



PLANNING AND ENVIRONMENTAL COMMISSION

January 14, 2019, 1:00 PM

Town Council Chambers

75 S. Frontage Road - Vail, Colorado, 81657

1. Call to Order

1.1. Attendance

Present: Ludwig Kurz, Karen Perez, Pam Hopkins, Brian Stockmar, Rollie Kjesbo and Brian Gillette (arrived at 1:05PM)

Absent: John-Ryan Lockman

2. Main Agenda

- 2.1. A request for a recommendation to the Vail Town Council for a Prescribed Regulations Amendment pursuant to Section 12-3-7, Amendment, Vail Town Code, to amend Section 12-13-4, Requirements by Employee Housing Unit (EHU) Type, Vail Town Code, to allow for an increase in the maximum size of a Type III Employee Housing Unit. (PEC18-0031) 2 min.

The applicant has requested this item be continued to the a future regularly scheduled meeting of the Planning and Environmental Commission. This item will be re-noticed at that time.

Applicant: Mauriello Planning Group

Planner: Chris Neubecker

Karen Perez moved to table to a future date. Ludwig Kurz seconded the motion and it passed (5-0).

Absent: (2) Gillette, Lockman

- 2.2. A request for a recommendation to the Vail Town Council for a Prescribed Regulations Amendment, pursuant to Section 12-3-7, Amendment, Vail Town Code, to amend Section 14-10-5, Building Materials and Design, Vail Town Code, and Section 14-10-8, Landscaping, Drainage and Erosion Control, Vail Town Code, relating to wildfire protection and the proposed adoption of the International Wildland Urban Interface Code, and setting forth details in regard thereto. (PEC18-0035) 2 min.

The applicant has requested this item be tabled to the January 28, 2019 regularly scheduled meeting of the Planning and Environmental Commission.

Applicant: Vail Fire & Emergency Services

Planner: Chris Neubecker

Ludwig Kurz moved to table to January 28, 2019. Pam Hopkins seconded the motion and it passed (5-0).

Absent: (2) Gillette, Lockman

- 2.3. A request for review of Major Exterior Alteration, pursuant to Section 12-7H- 2 min.
7, Exterior Alterations or Modifications, Vail Town Code, to allow for
construction of a new multifamily structure with below grade parking, located
at 500 East Lionshead Circle/Lot 3, Block 1, Vail Lionshead Filing 1, and
setting forth details in regard thereto. (PEC18-0034)

The applicant requests that this item be tabled to the January 28, 2019 PEC
meeting.

Applicant: Lazier Lionshead LLC, represented by Braun Associates Inc.

Planner: Jonathan Spence

Pam Hopkins moved to table to January 28, 2019. Ludwig Kurz seconded
the motion and it passed (5-0).

Absent: (2) Gillette, Lockman

- 2.4. A request for the review a variance from Section 12-7H-10, Setbacks, Vail 2 min.
Town Code, pursuant to Title 12 Chapter 17, Variances, Vail Town Code, to
allow for a side setback of zero feet (0') where ten feet (10') is required for
a new multifamily structure, located at 500 East Lionshead Circle/Lot 3,
Block 1, Vail Lionshead Filing 1, and setting forth details in regard thereto.
(PEC18-0036)

The applicant requests that this item be tabled to the January 28, 2019 PEC
meeting.

Applicant: Lazier Lionshead LLC, represented by Braun Associates, Inc.

Planner: Jonathan Spence

Ludwig Kurz moved to table to January 28, 2019. Pam Hopkins seconded
the motion and it passed (6-0).

Absent: (1) Lockman

- 2.5. A request for a recommendation to the Vail Town Council for a review of the 10 min.
Vail Land Use Plan map amendment, pursuant to Section 8-3, Amendment
Process, Vail Land Use Plan, to change the designation of 4722 Meadow
Drive (Bighorn Townhouses "Parking Easement" Parcel, as shown on the
plat of Bighorn Townhouses recorded November 13, 1968) from unidentified
to Medium Density Residential, and setting forth details in regard thereto.
(PEC18-0046)

Applicant: Town of Vail

Planner: Jonathan Spence

Jonathan Spence gave a presentation on Items 2.5 and 2.6 together. They
will require separate motions, but will be presented and discussed together.

Spence presented the Land Use Plan map, and zoning map. There is no
zoning designation on this property. The Town's maps do not have a
designation for Land Use or Zoning for this site. Proposal is to apply the
same Land Use and Zoning as the adjacent property. This site is part of the
Bighorn Townhouses development lot. Medium Density Residential zoning is
proposed. Garages for the townhouses are planned by the applicant.

Hopkins – Is this still in the avalanche zone?

Spence – No – Previously this was in avalanche zone. As a result, the

property was transferred to the Town. The map was later amended, based on additional studies. None of these parcels are within Red Avalanche areas.

Stockmar – The plat shows a roadway circle. Has that been vacated?

Spence – No, not yet. It is planned to be vacated in the future.

Dominic Mauriello, representative for Bighorn Townhome Association - . Staff's memo was comprehensive. We have nothing to add.

Public Comment – None

Ludwig Kurz moved to approve. Brian Gillette seconded the motion and it passed (6-0).

Absent: (1) Lockman

- 2.6. A request for a recommendation to the Vail Town Council for a zone district 10 min. boundary amendment, pursuant to Section 12-3-7, Amendment, Vail Town Code, to allow for the rezoning of 4722 Meadow Drive (Bighorn Townhouses "Parking Easement" Parcel, as shown on the plat of Bighorn Townhouses recorded November 13, 1968) from unidentified to Low Density Multi-Family District and setting forth details in regard thereto. (PEC18-0039)

Applicant: Bighorn Townhouse Association, represented by Mauriello Planning Group

Planner: Jonathan Spence

Public Comment - None

Brian Gillette moved to approve. Ludwig Kurz seconded the motion and it passed (6-0).

Absent: (1) Lockman

- 2.7. A request for the review a variance from Section 12-6F-6, Setbacks, Vail 10 min. Town Code, pursuant to Title 12 Chapter 17, Variances, Vail Town Code, to allow for a rear setback of zero feet (0') where twenty feet (20') is required for a detached garage, located at 4722 Meadow Drive (Bighorn Townhouses "Parking Easement" Parcel, as shown on the plat of Bighorn Townhouses recorded November 13, 1968), and setting forth details in regard thereto. (PEC18-0038)

Applicant: Bighorn Townhouse Association, represented by Mauriello Planning Group

Planner: Jonathan Spence

1. "Approval of this variance is contingent upon the applicant obtaining Town of Vail design review approval for this proposal; and
2. The applicant shall clearly demonstrate, via an Improvement Location Certificate (ILC), to the Community Development Department prior to requesting a final planning inspection that improvements have been constructed per plan."
3. Prior to submitting an application for a building permit, they applicant shall record with the Eagle County Clerk and Recorder an amended plat for the subject property which removes the 30' wide road

easement that currently encumbers the property. This plat shall include a note that conveys that the subject parcel is not a stand alone development site but rather a part of the Bighorn Townhouse Development Lot.

Spence described the proposal. It will be contingent upon the applicant successfully obtaining approvals for Items 2.5 and 2.6, on the zoning and Land Use Map amendment.

The applicant has considered several designs for possible garages. The proposed design and layout was deemed the most appropriate. In the past, lack of an enclosed garage has been deemed a hardship.

Dominic Mauriello, representative for Bighorn Townhome Association.
– There are 8 units on the property, but only 6 units are allowed. Owners have had to obtain a number of variances, due to some nonconforming conditions. Owners have determined that they did not want additional units, but have focused on building garages. Lack of a garage has been deemed a hardship in this neighborhood in the past. These buildings were built before annexation into the Town. Setbacks we changed for this property after construction of the units.

Mauriello showed a map showing the areas of encroachment. He showed how one garage on the south side of the lot would encroach into the setback. The proposed layout was decided to be the best solution. The adjacent property is open space, and not a developed lot.

Perez – Does the Town of Vail own Tract C and D?

Mauriello – Yes. We felt it was best to maintain the setback on the north, near the road. But feel it's reasonable for the setback variance on the south. There are examples of other properties with similar variances.

Perez- Please explain the road easement. If this is vacated, Tract C will not have legal access to a right-of-way.

Mauriello – We are only asking to vacate the part of the easement on Bighorn Townhomes property, not that portion on Town property.

Perez – My question is if Tract C would be left landlocked if the easement is vacated.

Mauriello – Tract C and D are owned by the Town. Access could be provided across Tract D.

Perez – Where is Tract A and B?

Mauriello – They are the parcels that the Bighorn Townhouses sit on.

Public Comment - None

Ludwig Kurz moved to approve with conditions. Brian Gillette seconded the motion and it passed (6-0).

Absent: (1) Lockman

- 2.8. A request for review of a Minor Subdivision, pursuant to Title 13, Chapter 4, Minor Subdivisions, Vail Town Code, to allow for a subdivision to reconfigure the property line between 2420 Chamonix Road/Parcel D, Chamonix Vail Community (previously known as Parcel B, Vail Das Schone Filing 1), and the 2399 N. Frontage Road W/Vail Das Schone Filing 1, Parcel A, a resubdivision of Tract D, and setting forth details in regard thereto. (PEC18-0042)

This application has been withdrawn.

Applicant: Town of Vail, represented by George Ruther

Planner: Chris Neubecker

- 2.9. A request for a recommendation to the Vail Town Council for a zone district boundary amendment, pursuant to Section 12-3-7, Amendment, Vail Town Code, to allow for the rezoning of a portion of 2399 N. Frontage Road W./Vail Das Schone Filing 1, Parcel and setting forth details in regard thereto. The rezoning will change a portion of the site from General Use (GU) to Housing (H). (PEC18-0043)

This application has been withdrawn.

Applicant: Town of Vail, represented by George Ruther

Planner: Chris Neubecker

- 2.10. A request for issuance of a conditional use permit pursuant to Section 12-6I-3, Conditional Uses, Vail Town Code, pursuant to the requirements of Title 12, Chapter 16, Conditional Use Permits, Vail Town Code, to allow for the development of market rate dwelling units within the Housing (H) zone district, located at 2420 Chamonix Road/Parcel D, Chamonix Vail Community (previously known as Parcel B, Vail Das Schone Filing 1) and setting forth details in regard thereto. (PEC18-0044)

This application has been withdrawn.

Applicant: Town of Vail, represented by George Ruther

Planner: Chris Neubecker

- 2.11. A request for review of a Development Plan, pursuant to Section 12-6I-11, Development Plan Required, Vail Town Code, for the construction of dwelling units and one Employee Housing Unit (EHU) located at 2420 Chamonix Road/Parcel D, Chamonix Vail Development, (previously known as Parcel B, Vail Das Schone Filing 1), and setting forth details thereto. (PEC18-0045)

This application has been withdrawn.

Applicant: Town of Vail, represented by George Ruther

Planner: Chris Neubecker

- 2.12. A request for a variance from Section 12-21-10, Development Restricted, Vail Town Code, pursuant to Title 12, Chapter 17, Variances, Vail Town Code, to allow for the construction of a two-family structure with attached Employee Housing Unit on a slope of forty percent (40%) or greater, located at 2420 Chamonix Road/Parcel D, Chamonix Vail Community (previously known as Parcel B, Vail Das Schone Filing 1), and setting forth details thereto. (PEC18-0047)

This application has been withdrawn.

Applicant: Town of Vail, represented by George Ruther

Planner: Chris Neubecker

3. Approval of Minutes

3.1. December 10, 2018 PEC Results

Ludwig Kurz moved to approve. Brian Gillette seconded the motion and it passed (6-0).

Absent: (1) Lockman

4. Adjournment

Karen Perez moved to adjourn. Brian Gillette seconded the motion and it passed (6-0).

Absent: (1) Lockman

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