



PLANNING AND ENVIRONMENTAL COMMISSION

September 24, 2018, 1:00 PM

Town Council Chambers

75 S. Frontage Road - Vail, Colorado, 81657

1. Call to Order

Attendance

Present: Brian Gillette, Ludwig Kurz, Pam Hopkins, John Ryan Lockman, Rollie Kjesbo, Karen Perez and Brian Stockmar

Absent: (Commissioner Gillette left the meeting following the site visit.)

2. Site Visits

2.1. 1295 Westhaven Drive - Cascade/Talisa Parking Garage

2.2. 1170 Westhaven Lane - Glen Lyon Subdivision

3. Main Agenda

- 3.1. A request for a final recommendation to the Vail Town Council on a major amendment to Special Development District No. 4, Glen Lyon Subdivision, pursuant to Section 12-9A-10, Amendment Procedures, Vail Town Code, to allow for an amendment to the building envelope, language regulating the building envelope, and the ability to provide employee housing off-site, located at 1150 and 1170 Westhaven Lane/Lot 39-1 and 39-2, Glen Lyon Subdivision, and setting forth details in regard thereto. (PEC18-0032) 45 min.

Applicant:

Ignacio Torras, represented by Mauriello Planning Group

Planner:

Jonathan Spence

Condition: This recommendation of approval does not include the applicant's proposed deviation from Section 12-13-5 D4 concerning the ability to bank excess EHU GRFA.

Planner Spence provided an overview of the application, including the changes to the building envelope, and modifications to the required Employee Housing Unit (EHU) to allow for off-site EHU. Applicant has started the EHU Exchange Program process, and will be discussing this request with the Vail Local Housing Authority (VLHA). Applicant would like to do EHU banking, in case there is excess floor area in the new EHU unit. Staff does not have the resources to keep track of banking of EHU credits.

Stockmar – Can the application still move forward without banking of the EHU credit?

Spence – Yes. Spence further described how building envelopes are generally used to protect topographical feature or vegetation.

Kjesbo – Asked if any variances will be requested. Spence indicated no.

Dominic Mauriello – We are requesting a building envelope amendment, and a revision to the required on site employee housing. When this lot was first approved, the GRFA was adjusted, and each lot was required to provide an on site EHU. At the time, there was no Employee Housing Exchange Program. We propose to provide double the amount of square footage in Employee Housing, 500 square feet is required, and 1,000 square feet would be provided. The adjacent property would also have the ability to participate in an EHU exchange. Mauriello provided a review of the existing lot dimensions and building envelope. He explained the requirements of Special Development District #4, and some of the SDD amendments. He explained how this lot was originally one large duplex lot, then in 1982 split into two single-family lots, which included a dedication of stream tract to the Town of Vail. Our proposal includes a building envelope for the home, and a separate envelope for recreational use, currently proposed for paddle ball.

Mauriello explained that the Town Code does not address recreational use envelopes. Buildings would not be allowed in the recreational use envelope. He explained the proposed site plan. The site plan and design of the home have been conceptually reviewed by the Design Review Board. He also showed a video about paddle ball.

Mauriello explained how the EHU Exchange Program works, and the proposed changes to the SDD needed to allow this exchange to happen. Applicant believes that we meet all required code criteria for this application.

Stockmar – What happens if they never build the off-site EHU?

Spence – They will be required to provide evidence of the new EHU before obtaining a Certificate of Occupancy for the new home.

Lockman – Will the courts be heated, and will this be used in winter?

Public Comment

Eleanor Bromonte – Paddle ball is typically played during the winter months.

Spence – The proposal is not to review the design of the padel court, just the request to amend the building envelopes.

Lockman – Is the EHU Exchange Program ready to deal with this request?

Spence – The EHU Exchange program is up and running, but we do not currently allow for EHU Banking. But that part of the program does not currently have the ability to track the credits of unneeded EHU square footage.

Hopkins – No comments

Perez – No comments

Kjesbo – Don't see any reason for the building envelope. I'm aware of how the EHU exchanges are done, and was previously told that I could not bank EHU credits. It's a benefit to get 1,000 square feet of off-site housing.

Stockmar – I'm in favor of any reasonable effort to improve employee housing in town. This is a reasonable request, but I would like to see some progress on the EHU banking.

Spence – EHU exchanges do not come to PEC, they are handled by staff and the VLHA.

Stockmar – Proposal makes sense to me.

Ludwig Kurz moved to recommend approval to Town Council with a condition. John-Ryan Lockman seconded the motion and it passed (6-0).

- 3.2. A request for the review of a Conditional Use Permit, pursuant to Section 12-16, Conditional Use Permits, Vail Town Code, to allow for Unit 4, Level 4, Cascade Club Condominiums to be used for temporary conferences, conventions and special events, located at 1295 Westhaven Drive Unit 4/Unplatted, and setting forth details in regard thereto. (PEC18-0033) 5 min.

Applicant:

Vail Hotel Partners LLC Laurus Corporation, represented by Mauriello Planning Group

Planner:

Chris Neubecker

Neubecker explained that this application had been approved administratively, but that staff was available to answer any questions.

4. Approval of Minutes

September 10, 2018 PEC Results

Ludwig Kurz moved to approve. John-Ryan Lockman seconded the motion and it passed (6-0).

5. Adjournment

Rollie Kjesbo moved to adjourn. Ludwig Kurz seconded the motion and it passed (6-0).

The applications and information about the proposals are available for public inspection during regular office hours at the Town of Vail Community Development Department, 75 South Frontage Road. The public is invited to attend the project orientation and the site visits that precede the public hearing in the Town of Vail Community Development Department. Times and order of items are approximate, subject to change, and cannot be relied upon to determine at what time the Planning and Environmental Commission will consider an item. Please call (970) 479-2138 for additional information. Please call 711 for sign language interpretation 48 hour prior to meeting time.
Community Development Department