



PLANNING AND ENVIRONMENTAL COMMISSION

April 27, 2020, 1:00 PM

Virtual

75 S. Frontage Road - Vail, Colorado, 81657

1. Call to Order

1.1. Zoom Meeting:

In accordance with current public health guidelines, this meeting will be held virtually.

Register in advance for this webinar:
<https://zoom.us/j/266241669>

After registering, you will receive a confirmation email containing information about joining the webinar.

1.2. Attendance

Present: Ludwig Kurz, Karen Perez, Henry Pratt, John-Ryan Lockman, Rollie Kjesbo, Pete Seibert, Brian Gillette

Absent: Perez was absent from the middle of the discussion on item 2.2 through the rest of the meeting

1.3. Election of Officers

Brian Gillette moved to approve Karen Perez as Vice Chair. Rollie Kjesbo seconded the motion and it passed (7-0).

Brian Gillette moved to approve Ludwig Kurz as Chair. Rollie Kjesbo seconded the motion and it passed (7-0).

2. Main Agenda

2.1. A request for the review of a variance from Section 11-6 Business and Building Identification Signs, Vail Town Code, in accordance with the provisions of Section 11-10, Variances, Vail Town Code, to allow for a variance to the number and size of hospital campus signs, located at 180 South Frontage Road West/Lot E and F, Vail Village Filing 2, and setting forth details in regard thereto. (PEC20-0006) 20 min.

A request for the review of a variance from Section 11-6 Business and Building Identification Signs, Vail Town Code, in accordance with the provisions of Section 11-10, Variances, Vail Town Code, to allow for a variance to the number and size of hospital campus signs, located at 180 South Frontage Road West/Lot E and F, Vail Village Filing 2, and setting forth details in regard thereto. (PEC20-0006)

Applicant: Vail Health, represented by Braun Associates Inc.

Planner: Jonathan Spence

1. Approval of this sign variance is contingent upon the applicant obtaining Town of Vail approval of an associated design review application.

Planner Spence introduced the project by letting the PEC know that this application has been updated with changes since the last meeting

Tom Braun: Began by discussing changes since the last meeting this was heard. The Vail Health Sign on the top of the building has been removed and a number of other signs have had their sizes reduced in response to PEC feedback. Still in need of variances. In discussions with Vail Health, it was decided that the "red cross" sign is more widely recognized globally than the "blue H" for a symbol for a hospital.

Commissioner Pratt: Noticed that there are signs off of the freeway that point out locations like town information center, why aren't there updates to these signs as part of this application?

Braun: Indicated that they are working towards updating these signs.

Chairman Kurz: Had a question about the size of the red cross sign at the top of the hospital. Feels that what is proposed won't be too imposing.

Pratt: Didn't see a proposal for the red cross on the east face of the hospital.

Braun: We have only provided a mock-up for the west side of the building. The red cross is proposed for both elevations

No public comment

Pratt: Feels that directional signs in Vail are critical for locating the hospital. For the ambulance entry and exit signs, are they aggressive enough? Doesn't want someone to accidentally try to park in the ambulance area.

Braun: Had discussions with Staff about this and feel comfortable with the current proposal. If it becomes an issue in the future the signs will be reevaluated.

Seibert: No issue with the scale of the red crosses. Wonders how necessary they are with smartphones, but ok with the scale.

Kjesbo, Lockman: Both in support of the proposal and changes.

Perez: Likes the changes, a little unsure about the size of the crosses.

Gillette: Still a little wary of the crosses. Feels that the hospital has a stark look and the crosses only draw attention to this. Feels that currently people are finding hospitals through their phone, rather than looking up at buildings. Does not want to set a precedent for signs above 25'.

Kurz: Feels that the red cross sign is appropriate.
Rollie Kjesbo moved to approve with conditions. John-Ryan Lockman seconded the motion and it passed (4-3).

Ayes: (4) Kjesbo, Kurz, Lockman, Seibert

Nays: (3) Gillette, Perez, Pratt

- 2.2. A request for a recommendation to the Vail Town Council for a prescribed regulation amendment pursuant to Section 12-3-7 Amendment, Vail Town Code to amend Section 12-10-6 Parking; Off Site and Joint Facilities, Vail Town Code, to refine standards to be used in the review of such proposals and to clarify the review process and other considerations, and setting forth details in regard thereto. (PEC20-0007) 60 min.

Applicant: Braun Associates, Inc.

Planner: Greg Roy

This item will be re-noticed and heard on June 8, 2020.

Planner Roy: Gave a short summary of the previous discussion with the PEC. The PEC wanted to see a broader look at the parking issues in Vail and how they can be addressed. No action is being requested today, this meeting is more to gain direction from the PEC for possible solutions to dig into.

Tom Braun: At the end of the last discussion it was decided to look more holistically at this gap in the code. Parking in Vail's two core areas are somewhat unique. Lots of properties have private parking, there are two large parking structures, but we don't have on street parking. The parking garages and the pay-in-lieu are an effort to keep in line with the original vision of a pedestrian oriented core.

The private parking present is generally not used by employees or average visitors to the valley. Braun then discussed the history of the parking garages and the pay-in-lieu properties. In the pay-in-lieu zones, these properties cannot have additional parking on-site, so they have to use the pay-in-lieu. For properties in the town core areas but not in the pay-in-lieu, they can add parking and garages. The idea is that these locations would not have their parking exit on pedestrian corridors. This is more difficult to provide for small businesses or additions that don't involve a full tear-down and rebuild. The original proposal of this application was aiming to address this perceived gap.

Pratt: Asked if granting a parking relief variance for the Vail Mountain Lodge would be considered due to this being a special circumstance?

Braun: Expressed doubt that the building shape could be used as grounds for a variance.

Braun next discussed the option of using a special review to grant parking relief. This may work for properties that have little or no additional parking demand, but not viable for those that do.

Gillette: Asked about seeing the 4 criteria for a special review. Pratt also expressed interest in seeing this.

Roy showed the criteria and outlined them.

Braun: The next option would be to modify the pay-in-lieu map to include more of these town core properties. In discussion with staff it was felt that the current pay-in-lieu structure is well thought out. Does it make sense to add more properties to this provision when many of the properties that would be added currently have parking? These properties, when they redevelop, would no longer be allowed to have parking and as a result put more stress on the parking stock in the Town parking structures.

Gillette: The pay-in-lieu fee is too low and has not kept up with the cost of actually developing parking spaces. It seems that the PEC needs to be able to grant a pay-in-lieu option. Could we create a separate pay-in-lieu tool that allows applicants to ask the PEC for the option to use pay-in-lieu for a portion of their parking requirement?

Braun: Jumping off of this question, there is another option allowed by the

code where the PEC could make limited expansion/use of the pay-in-lieu provision. There are some questions that would come with this option. Should this be limited to certain properties or uses? Should there be a % cap on the parking allowed to make use of this? Should the fee be adjusted?

Lockman: Would the PEC make a recommendation to the Council on option 4, or would this be a PEC decision to make?

Braun: Currently it would be a PEC decision.

Spence: Feels that it should remain in PEC purview.

Braun: Do you think there should be an established cap?

Pratt: Doesn't like to see a hard number limit, but it also wouldn't make sense to allow these properties to have 100% of their parking be pay-in-lieu.

Gillette: Wants to see an increase to the fee first and then have the town look into options for how to spend this additional money before digging into these options. We need some kind of plan for getting either multimodal options or more parking on the ground.

Pratt: Likes the idea of having applicant ask for this kind of relief. Thinks that adjusting the fee is a council issue.

Gillette: Stated that the PEC can still give its recommendation to the council.

Kurz: Favorable to option 4, also echoed Gillette and Pratt's comments.

Braun: There is one more option which is essentially the proposal put forward at the last meeting. This would involve leasing parking spaces to applicants. The PEC previously had large concerns about what happens at the end of this lease and how parking is addressed if the lease is not renewed. Could the previous option, PEC granted pay-in-lieu, be used as a solution to this end-of-lease issues?

Gillette: Had a question about the Double Tree proposal for EHUs. Could we give applicants a mitigation bank for parking?

Kurz: How would we incentivize private properties to create mitigation spaces. Many properties don't want people coming in and out of their properties who don't have some kind of business on the property.

Gillette: Envisioning a setup where developers would set up parking with a specific buyer in mind. This may help the privacy issue.

Spence: We have tried encouraging this with neighboring properties and there has generally not been any interest. Although this is anecdotal. Does not want to confuse problems such as day skier parking with what we are discussing.

Pratt: Wonders if option 4 and option 5 could be combined into one.

Kjesbo: Still worried about the enforceability of a lease option.

Roy: In talking with Matt Mire the option may be to require that properties pay-in-lieu if they do not renew a parking lease.

Kjesbo: What happens if the owner refused to pay this as well?

Perez: Indicated that she needed to leave the meeting. Wanted to say that any lease option cannot be for less than 49 years.

(Perez departs for the remainder of this meeting.)

Spence: Asked about what the fee itself should be.

Gillette: The fee needs to be based on the actual cost to build parking. Pointed to the Red Sandstone garage as a guide.

Kjesbo: Echoed Gillette's comments.

Spence: When we revisit this issue, it will need to be re-noticed in order to reflect the new scope of these discussions.

Gillette: Ran through the presented options again. Also wants to look more into incentivizing utilizing unused parking in private garages.

Spence: We usually do not see interest in doing this from properties with excess parking.

Braun: Appreciates the feedback, feels that making the fee the price of constructing a parking spot is onerous.

Pratt: May the use factors into the fee. More desirable uses maybe should have lower fees.

Spence: Is there a difference between developments that are expanding the physical footprint of a building vs one that are increasing density or units within the existing envelope? Need to make sure we have review criteria that makes sense and that can encompass these differences.

- 2.3. A request for review of an Exterior Alteration, pursuant to Section 12-7J-12, Exterior Alterations or Modifications, Vail Town Code, to allow for the construction of a new hotel and on-site EHUs, located at 1783 North Frontage Road/Lot 9-12, Buffehr Creek Resubdivision, and setting forth details in regard thereto. (PEC20-0008)

This item will be renoticed and heard at the May 11, 2020, PEC meeting.

Applicant: Vail Hotel Group LLC, represented by Mauriello Planning Group

Planner: Erik Gates

- 2.4. A request for a recommendation to the Vail Town Council, pursuant to Section 12-3-7, Amendment, Vail Town Code, for prescribed regulations amendments to Title 12, Zoning Regulations, Vail Town Code, to amend Section 12-6I-8: Parking and Loading, to revise the requirements related to mobility and onsite parking in the Housing (H) District, and setting forth details in regard thereto. (PEC20-0005)

This item will be renoticed and heard at a later date.

Applicant: Town of Vail

Planner: Jonathan Spence

- 2.5. A request for the review of a variance from Section 12-7A-11: Parking and Loading, Vail Town Code in accordance with the provisions of Section 12-17, Variances, Vail Town Code, to allow for a variance from the prohibition of parking located within the front setback and from the requirement that 75% of the required parking be located within the main building, located at 366 Hanson Ranch Road/Lot 1, 366 Hanson Ranch Road Subdivision, and setting forth details in regard thereto. (PEC20-0003)

This item will be renoticed and heard at a later date.

Applicant: Vailpoint LLC, represented by Sarah J Baker PC

Planner: Jonathan Spence

- 2.6. A request for the review of a Major Exterior Alteration, pursuant to Section 12-7A-12, Exterior Alterations or Modifications, Vail Town Code, to allow for the replacement of the existing structure with a seven (7) suite lodge with related site improvements, located at 366 Hanson Ranch Road/Lot 1, 366 Hanson Ranch Road Subdivision, and setting forth details in regard thereto. (PEC19-0008)

This item will be renoticed and heard at a later date.

Applicant: Vailpoint LLC, represented by Sarah J Baker PC

Planner: Jonathan Spence

3. Approval of Minutes

3.1. April 13, 2020 PEC Results

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

Absent: (1) Perez

4. Adjournment

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

Absent: (1) Perez

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