d) the affected Development Evaluation Standards in Article IV of the  
92 Municipal Code have been sufficiently met;

- 93 e) the proposed communications tower is appropriate to its location on the  
94 Town Hall re-plat of Parcel C, Faraway Ranch due to the site being  
95 utilized for the general public and for government entity purposes;  
96 f) the access to the site is sufficient given the existing Town Hall driveway is  
97 immediately accessed from Upper Kearns Road, is owned by the Town  
98 (the Applicant), and reaches close to where the communications facility  
99 will be positioned;  
100 g) the design of the communications tower and the adjacent equipment shed  
101 minimizes adverse impacts sufficiently and does not create a nuisance  
102 considering its location on the Town Hall site; and  
103 h) the communications tower facilities do not cause significant deterioration  
104 of water and air resources, wildlife habitat, scenic resources and other  
105 natural resources.  
106

107 **Section Two: Action.** The Planning Commission recommends to Town Council  
108 that the Special Review application for a 40 foot tall communications monopole  
109 measured from current finished grade, attached antenna appurtenances, and an  
110 equipment shelter placed behind and to the north of the Town Hall building  
111 located on the re-plat of Parcel C, Faraway Ranch, be granted to the Town of  
112 Snowmass Village, Applicant, subject to the Conditions as set forth below in  
113 Section Three.  
114

115 **Section Three: Conditions of Approval.** The Planning Commission  
116 recommends that Town Council include the following Conditions:  
117

- 118 1. All wiring and cable shall be concealed to the greatest extent possible and all  
119 electronic equipment shall be concealed and located entirely within a visually  
120 enclosed space or underground. Additionally, the pipe mounts and  
121 attachment brackets should be painted to match the building or tower color  
122 (whichever applies) to better conceal these elements.  
123  
124 2. The applicant shall replace, remediate, restore and/or revegetate any  
125 disturbed areas back to pre-existing conditions, including any affected portion  
126 of the sidewalk between the affected joints after the utility connections are  
127 installed.  
128  
129 3. The Applicant shall allow co-location of other carriers on the proposed pole of  
130 the facility. However, the Special Review, antenna reception or transmission  
131 devices, shall not be modified, structurally enlarged or expanded in surface  
132 area unless such modification, enlargement or expansion receives prior  
133 approval from the Town.  
134  
135 4. The placement of the subject improvements at this location shall not conflict  
136 with any easements, restrictions, limitations or reserved rights of record that  
137 may pertain to this property. The authority of the Town Community  
138 Development Director extends to the provisions of the Snowmass Village  
139 Land Use and Development Code only.

140  
141  
142  
143  
144  
145  
146  
147  
148  
149  
150  
151  
152  
153  
154  
155  
156  
157  
158  
159  
160  
161  
162  
163  
164  
165  
166  
167  
168  
169  
170  
171  
172  
173

5. All applicable permits shall be obtained from the Town Building Department to demonstrate compliance with TOSV Municipal Code regarding the structural integrity, construction, support appurtenances and attachments for the transmission facilities prior to commencing the equipment and communications tower installations.

**Section Four: 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 APPROVED** by the Planning Commission of the Town of Snowmass Village on June 15, 2016 upon a motion by Planning Commission Member \_\_\_\_\_, the second of Planning Commission Member \_\_\_\_\_, and upon a vote of \_\_\_ in favor and \_\_\_ against.

TOWN OF SNOWMASS VILLAGE  
PLANNING COMMISSION

\_\_\_\_\_  
**James Knowlton, Chairman**

ATTEST:

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

**Exhibits incorporated by Reference:**

- Applicant’s application materials received May 24, 2016 and updated as complete on June 9, 2016

## TOWN OF SNOWMASS VILLAGE

### SPECIAL REVIEW APPLICATION

There are certain uses which, because of their unusual character and potential impact upon the use and enjoyment of neighboring property, cannot be classified into a particular district or districts without site specific consideration of their impacts upon neighboring lands and upon the public need for the particular use at the particular location. These uses require special review of their location, design, intensity, density, configuration, operating characteristics and impacts on public facilities, and may require the imposition of appropriate conditions to ensure the use will be compatible at a particular location and mitigates its adverse impacts.

Only those uses designated as a special review use in the underlying zone district in Article III of the Snowmass Village Municipal Code (the Code) and/or per a Final PUD Guide, may be approved by special review, after issuance of a permit in accordance with the procedures set forth herein. No approved special review use may be modified, structurally enlarged or expanded in ground area unless such modification, enlargement or expansion receives the prior approval of the Town, which approval shall be obtained by repeating the granting procedures herein provided.

#### GENERAL DATA REQUIREMENTS

Date: 5/12/16

Name of Owner: Town of Snowmass Village Phone: (970)923-5110 Email: nkertz@tosv.com

Address: PO Box 5010

Name of Applicant (if different than owner): Phone: Email:

Address:

Physical Address of Property: 130 Kearns Rd.

Legal Description: Town Hall

#### EXISTING CONDITION INFORMATION

Present Use: Town of Snowmass Village Town Hall and Police Station

Present Zoning: Community Commercial

Lot Area (sq.ft.): 4.806 acres

Allowable Floor Area Ratio per Zoning or PUD Plan:

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

Existing Building Height (if applicable):

# of Parking Spaces and Bedrooms (if applicable):

#### PROPOSAL DATA

(Only fill in those that apply)

Proposed Use(s): Communications Equipment

Proposed Building Setbacks: N/A

Proposed Floor Area: 170 square feet

Proposed Building Height: 9' 1"

Other: Tower Height: 40'

---

### **DESCRIBE YOUR PROPOSED SPECIAL REVIEW**

This special review is for a communication site that will be attached to the existing Town Hall building. The communications site includes the addition of a small building to house the radio / IT equipment and generator. Also, a 40' monopole will be constructed for the antennas required to provide 800 MHz radio coverage for police, fire, public works, transportation, etc. This new radio infrastructure will provide radio coverage in the Town of Snowmass Village and allows seamless connectivity between multi-jurisdictional agencies, such as Pitkin County Sheriff's Department, Aspen Police, Aspen Fire, Basalt Fire, Basalt Police and Pitkin County Road and Bridge. It also allows connection to state wide organizations and is part of a statewide communications initiative.

This monopole and associated equipment facilities building is part of 218 sites within the state and is part of 1000+ agencies utilizing the 800 MHz digital trunking radio system (DTRS). The DTRS system has approximately 8 million transmission per month. Pitkin County is one of the last counties to transition to the DTRS system. As part of the implementation of the DTRS system there will be new towers constructed or upgraded in Aspen, Ajax, Red Table, Crown Mountain, Loge, Williams and McClure. The State has committed to fund a large portion of the infrastructure with partnerships with local agencies within the county.

---

### **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. **Site Plan.** A site plan, showing proposed features that are relevant to the special review application.
6. **Improvements and Topographical Survey.** An improvements and topographical survey, showing the location and dimensions of all existing structures, streets, alleys, easements, drainage areas, irrigation ditches, public and private utilities and other significant features within the property, if determined needed at the pre-application conference.
7. **Other Information.** The Planning Director may request the applicant to submit such other information as is necessary to evaluate the impacts of the special review application. Examples of the information that may be requested are elevations of proposed new or remodeled structures, analysis of the traffic impacts of the proposed use, or evaluation of the environmental impacts of the proposed use.

8. **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.
9. **Base Fee.** The application shall be accompanied by the applicable base fee from the Planning Department Application Fee Agreement and 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.

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

---

### **REVIEW STANDARDS**

An application for a special review use shall comply with the following standards:

1. **Consistent With Comprehensive Plan.** The proposed use shall be consistent with the intent of the Town of Snowmass Village Comprehensive Plan.
2. **Comply With Standards of Development Code.** The proposed use shall comply with all other applicable standards of this Development Code, including, but not limited to:
  - a. **Zone District Standards.** The purpose of the zone district in which it is located, the dimensional limitations of that zone district, and any standards applicable to the particular use, all as specified in Article 3 of the Code.
  - b. **Development Evaluation Standards.** The applicable standards specified in Article 4 of the Code.
3. **Compatible.** The proposed use shall be appropriate to its proposed location and be compatible with the character of surrounding land uses in the area, and shall not adversely affect the future development of the surrounding area.
4. **Adequacy of Access.** Access to the site shall be adequate for the proposed use, considering the width of adjacent streets, their grades, intersection safety, visibility and entrance into the area to be developed. When appropriate, public transportation, or other public or private transportation services, and appropriate pedestrian facilities, shall be made available to serve the use.
5. **Design Minimizes Adverse Impact.** The design and operation of the proposed use shall minimize adverse impacts and shall not create a nuisance, considering such impacts as traffic congestion or traffic hazards, service delivery, parking and loading, trash removal, odors, noise, glare and vibration.
6. **Design Minimizes Environmental Impact.** The proposed use shall minimize environmental impacts and shall not cause significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources.
7. **Facilities.** There shall be adequate public facilities available to serve the proposed use, or the applicant shall propose necessary improvements to address service deficiencies that the use would cause. In particular, the applicant shall demonstrate that adequate water supply and sewage

disposal service is available for the proposed use, including sufficient water pressure to provide for fire protection needs.

8. **Parking.** Sufficient off-street parking shall be provided for the proposed use.

---

## REASONS FOR REQUESTING THIS SPECIAL REVIEW

### 1. Consistent with Comprehensive Plan:

---

This application is consistent with the comprehensive plan, specifically section 7.6 which identifies that as technology advances, there is demand for telecommunication devices. The Town of Snowmass currently uses an antiquated and rapidly outdated VHF radio system. There currently is communications between emergency dispatch, but the system can easily be bottlenecked and is inefficient when there are larger sized incidents. Lastly, there is a desire by the Federal Communications Commission (FCC) to switch public entities to the 800 MHz system to free up the frequencies available on the VHF for small entity users. In addition the DTRS system will be a multi jurisdiction communications system and will improve operability for emergency services and other operations reliant on radio communications.

The project will allow public services to operate in an efficient, responsible and financially viable manner. There is a large investment in the whole system that has been committed to be funded by the State to install the infrastructure for the communications grid. There will also be funding contributions from the local jurisdiction that will be utilizing the system. This includes all of the local municipalities, fire districts and the county.

By installing this tower and associated equipment, the Town and associated emergency service providers will be able to improve and continue to provide the response times, professional services and operability our community expects and deserves. This project will streamline the information sharing and protocol already established and needed within our operations department such as Fire, Police, Public Works, and Transit. It will improve communication within our organization and externally with associated service providers. Several agencies have started the transition, such as RFTA and Pitkin County Road and Bridge. Without implication of this infrastructure the Town will be disconnected from agencies that are essential in our operations and communications network.

The infrastructure that is being requested to be approved in this application is sized appropriately to handle future growth within the community and changes in technology. The project coordinators review the pole options and this is the less obtrusive pole design for the area.

### 2. Consistent with Standards of Development Code

---

#### a) Zone District Standards:

---

The zone district for this application is Community Commercial. This application fits the intent of servicing the whole community. The infrastructure will be part of the essential community services system such as Fire, Police, Transit and Public Works. The building that houses the equipment will be at the rear of the Town Hall and will be constructed in similar materials and color as Town Hall. The pole

will be stainless steel to prevent maintenance and weathering and is very similar to ski lift towers as they blend into the landscape.

b) Development Evaluation Standards:

---

*A proposed antenna reception or transmission device shall comply with the following standards:*

*(1) Dimensional limitations. The installation of an antenna shall comply with the dimensional limitations of the underlying zone district.*

The proposed antenna exceeds the vertical limitation of the design standard by 2'. However, it is necessary to provide adequate radio coverage for the new 800 MHz system. A lower height of the antenna at this location would provide inadequate radio coverage according to Mike Kionka, DTR System Engineer for Colorado Governor's Office of Information Technology

*(2) Not located in right-of-way. An antenna shall not be placed in a public or private right-of-way.*

The proposed antenna is not in a public or private right-of-way.

*(3) Danger. An antenna shall not cause any increased danger to neighboring property in the event of a collapse or other failure. The proposed antenna installation may be denied if it is determined that any collapse or failure would cause damage to neighboring property.*

The proposed antenna does not cause an increase in danger to neighboring properties due to the lack of nearby neighboring property structures. In addition, the pole construction has been designed by a licensed engineer in the State of Colorado.

*(4) Visibility. The decision-making body shall determine whether the visibility of the antenna has been reduced to the highest degree possible, including, but not limited to, sensitive choice in placement, screening with fencing, landscaping, subgrade placement, use of earth tone colors and any other effective means that screens the antenna and does not appear to be unnatural on the site. The proposed antenna installation may be denied if it is determined that the visibility has not been sufficiently reduced. (Ord. 4-1998 §1)*

The majority of the 40' proposed antenna is shielded by the Town Hall. Only 16' of the antenna protrudes above the rear roofline of the Town Hall building. Due to the location of the antenna and Town Hall, nearby views of the antenna are further shielded by building.

3. Compatible:

---

The building that houses the equipment will be at the rear of the Town Hall and will be constructed in similar materials and color as Town Hall. The pole will be stainless steel to prevent maintenance and weathering and is very similar to ski lift towers as they blend into the landscape.

4. Adequacy of Access:

---

The access to the site is via the public parking lot and sidewalk at the rear of Town Hall. The infrastructure will not block the existing sidewalk and the infrastructure will be easy to access for maintenance.

5. Design Minimizes Adverse Impact:

The design will not cause or impair traffic, deliveries, trash removal or parking. Additionally it will not cause odors, vibration or glare. The location allows a majority of the structure to be hidden from the visible bystander and blends in with the existing mechanical equipment on Town Hall.

6. Design Minimizes Environmental Impact:

The location of the facilities is in an existing low maintenance landscaped area at the rear of the Town Hall building. The facilities will not adversely affect drainage, air, wildlife habitat or other natural resources.

7. Facilities:

There is need for water or sewer with this facility. There is fire suppression system in the Town Hall and the system will be monitored via the existing Town Hall Building Automation System.

8. Parking:

There is parking adjacent to and around the facility, however the parking demands are minimal and should be infrequent.

---

### REVIEW PROCEDURE

The following procedures shall apply to a special review application, (see attached figure Special Review Application Procedures).

1. **Pre-Application Conference.** Attendance at a pre-application conference is required prior to submission of an application for a special review permit.
2. **Submission of Application.** The applicant shall submit an application to the Planning Department.
3. **Staff Review.** Staff review of the application.
4. **Administrative Review Public Hearing.** A complete copy of the application shall be forwarded to the Planning Director, together with a copy of the staff review. The Planning Director shall hold a public hearing to consider the application, conducted pursuant to Section 5-160 (B) of the Code.
  - a. **Action by Planning Director.** Within three (3) days after the closure of the public hearing, the Planning Director shall approve, approve with conditions, or deny the application, considering the relevant materials and testimony.
  - b. **Referral to Planning Commission.** If, during the staff review or during the public hearing, any issues arise that cannot be resolved to the satisfaction of the staff or the applicant, then the staff shall refer the application within thirty (30) days to the Planning Commission, which shall approve, approve with conditions, or deny the application, based on the review standards. **Public notice** that an application for a special review use has been referred to the Planning Commission shall be given by publication, mailing and posting of notice.

Or,

5. **Action by decision-making body.** The following procedure shall apply to an application for special review if, due to its scale or potential impacts upon surrounding properties due to the nature and intensity of the proposed activity or use, it is determined by the Planning Director to warrant referral to the Planning Commission and Town Council for final determination.
    - a. **Planning Commission review.** A complete copy of the application shall be forwarded to the Planning Commission together with a copy of the staff review. The Planning Commission shall review the application, considering the relevant materials and testimony and the Review Standards and shall make its recommendations to the Town Council.
    - b. **Action by Town Council.** A complete copy of the application shall be forwarded to the Town Council, together with a copy of the staff review. Public notice that the Town Council will consider the application shall be given by publication, posting and mailing of the notice. The Town Council shall hold a public hearing to consider the application. The Town Council shall consider all relevant materials and testimony, shall consider the Review Standards, and shall approve, approve with conditions or deny the application.
  6. **Conditions Authorized.** The Planning Director, the Planning Commission or Town Council may, in approving the special review permit, impose such restrictions and conditions on such approval, the proposed use, and the premises to be developed or used pursuant to such approval, as it determines are required by the Comprehensive Plan and the Code to prevent or minimize adverse effects from the proposed use and development on surrounding land uses and on the general health, safety, and welfare of the Town. The Town shall be authorized to set limits on the length of any special review permit that it issues and to obtain assurances that the ongoing operation of the use will comply with all of the applicant's representations and all conditions of approval, such as by requiring an annual compliance review. All conditions imposed in any special review approval, with the exception of conditions made applicable to such approval by the express terms of the Code, shall be set forth in the special review permit.
  7. **Appeal.** A decision by the Planning Director or the Planning Commission on a special review application may be appealed, pursuant to Section 5-170 of the Code. The appeal shall be referred to the Town Council, which shall consider the matter pursuant to Section 5-170 (D) of the Code.
- 

#### **MANNER AND TIMING OF PUBLIC NOTICE**

Public notice 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 a newspaper of general circulation in the Town. 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 Director 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 fifteen (15) days prior to the public hearing date.
  - a. **Source of List.** The applicant shall compile the list of property owners to whom 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.
  - c. 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.
  - d. Contact Person.** The address and telephone number of the Planning and Building 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 fifteen (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 and Building 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 dimensions of such posting shall be a minimum of twenty-two inches wide by twenty-six inches high (22" 26"). Lettering on the sign shall be a minimum of one-inch (1") in height. The materials to which the notice form is affixed shall be sturdy and waterproof or shall have a 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 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.

---

#### **LENGTH OF PERMIT VALIDITY**

A special review permit shall be valid for three (3) years from the date of its issuance. If, within three (3) years, the applicant shall not have obtained a building permit to develop the special review use, or shall not have placed the special review use into operation, if the use does not require a building permit, then the permit shall expire.

- 1. Extension.** An applicant may request an extension of these expiration provisions. The request shall be submitted to the Planning Department and must be submitted prior to the date on which the

permit is to expire. Submission of a request for an extension shall stay the expiration of the permit until such time as the extension request is approved or denied by the Town Council.

2. **Town Council Authority.** Authority to grant an extension of up to one (1) year shall be at the sole discretion of the Town Council, which shall consider whether it has been demonstrated that: (a) the applicant has diligently pursued the permit; (b) failure to proceed with the permit was beyond the applicant's control; and (c) there is a reasonable likelihood that the permit will be developed within the next year.

**From:** Clint Kinney

**Sent:** Monday, May 23, 2016 9:43 AM

**To:** Nick Kertz <NKertz@tosv.com>; Jim Wahlstrom <JWahlstrom@tosv.com>

**Cc:** Jim Wahlstrom <JWahlstrom@tosv.com>

**Subject:** Land Use Permission

Dear Mr. Wahlstrom:

Please consider this e-mail as permission for Nick Kertz to proceed with a land use permit to install an radio tower behind Town Hall. Because this is Town owned property, please also waive the application fee.

Should you have any questions or need further information, please let me know.

Clint Kinney  
Town Manager

# Pitkin County Assessor

## Parcel Detail Information

[Assessor Property Search](#) | [Assessor Subset Query](#) | [Assessor Sales Search](#)  
[Clerk & Recorder Reception Search](#) | [Treasurer Tax Search Search](#)  
[GIS Map](#) | [GIS Help](#)

[Basic Building Characteristics](#) | [Value Summary](#)

[Parcel Detail](#) | [Value Detail](#) | [Sales Detail](#) | [Residential/Commercial Improvement Detail](#)  
[Owner Detail](#) | [Land Detail](#) | [Photographs](#)

Tax Area	Account Number	Parcel Number	Property Type	2015 Mill Levy
004	R014769	273301201853	EXEMPT	44.247

---

### Primary Owner Name and Address

TOWN OF SNOWMASS VILLAGE
PO BOX 5010
SNOWMASS VILLAGE, CO 81615

[Additional Owner Detail](#)

### Business Name

TOWN HALL
-----------

### Legal Description

Subdivision: TOWN HALL
------------------------

### Location

<b>Physical Address:</b>	130 KEARNS RD SNOWMASS VILLAGE
<b>Subdivision:</b>	TOWN HALL

<b>Land Acres:</b>	4.806
<b>Land Sq Ft:</b>	0

### 2016 Property Value Summary

	Actual Value	Assessed Value
<b>Land:</b>	408,500	118,470
<b>Improvements:</b>	0	0
<b>Total:</b>	408,500	118,470

<b>Sale Date:</b>	
<b>Sale Price:</b>	

[Additional Sales Detail](#)

### Basic Building Characteristics

<b>Number of Residential Buildings:</b>	0
<b>Number of Comm/Ind Buildings:</b>	0

**No Building Records Found**

---

[Top of Page](#)  
[Assessor Database Search Options](#)

[Assessor Home Page](#)  
[Pitkin County Home Page](#)

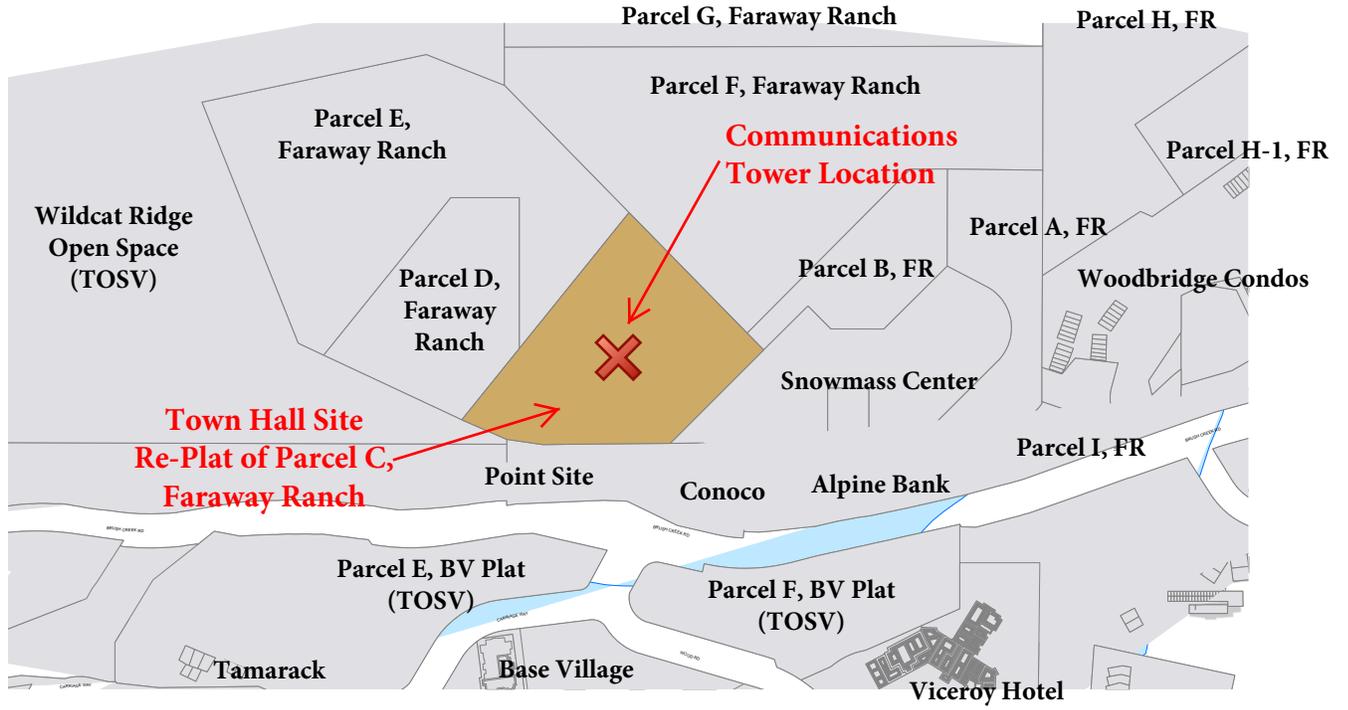
---

The Pitkin County Assessor's Offices make every effort to collect and maintain accurate data. However, Good Turns Software and the Pitkin County Assessor's Offices are unable to warrant any of the information herein contained.

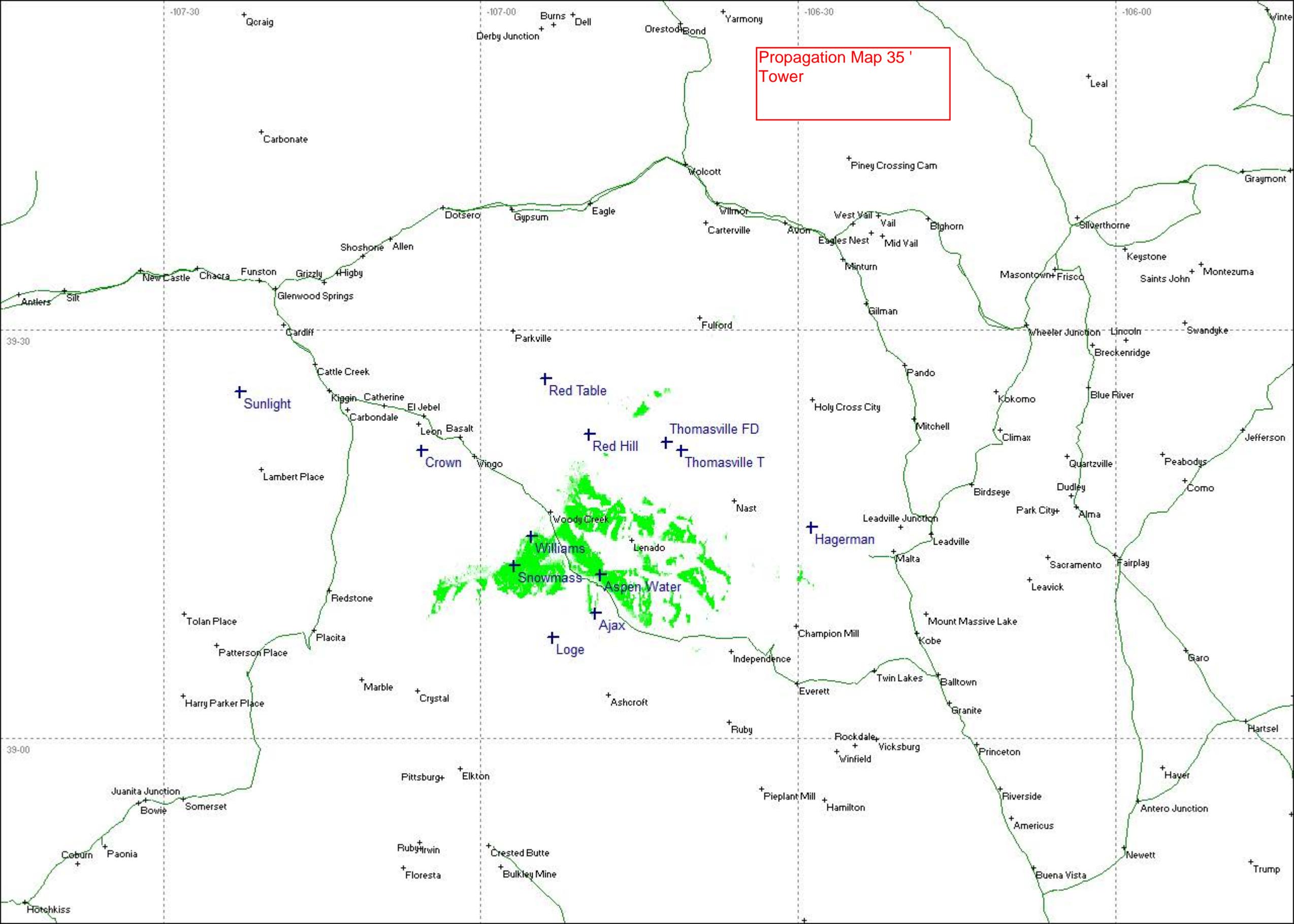
---

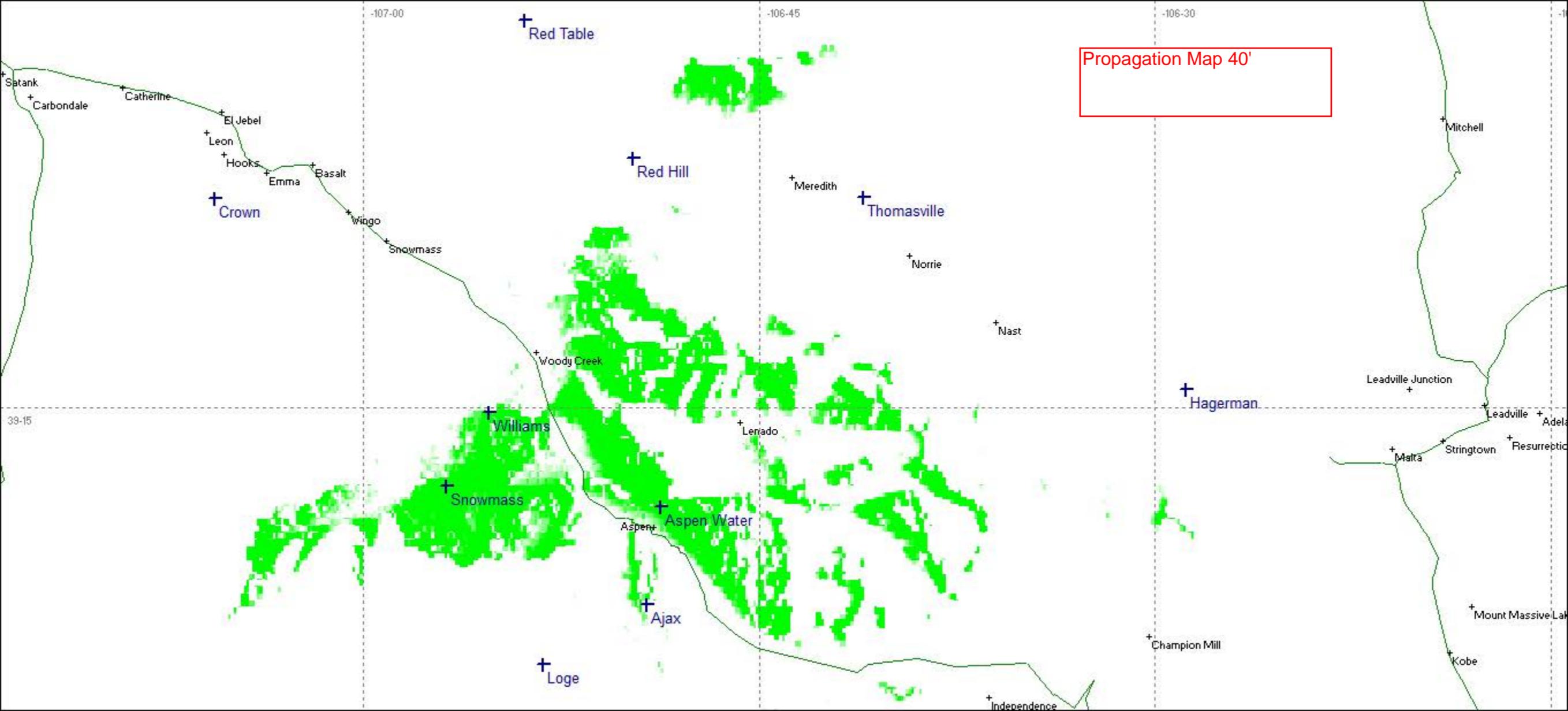
Copyright © 2003 - 2015 Good Turns Software. All Rights Reserved.  
Database & Web Design by [Good Turns Software](#).

Vicinity Map  
Town Hall  
Communications Tower  
Special Review

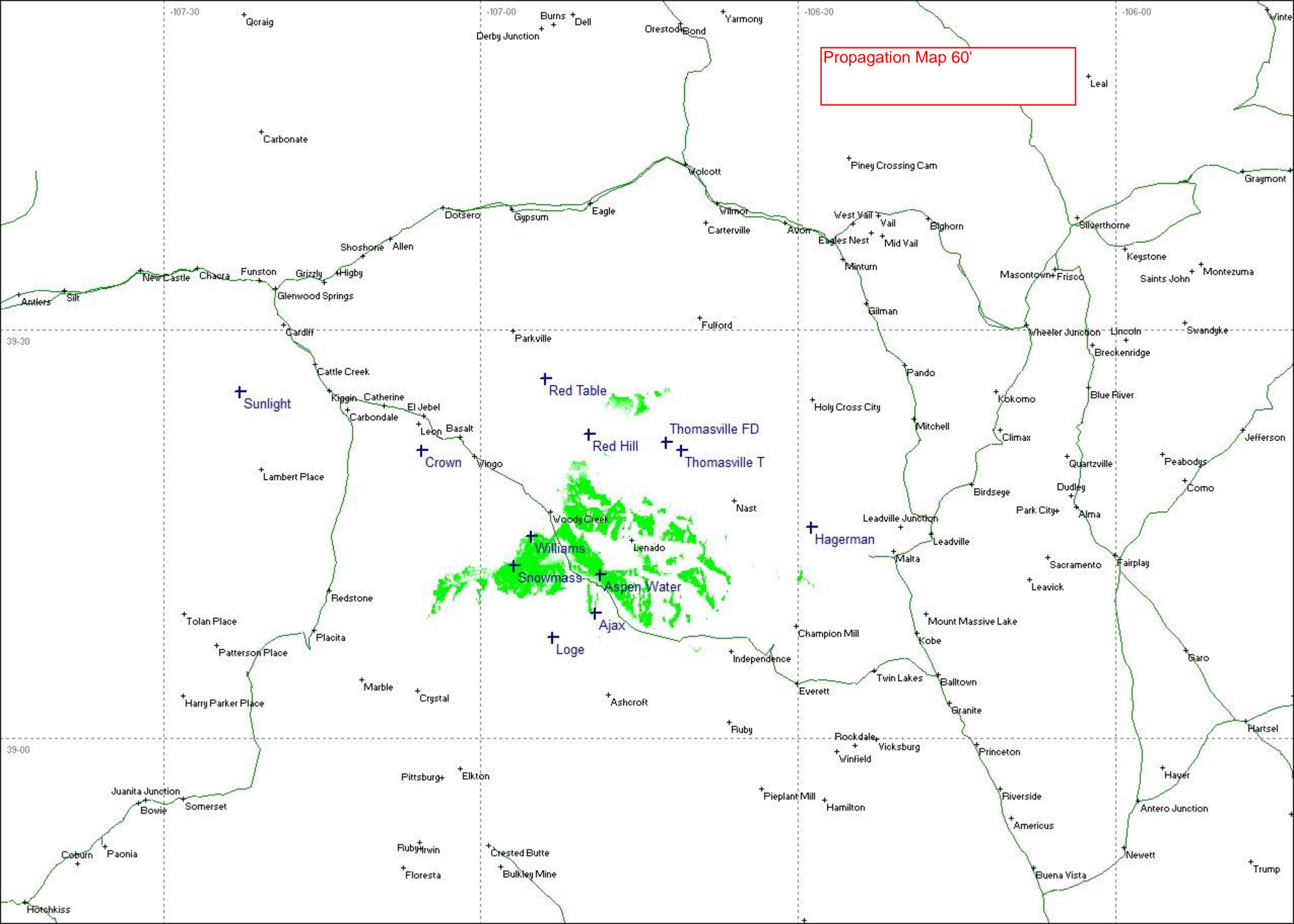


Propagation Map 35'  
Tower





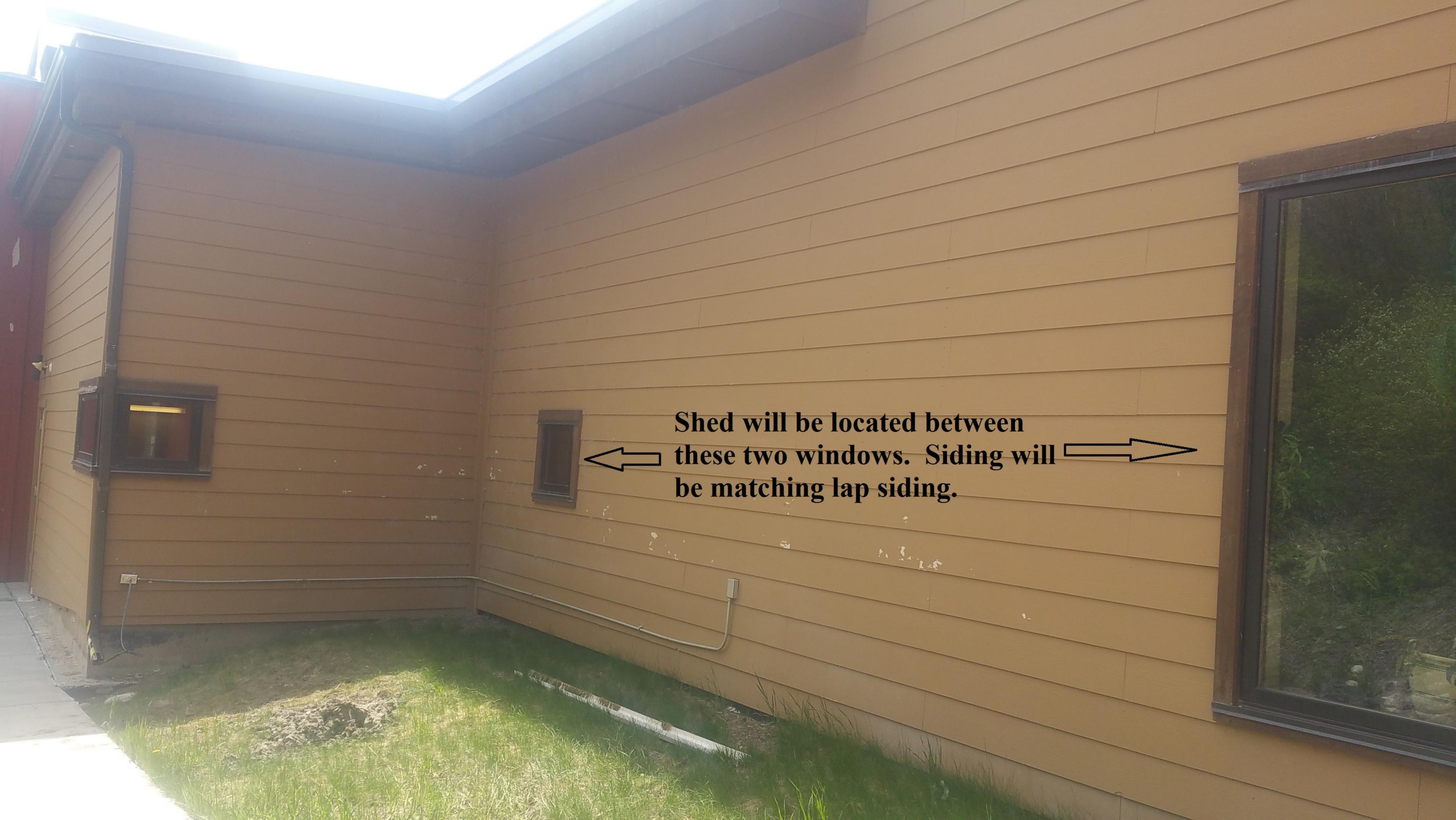
Propagation Map 60'





**Roofing will be a matching standing seam roof that matches this existing roofing on Town Hall. The pitch will be as shown in drawings.**



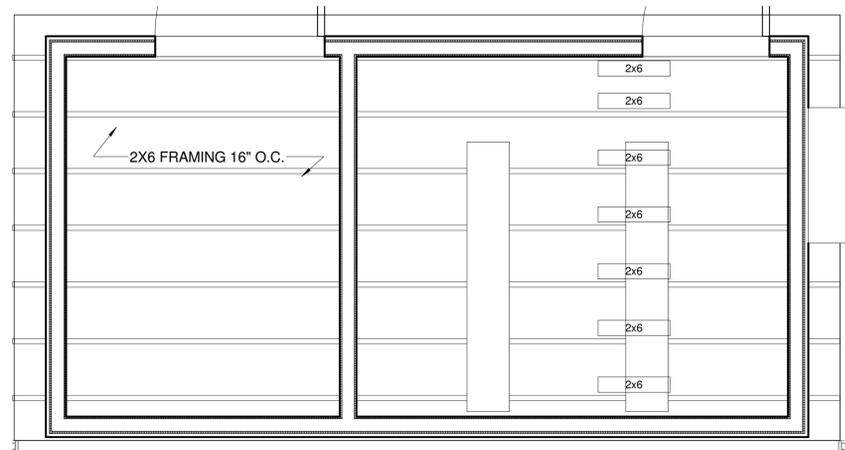


**Shed will be located between  
these two windows. Siding will  
be matching lap siding.**

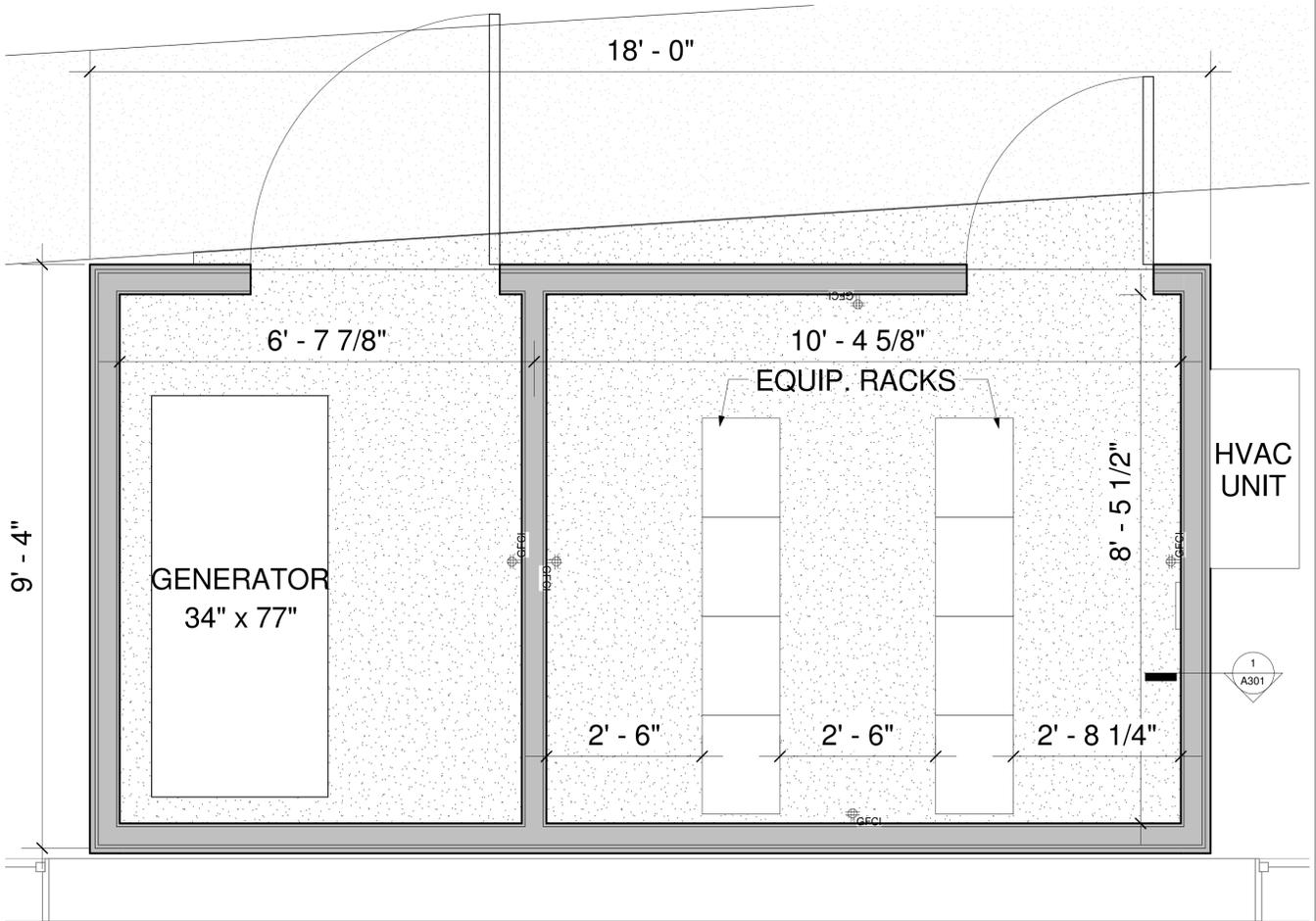




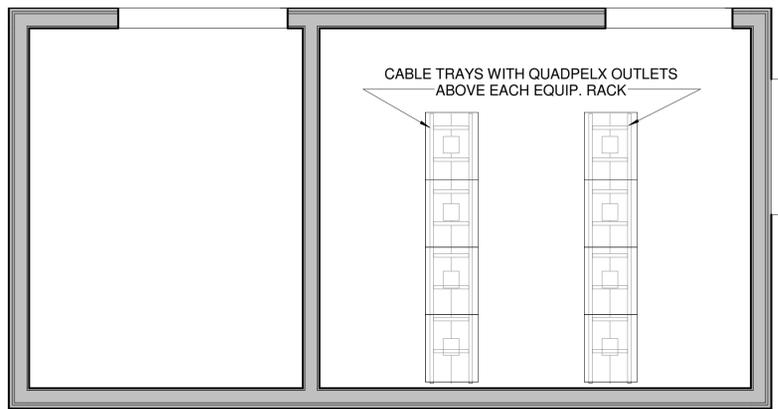
No.	Description	Date
1	SET ISSUE	05/19/16



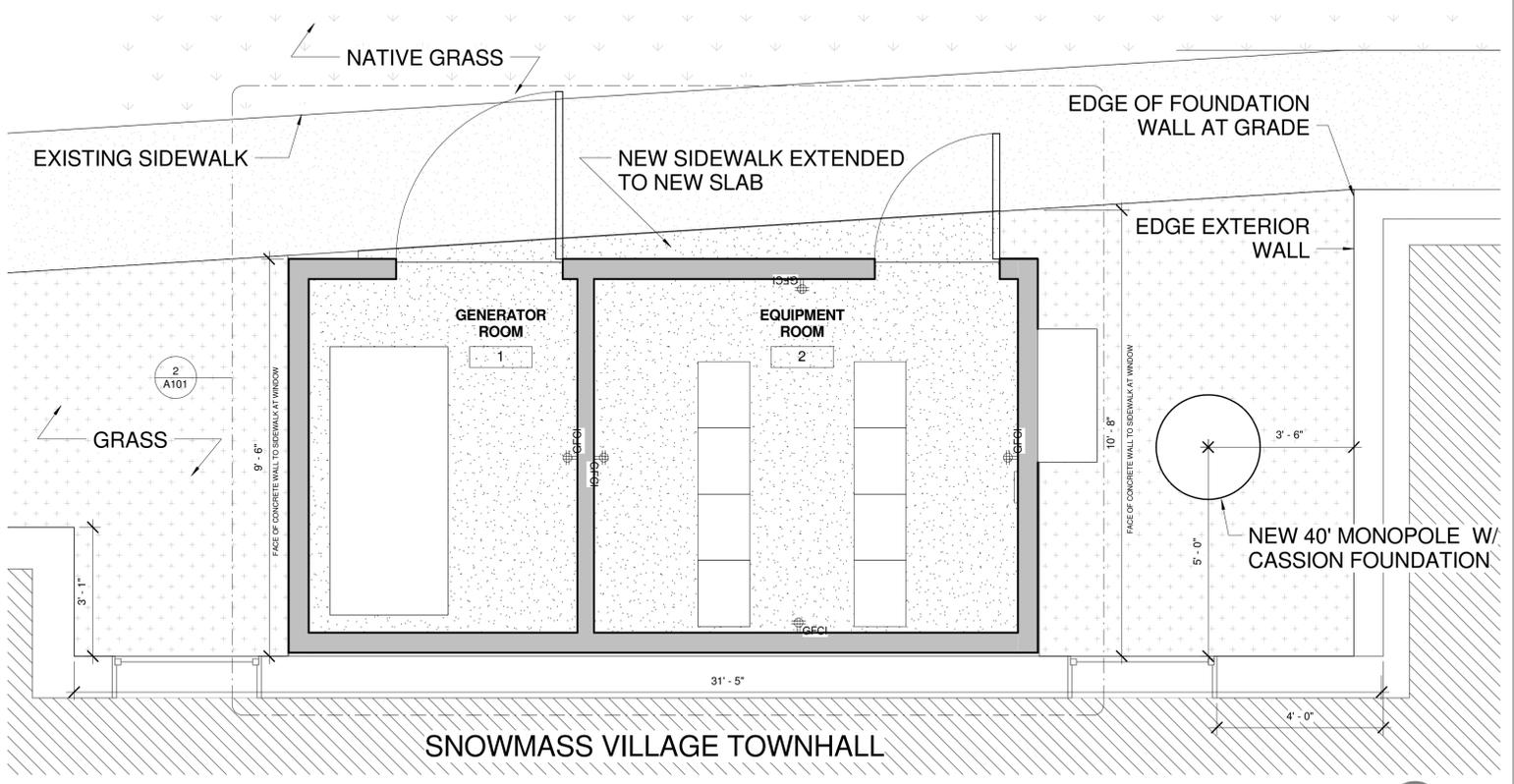
5 ROOF FRAMING  
1/2" = 1'-0"



2 ENLARGED FLOOR PLAN  
3/4" = 1'-0"



4 CEILING PLAN  
1/2" = 1'-0"



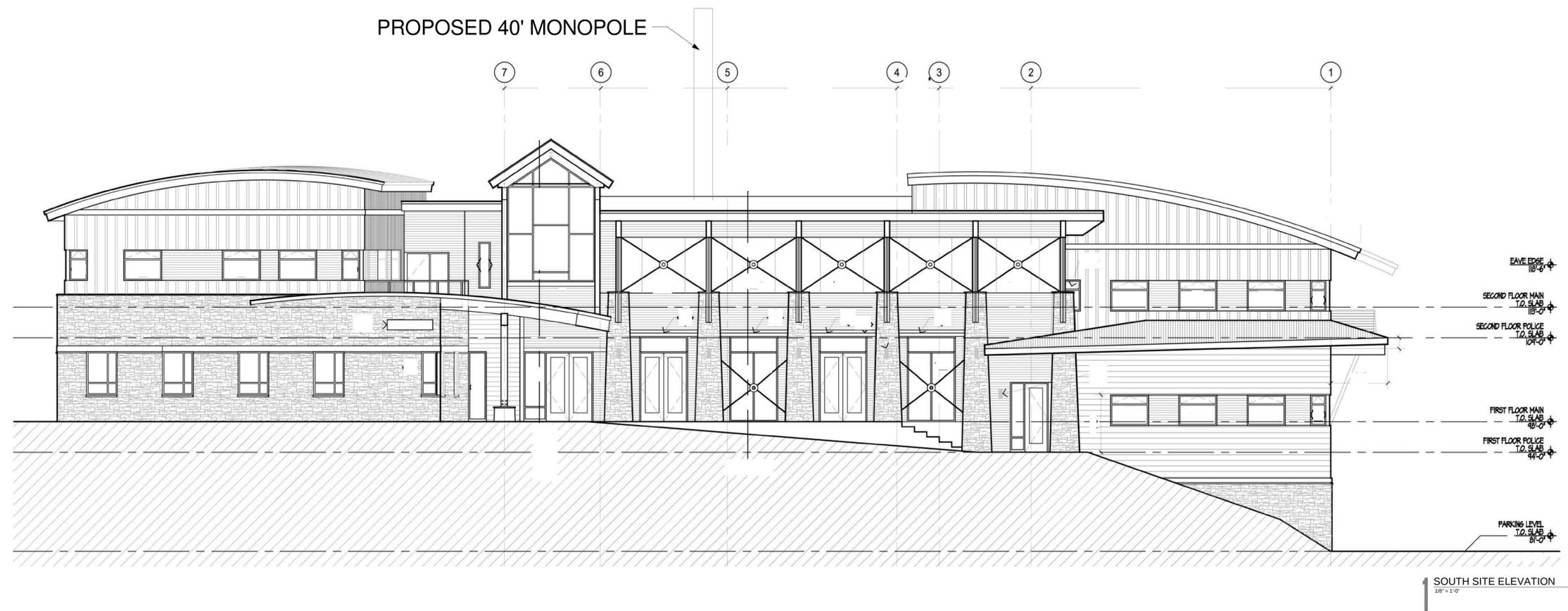
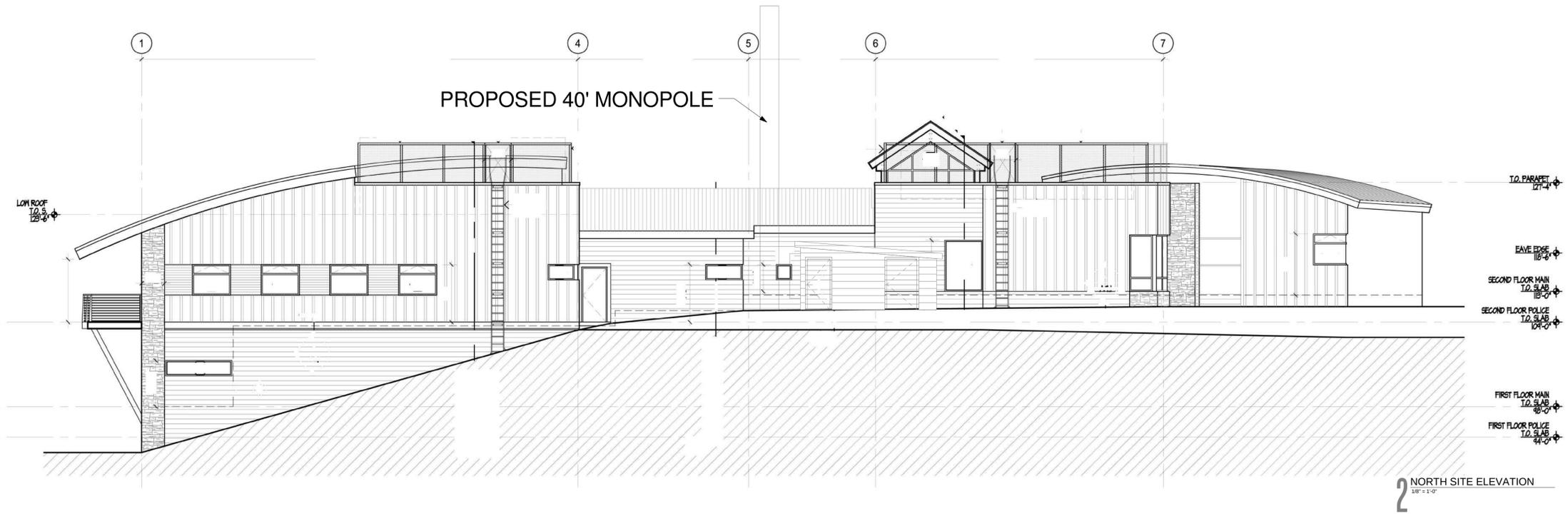
1 FLOOR PLAN  
1/2" = 1'-0"



3 ROOF PLAN  
1/2" = 1'-0"

Snowmass Village Radio Station  
 130 Kearns Rd, Snowmass Village, CO 81615

No.	Description	Date
1	SET ISSUE	05/19/16



Project Number -2014.01

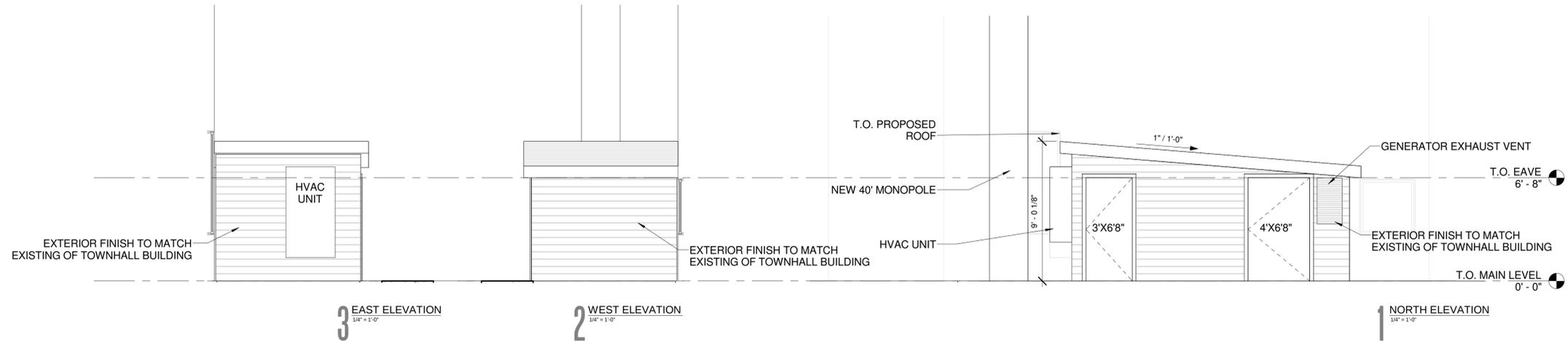
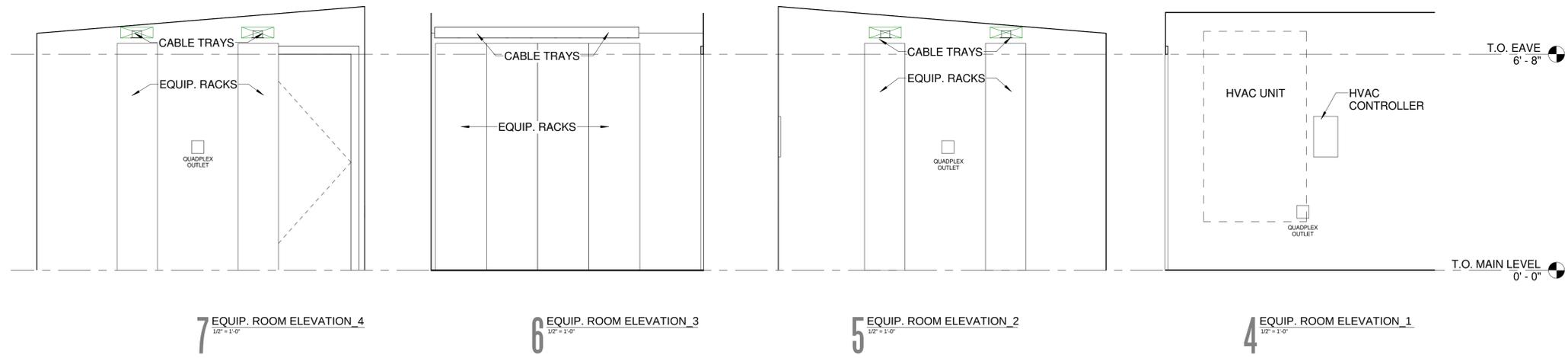
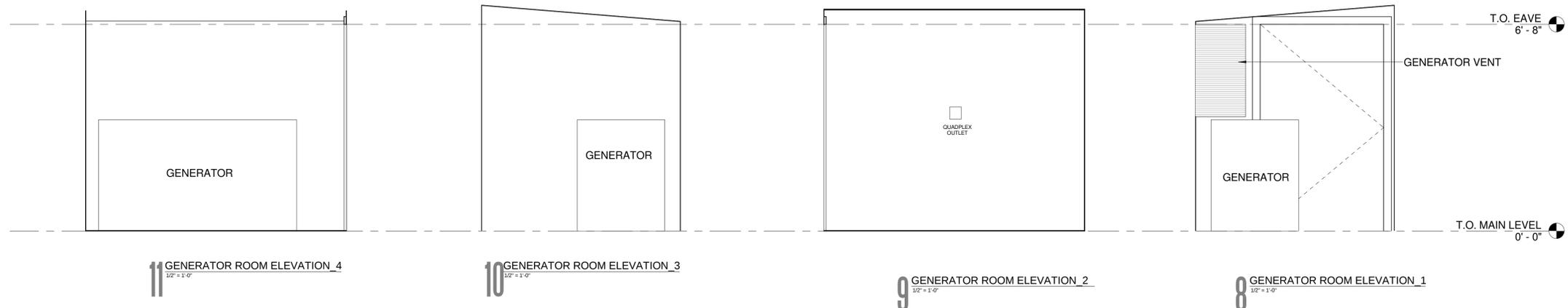
SITE ELEVATIONS

A201

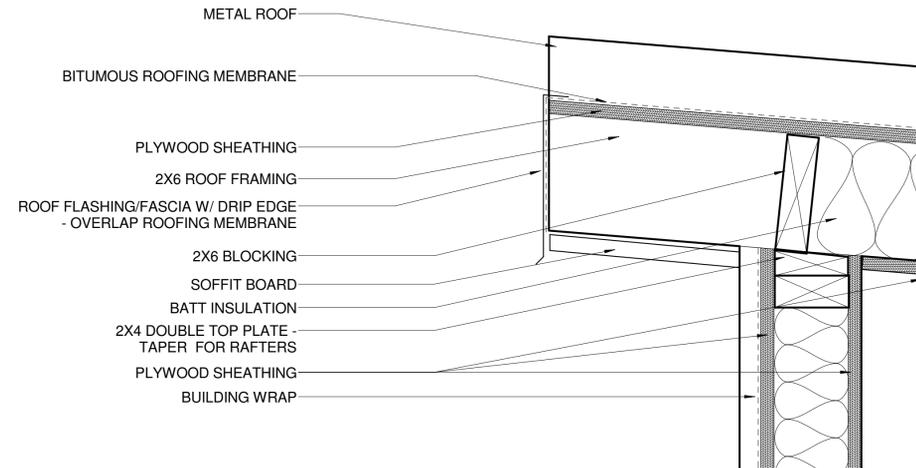
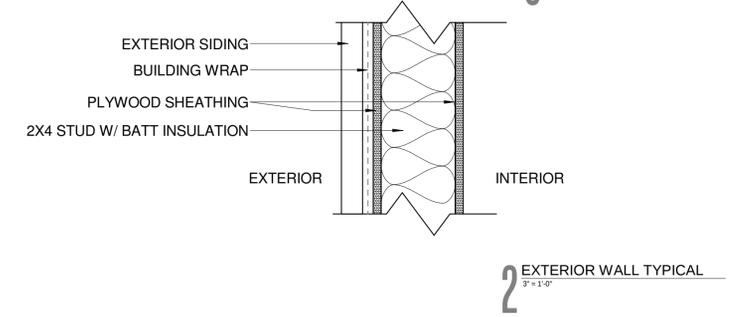
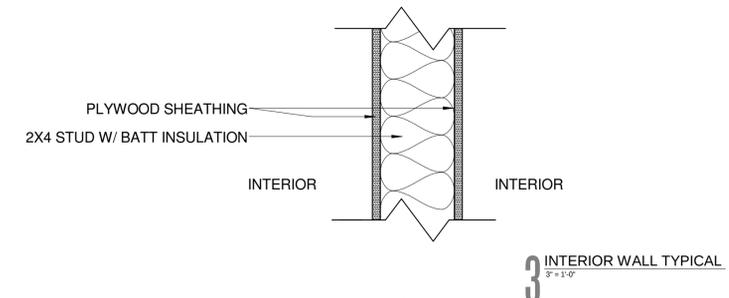
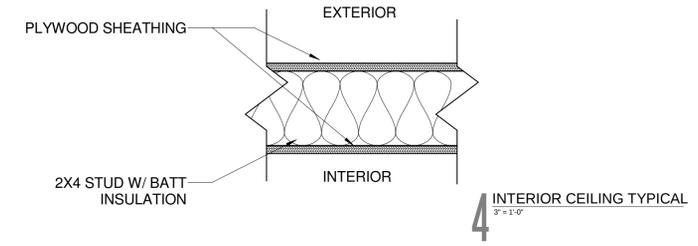
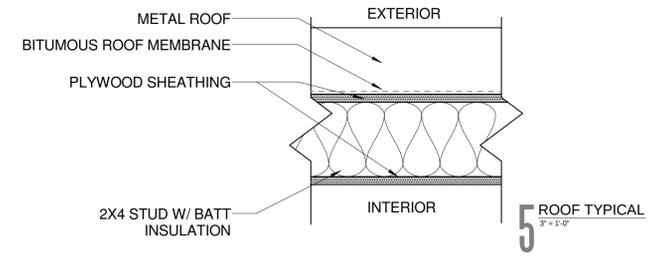
Scale 1/8" = 1'-0"

5/20/2016 8:09:35 AM

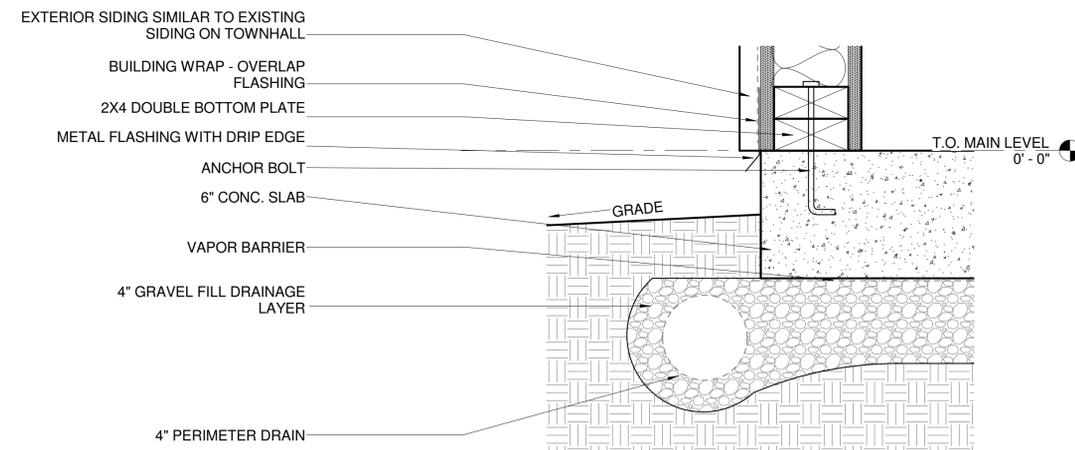
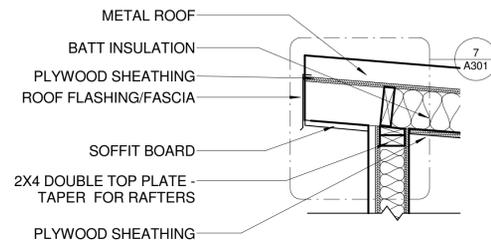
No.	Description	Date
1	SET ISSUE	05/19/16



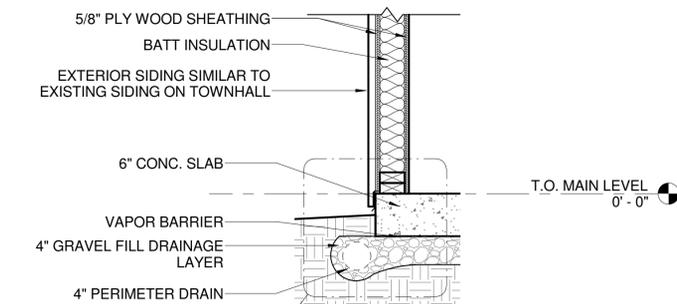
No.	Description	Date
1	SET ISSUE	05/19/16



7 ROOF DETAIL  
3/8\"/>



6 BASE OF WALL AND SLAB DETAIL  
3/8\"/>



6 A301

Section 1  
1\"/>

## Designed Appurtenance Loading

Elev	Description	Tx-Line
51	(1) SD212D-SF2P2SNM	(1) 1/2"
41.94	(1) SY450-SF1SNM	(1) 1/2"
40	(2) 4' Solid Dish	(2) EW90
38	(2) Dish Mount (Monopole Only) - Pipe Mount (up to 6' Dish)	
38	(2) 3ft Sidearms	
35	Flush Mount (Monopole Only)	
35	(1) HDCA-5	(1) 1/2"
31	(1) SD212D-SF2P2SNM	(1) 1/2"
30	Flush Mount (Monopole Only)	
30	(4) K72314	(4) 1/2"
25	Flush Mount (Monopole Only)	
25	(1) HDCA-5	(1) 1/2"
21.94	(1) SY450-SF1SNM	(1) 1/2"
20	(2) 3ft Sidearms	

## Load Case Reactions

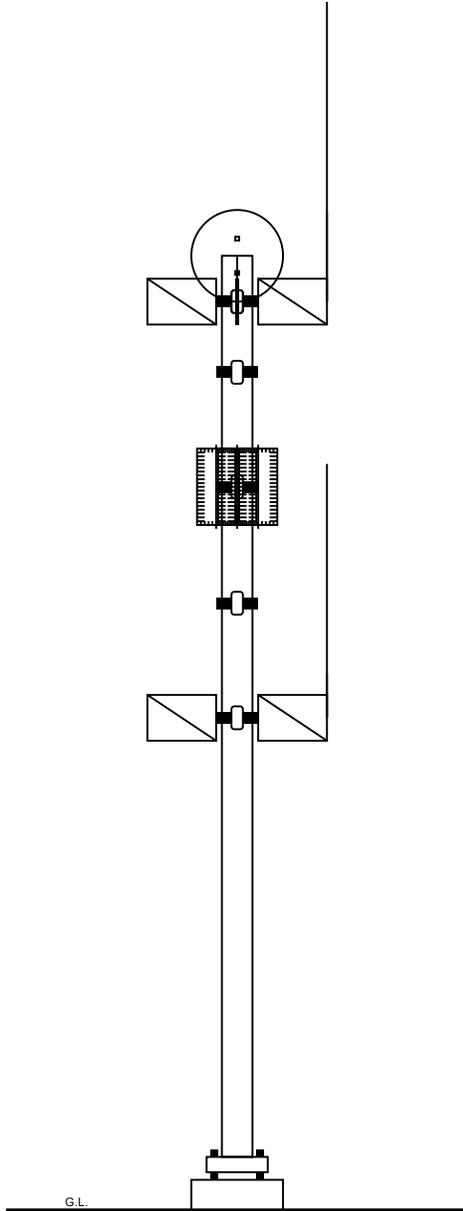
Description	Axial (kips)	Shear (kips)	Moment (ft-k)	Deflection (ft)	Sway (deg)
3s Gusted Wind	6.79	5.64	151.94	0.59	1.24
3s Gusted Wind 0.9 Dead	5.09	5.64	151.42	0.59	1.23
Service Loads	5.66	1.22	32.56	0.13	0.26

## Base Plate Dimensions

Shape	Diameter	Thickness	Bolt Circle	Bolt Qty	Bolt Diameter
Round	20.75"	1"	18.75"	14	0.75"

## Notes

- 1) Antenna Feed Lines Run Inside Pole
- 2) All dimensions are above ground level, unless otherwise specified.
- 3) Weights shown are estimates. Final weights may vary.
- 4) The Monopole was designed for a basic wind speed of 90 mph with 0" of radial ice, in accordance with ANSI/TIA-222-G, Structure Class III, Exposure Category B, Topographic Category 1.
- 5) Full Height Step Bolts



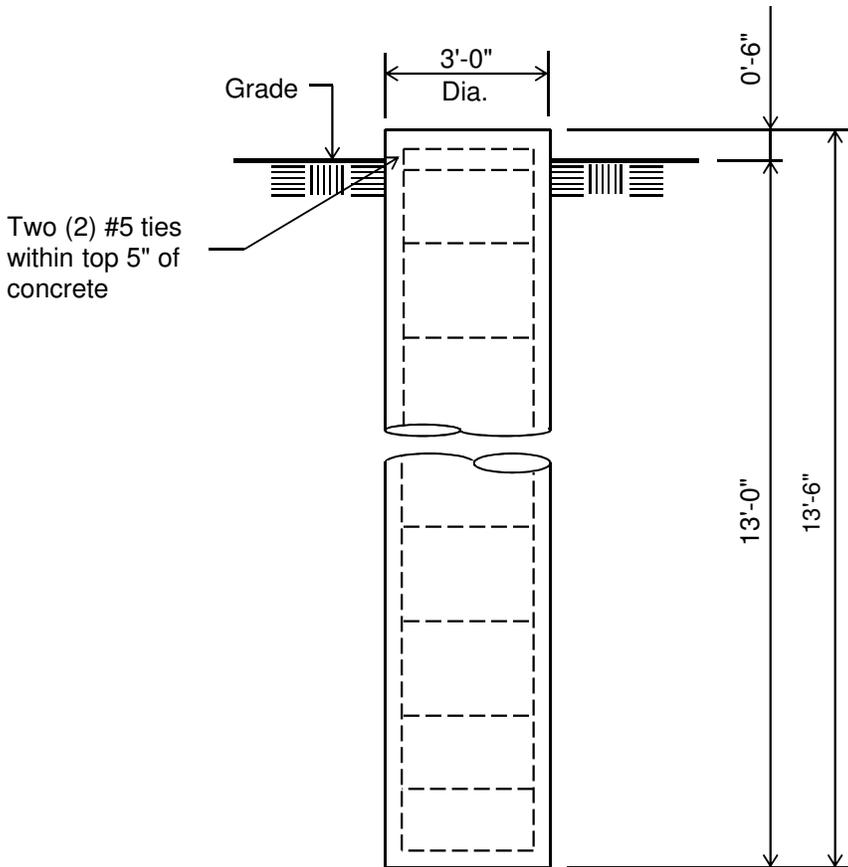
SIZES ARE PRELIMINARY AND MAY CHANGE UPON FINAL DESIGN	
Length (ft)	39' - 0"
Number Of Sides	Round
Lap Splice (ft)	
Top Diameter (in)	16"
Bottom Diameter (in)	16"
Taper (in/ft)	0
Grade	A53 Grade B-35
Weight (lbs)	2703
Overall Steel Height (ft)	39

	<b>Sabre Communications Corporation</b> 7101 Southbridge Drive P.O. Box 658 Sioux City, IA 51102-0658 Phone: (712) 258-6690 Fax: (712) 279-0814	Quote: <b>17-0439-RSS</b>
		Customer: PITKIN COUNTY
		Site Name: TOSV, CO
		Description: 40' Pipe Pole
		Date: 5/20/2016 By: PSW Page: 1
<small>Information contained herein is the sole property of Sabre Communications Corporation, constitutes a trade secret as defined by Iowa Code Ch. 550 and shall not be reproduced, copied or used in whole or part for any purpose whatsoever without the prior written consent of Sabre Communications Corporation.</small>		

**Site: TOSV, CO**

40' Monopole at  
90 mph Wind with no ice and 60 mph Wind with 0 in. Ice per ANSI/TIA-222-G.

**PRELIMINARY -NOT FOR CONSTRUCTION-**



**ELEVATION VIEW**

(3.53 Cu. Yds. each)

(1 REQUIRED; NOT TO SCALE)

**Notes:**

- 1). Concrete shall have a minimum 28-day compressive strength of 4500 PSI, in accordance with ACI 318-11.
- 2). Rebars to conform to ASTM specification A615 Grade 60.
- 3). All rebar to have a minimum of 3" concrete cover.
- 4). All exposed concrete corners to be chamfered 3/4".
- 5). The foundation design is based on presumptive clay soil as defined in ANSI/TIA-222-G-2005. It is recommended that a soil analysis of the site be performed to verify the soil parameters used in the design.
- 6). The foundation is based on the following factored loads:  
Moment (kip-ft) = 151.94  
Axial (kips) = 6.79  
Shear (kips) = 5.64

Rebar Schedule per Pier	
Pier	(10) #7 vertical rebar w/#5 ties, two within top 5" of pier then 12" C/C

RELEASE  
FOR  
CONSTRUCTION



SCHMUESER | GORDON | MEYER  
ENGINEERS | SURVEYORS

SCHMUESER GORDON MEYER  
118 W. 6TH STREET, SUITE 200  
GLENNWOOD CO, CO 81601  
(970) 945-1004 FAX (970) 945-5948  
ASPEN, COLORADO (970) 925-6727  
CRESTED BUTTE, CO (970) 349-5355

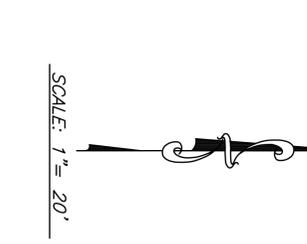
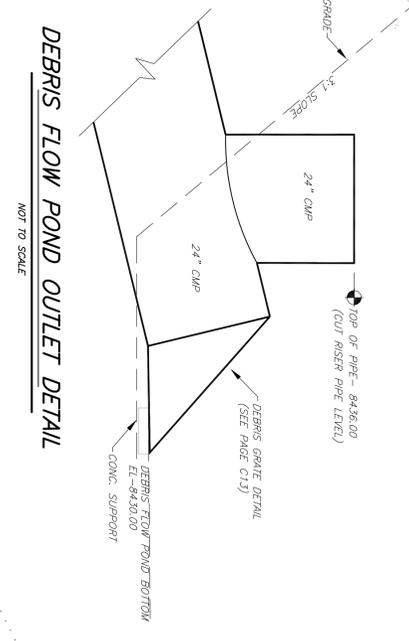
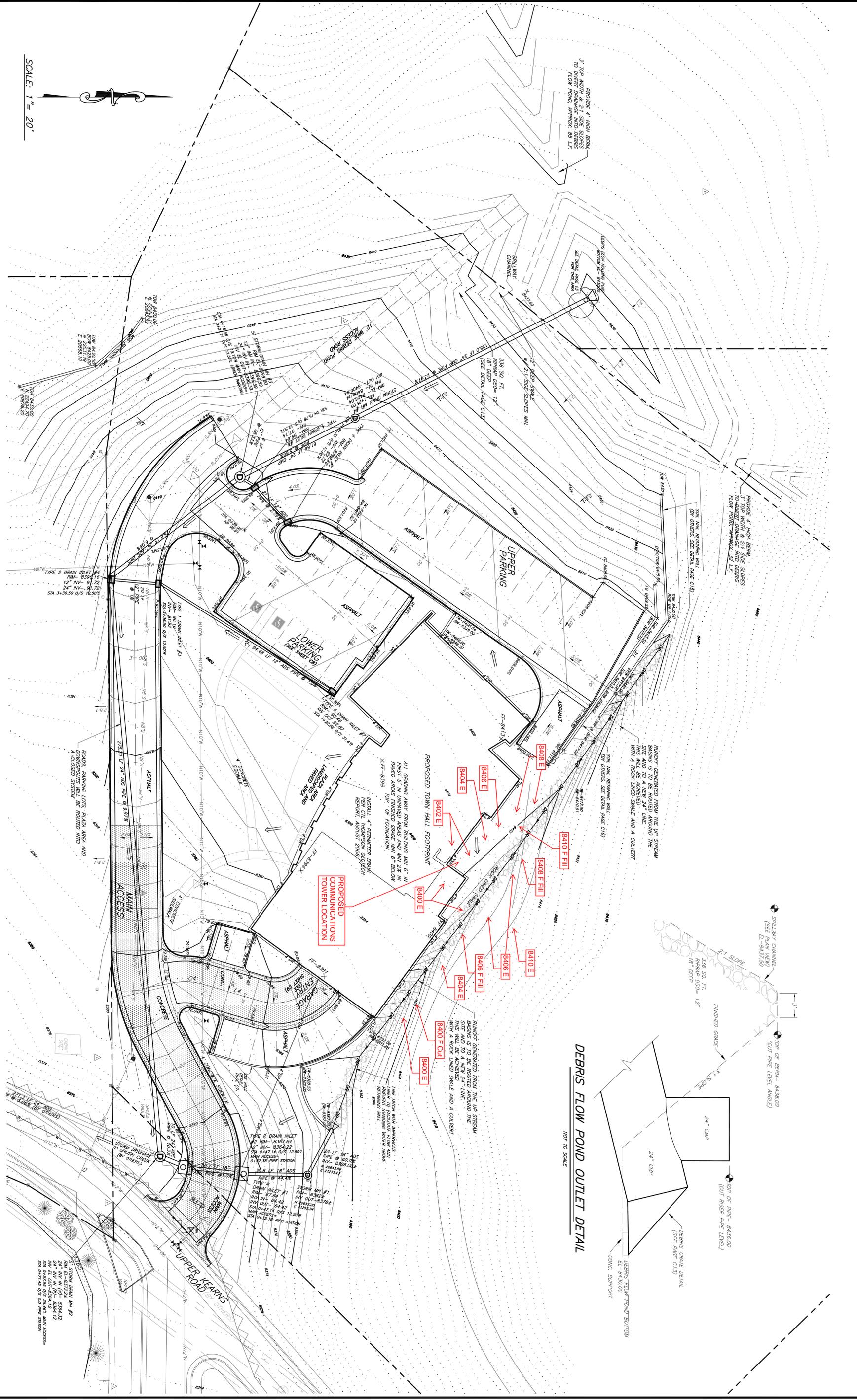
SNOWMASS  
TOWN HALL

DATE	BY	REVISION
9/17/06	JK	1. BID SET
9/17/06	RBG	2. REISED GRADING
10-16-06	JK	3. CONSTRUCTION SET REVIEW
10-17-06	JK	4. RELEASE FOR GRADING
11-20-06	JK	5. RELEASE FOR CONSTRUCTION

GRADING &  
DRAINAGE PLAN

Job No.	910041
Drawn by:	JK
Date:	6/22/06
CC: RM	PE: RBG
OF	19

C3





TOWN HALL

131

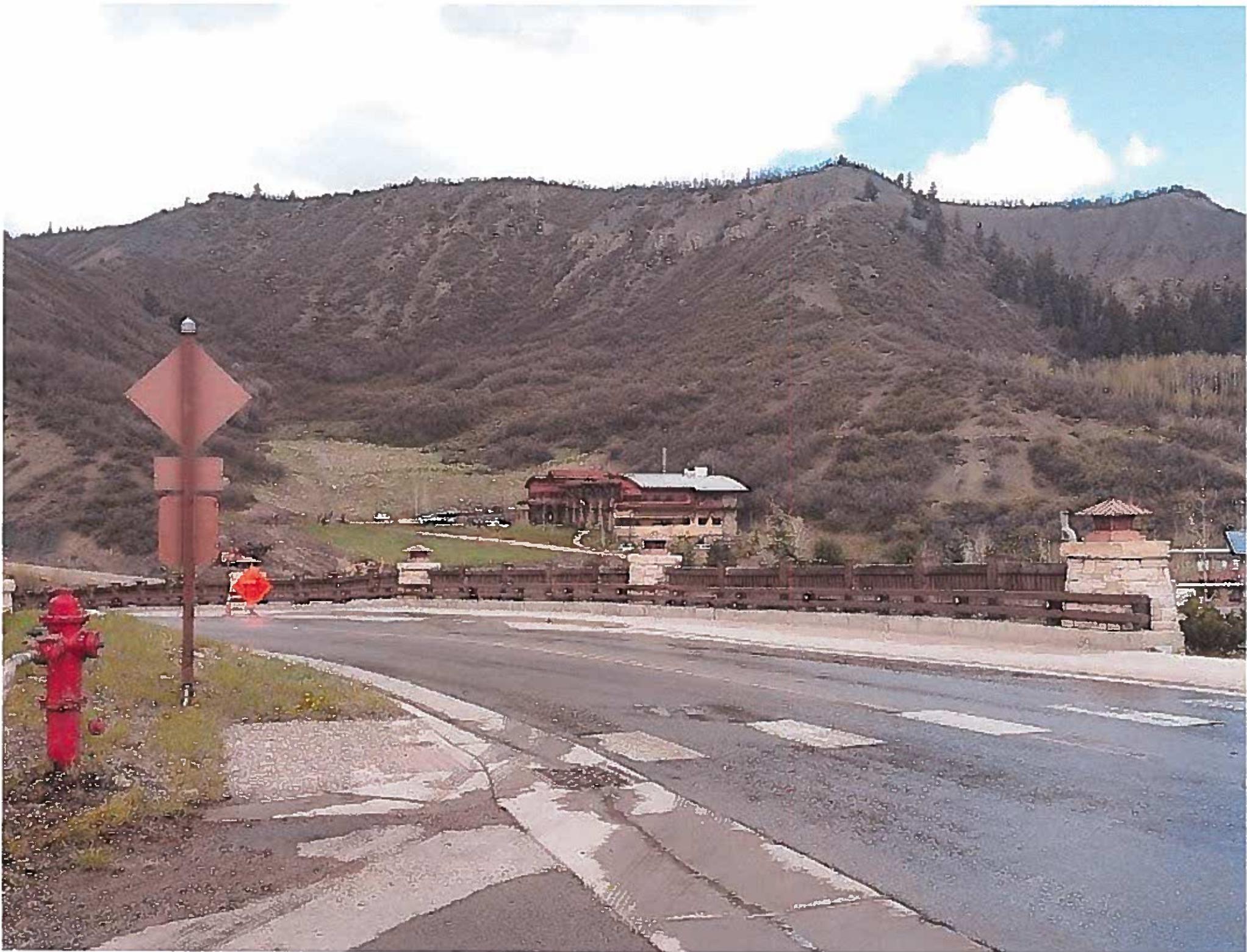












**From:** Nick Kertz  
**Sent:** Tuesday, June 07, 2016 7:05 AM  
**To:** Jim Wahlstrom <JWahlstrom@tosv.com>  
**Cc:** Julie Ann Woods <JWoods@tosv.com>; Anne Martens <AMartens@tosv.com>; Brian Olson <BOlson@tosv.com>  
**Subject:** FW: Prop Map

Jim,

Attached are the other propagation maps (35' & 60'). See Jeff's comments below as well. Please include as supplemental information for the submitted special approval process application.

I think the only thing discussed that you don't have at this point is the revised simulation photos. Thanks!

Nicholas J. Kertz  
Facilities Maintenance Superintendent  
Town of Snowmass Village  
P.O. Box 5010  
Snowmass Village, CO 81615  
Ph: 970-922-2309

**From:** Jeff Edelson [<mailto:jeff.edelson@pitkin911.org>]  
**Sent:** Monday, June 6, 2016 8:35 PM  
**To:** Nick Kertz <[NKertz@tosv.com](mailto:NKertz@tosv.com)>  
**Cc:** jeff.krueger <[jeff.krueger@pitkincounty.com](mailto:jeff.krueger@pitkincounty.com)>; Drew Petersen <[drew.petersen@pitkincounty.com](mailto:drew.petersen@pitkincounty.com)>  
**Subject:** Re: Prop Map

Nick,

The propagation maps for 35' and 60' are attached. Unfortunately the program only exports at this macro level so it's hard to see the difference between 35', 40' and 60' (but it is noticeable). Hopefully these maps will demonstrate we've done our homework. I believe that is the only deliverable I still owe you.

Best,  
Jeff Edelson

On Mon, Jun 6, 2016 at 4:47 PM, Nick Kertz <[NKertz@tosv.com](mailto:NKertz@tosv.com)> wrote:

Any update on the other two prop maps?

Thanks!

Nicholas J. Kertz

Facilities Maintenance Superintendent

Town of Snowmass Village

P.O. Box 5010

Snowmass Village, CO 81615

Ph: [970-922-2309](tel:970-922-2309)

**From:** Jeff Edelson [mailto:[jeff.edelson@pitkin911.org](mailto:jeff.edelson@pitkin911.org)]

**Sent:** Tuesday, May 31, 2016 10:06 AM

**To:** Nick Kertz <[NKertz@tosv.com](mailto:NKertz@tosv.com)>

**Subject:** Fwd: Prop Map

Nick. Attached is the propagation map for TOSV. 40' was chosen based upon the coverage it provides. As we discussed, 60' is better. I'm working on a cut sheet for the tower.

Jeff Edelson

[970-306-9009](tel:970-306-9009)

Sent from my mobile device. Please excuse typos.

Begin forwarded message:

**From:** "Kionka, Mike" <[mike.kionka@state.co.us](mailto:mike.kionka@state.co.us)>

**Date:** May 19, 2016 at 7:54:29 AM MDT

**To:** Jeff Edelson <[jeff.edelson@pitkin911.org](mailto:jeff.edelson@pitkin911.org)>

**Cc:** Edward Boyer <[edward.boyer@state.co.us](mailto:edward.boyer@state.co.us)>

**Subject: Re: Prop Map**

Hi Jeff,

Here's what I have for the Snowmass site.

Thanks,

**Mike Kionka**  
Electronics Engineer I / DTR System Engineer



P [303.866.2808](tel:303.866.2808) | F [303.764.7982](tel:303.764.7982) | C [720.402.8548](tel:720.402.8548)  
601 E. 18th Ave. Suite 250, Denver, CO 80203  
[mike.kionka@state.co.us](mailto:mike.kionka@state.co.us) | [www.colorado.gov/oit](http://www.colorado.gov/oit)



