



Memorandum

TO: Vail Town Council

FROM: Community Development Department

DATE: April 7, 2020

SUBJECT: Air Conditioning Units in the Vicinity of 292 East Meadow Drive (Mountain Haus),
Permission to Proceed

I. DESCRIPTION OF REQUEST

The owner of the Mountain House, located at 292 East Meadow Drive, represented by K.H. Webb Architects, requests permission to proceed through the Design Review process for air conditioning (A/C) units servicing the building that are located partially on Town of Vail property (East Meadow Drive ROW) and Town of Vail Stream Tract. The applicant requests permission to proceed through the Design Review Board processes and, if approved, enter into a lease agreement with the Town of Vail for the improvements.

It should be noted that the Vail Town Council is not being asked to approve the improvements, their location or design, but rather to authorize the applicant to move forward with a planning application that utilizes town-owned property for private uses.

II. BACKGROUND/PROPOSAL

The Mountain Haus Building was constructed in 1970. The property line for this building was drawn very close to the outline of the building itself, with Town of Vail Right-of-Way boarding to the North, Town of Vail Stream Tract bordering to the West and South, and the Vail Mountain Lodge bordering to the East. The applicant is requesting use of Town of Vail property in order to install and distribute A/C units around the building. All A/C units would be placed adjacent to the building. For A/C units in the right-of-way along the North side of the building, two mechanical wells with fenced screening to match existing pool screening are proposed. The A/C units proposed for the South side of the building are proposed within Mountain House property, however, screening will need to be placed on town Stream Tract. Screening in the Stream Tract is proposed to be vegetated screening. There will also be additional A/C units and screening being proposed on the east side of the building, subject to an agreement between the owners of Mountain Haus and Vail Mountain

Lodge. All other improvements occur entirely within private property.

The applicant has explored the possibility of adding these A/C units onto the roof of Mountain Haus, however the older building does not have the weight capacity to hold the units. Adding the units onto the roof would also add at least 8 additional feet to the overall building height, which would not be supported by Town Staff.

Please see the applicant's narrative (Attachement A), proposed site plan (Attachment B), and project photos (Attachment C).

III. ACTION REQUESTED

The Community Development Department requests that the Town Council evaluate the proposal to utilize Town of Vail property for the addition of air conditioning units servicing the Mountain Haus building. This utilization of Town of Vail property would be subject to the terms of a license agreement and could be discontinued and removed if required to do so.

The Community Development Department recommends that the Vail Town Council instructs Town Staff to:

- Sign the development application on behalf of the property owner and permit the project to proceed through the development review process for the proposed improvements.

IV. ATTACHMENTS

- A. Applicant's narrative
- B. Proposed Site Plan
- C. Project Photos