



## PLANNING AND ENVIRONMENTAL COMMISSION

October 8, 2018, 1:00 PM

Town Council Chambers

75 S. Frontage Road - Vail, Colorado, 81657

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1. Call to Order

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

2. Main Agenda

- 2.1. Report to the Planning and Environmental Commission of an administrative action regarding a request for a minor amendment to Special Development District (SDD) No. 6, Vail Village Inn, Phases I and II, pursuant to Section 12-9A-10, Amendment Procedures, Vail Town Code, to allow for modifications to the approved development plan in order to permit three (3) building additions totaling 149 square feet to commercial Unit 15 to accommodate increased restaurant seating and a new public entrance, located at 100 East Meadow Drive Unit 15/Lot O, Block 5D, Vail Village Filing 1, and setting forth details in regard thereto. (PEC18-0011) (It should be noted that Public Notice was previously provided for this application in March 2018 but the project is being re-noticed due to the lapse in time.) 10 min.

The Town of Vail has received several letters of concern from owners of residential units in an adjacent building (Phase V located at the corner of Meadow Drive and Vail Road). These letters have been included in the packet.

**Applicant:** Gatto Pardo Bianco LLC, represented by Steven James Riden  
AIA Architect

**Planner:** Jonathan Spence

Chair Stockmar asked for commissioner consent to allow public comment on this administrative action. All commissioners agreed. There is no action for the PEC to take but they do have the option to call up the file at a later date to be heard.

Planner Spence introduced the project and what this stage of the development proposal entails.

Perez asked when this was heard previously. Spence said that it had not been heard because the HOA rescinded their approval and has been working out details with the applicant since then.

Stockmar clarified that the letters of concern that we have received have come from neighbors to the west. Spence confirmed and explained that there are multiple HOAs on the property.

Gillette asked about the comments regarding 12-9A-4 regarding the major versus minor amendment to an SDD. Spence provided clarification for why this application was determined to be a minor amendment.

Stockmar opened public comment.

Richard Liebhaber, director, officer and owner at Vail Village Inn Phase V. Believes the noise will increase and bounce back to the residential units due to the design and “canyon-esque” design of East Meadow Drive, both from the exterior activity as well as noise from within the building. This project combined with the proposed outdoor patio, he believes, is a major amendment.

Stockmar asked for commissioner comment.

Perez identified the definition of Minor Amendment and spoke to its description.

Perez believes that this does impact pedestrian and vehicular circulation. Spence clarified that this application is only related to the additional square footage and that the pedestrian circulation changes do not occur on the property.

Steve Riden, architect, asked to clarify a few items. He stated that the entrance will not be changed – the entry door will remain in the same place it is currently located. The proposed additions are beneath areas that are currently cantilevered.

Gillette asked about the area shown as an addition at the entryway and if it is truly an addition. Spence explained it is floor area but not currently finished space.

Gillette feels that the space behind the existing planter is not currently used as a pedestrian way. Spence agreed and said that the Town public works department has participated in some potential redesign of the right of way at that location but that is not part of this application.

Stockmar thinks this is almost entirely an issue for DRB and code enforcement and that the PEC has very little input. He understands the greater question of the proposed patio but that is not for PEC review. He would like to revisit this later if needed but at this time sees no reason to call up this item.

Perez asked if the PEC has no oversight regarding public uses in town right of way. Spence said there is none. Perez thinks that is a gap in our code. Spence explained that as the property owner, the town and staff reviews the application.

Stockmar asked if any commissioners felt that this item should be called up at a later date. Perez asked for an explanation of an item being “called up.” Spence explained that the PEC could request to hear this item at a later date as a regular item, rather than as an administrative report.

Stockmar reiterated that anything beyond the proposed additions is not under the purview of the PEC and to act on anything would be premature. With no motion on the table, and no motion required, Stockmar closed the file.

- 2.2. A request for review of Major Exterior Alteration, pursuant to Section 12-7H- 5 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 has requested that this item be tabled to the October 22, 2018 regularly scheduled meeting of Planning and Environmental Commission.

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

**Planner:** Jonathan Spence

Rollie Kjesbo moved to table to October 22, 2018. Karen Perez seconded the motion and it passed (4-0).

Absent: (3) Hopkins, Kurz, Lockman

- 2.3. A request for the review a variance from Section 12-7H-10, Setbacks, Vail 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) 5 min.

The applicant has requested that this item be tabled to the October 22, 2018 regularly scheduled meeting of Planning and Environmental Commission.

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

**Planner:** Jonathan Spence

Karen Perez moved to table to October 22, 2018. Rollie Kjesbo seconded the motion and it passed (4-0).

Absent: (3) Hopkins, Kurz, Lockman

- 2.4. 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) 5 min.

The applicant has requested that this item be tabled to the November 12, 2018 regularly scheduled meeting of Planning and Environmental Commission.

**Applicant:** Mauriello Planning Group

**Planner:** Chris Neubecker

Brian Gillette moved to table to November 12, 2018. Rollie Kjesbo seconded the motion and it passed (4-0).

Absent: (3) Hopkins, Kurz, Lockman

### 3. Approval of Minutes

- 3.1. September 24, 2018 PEC Results

Rollie Kjesbo moved to table to October 22, 2018. Karen Perez seconded the motion and it passed (4-0).

Absent: (3) Hopkins, Kurz, Lockman

#### 4. Adjournment

Rollie Kjesbo moved to adjourn. Karen Perez seconded the motion and it passed (4-0).

Absent: (3) Hopkins, Kurz, Lockman

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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