



## PLANNING AND ENVIRONMENTAL COMMISSION

September 14, 2020, 1:00 PM

Virtual

75 S. Frontage Road - Vail, Colorado, 81657

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### 1. Call to Order

- 1.1. Register in advance for this webinar:  
[https://us02web.zoom.us/webinar/register/WN\\_3jfEJZt7RfKlv6Bbpks3vQ](https://us02web.zoom.us/webinar/register/WN_3jfEJZt7RfKlv6Bbpks3vQ)

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

### 1.2. Attendance

Present: Ludwig Kurz, Karen Perez (joined late), Rollie Kjesbo, Brian Gillette, Henry Pratt, Pete Seibert, John-Ryan Lockman  
Absent: None

### 2. Main Agenda

- 2.1. A request for review of a Major Exterior Alteration pursuant to Section 12-7A-12, Exterior Alterations or Modifications, Vail Town Code, to allow for the conversion of two existing Employee Housing Units to Accommodation Units and replacing the Employee Housing Units off-site, located at 352 East Meadow Drive/Tract B Vail Village Filing 1, and setting forth details in regard thereto. (PEC20-0025) 45 min.

**Applicant:** Vail Gravity Haus LLC, represented by Braun Associates, Inc.

**Planner:** Greg Roy

Planner Roy introduced the project by explaining the plan for the addition of 2 accommodation units at the Vail Mountain Lodge. He then explained the source of their current parking requirement and how the accommodation units have a lower parking requirement. He then explained that employee housing generated by these units would be located off-site. Staff is supportive of this request.

Commissioner Gillette: Asked a question about the employee generation requirement since the requirement is a fraction of a unit.

Roy: Explained how the employee generation and housing requirements are written and addressed by applicants.

Commissioner Pratt: Asked about code section 12-13-5 and why it doesn't apply.

Planner Spence: Explained that section 12-13-5 is intended for removing existing deed restricted units, not for new deed restrictions and that as an amendment to a housing plan, the standards are the same as if it was a new housing plan which allows for offsite units.

Gillette: Asked if a deed restriction was made for a unit beyond their requirement, if that would allow them to “bank” that additional employee area.

Roy: Explained that if they had another bedroom and the minimum square footage listed in the Commercial Linkage table they could have excess to use for another employee generation in the future.

Commissioner Lockman: Asked a question about constructing a new deed restricted unit vs. buying a new deed restriction.

Roy: The intent of the applicant is to buy an existing unit and deed restrict it, not to build a new unit.

Vice-Chair Perez joined the meeting at this point.

Perez: Asked a question about how the development was noticing employees when vacating existing employee housing units. The employees were given only a few days’ notice to move out.

Tom Braun: Wasn’t sure about this situation specifically but would want to look into more information about it. Said that the management of EHUs would have to comply with Town requirements.

Perez and Gillette both asked that a record be made of this concern and asked that Town Council look into the ability of the Town to administrate eviction notice timeframes. This specific issue is not a consideration for the review of this PEC item.

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

Abstain: (1) Perez

- 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 12-15-2 GRFA Requirements by Zone District, Vail Town Code, to correct the error in the GRFA calculation table for the PA Zone District, and setting forth details in regard thereto. (PEC20-0020) 10 min.

**Applicant:** Town of Vail

**Planner:** Greg Roy

Planner Roy: Explained the need for the correction in the GRFA table

Lockman: Clarified that this appears to just be an error in the code.

Roy: Explained that a previous code change in one section was not carried over to this GRFA table.

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

- 2.3. A request for review of an exemption plat, pursuant to Title 13 Chapter 12, Exemption Plat, Vail Town Code, to allow for increases to the allowable Site Coverage and Gross Residential Floor Area (GRFA) allotment for individual lots within the Spraddle Creek Estates subdivision, and setting forth details in regard thereto. (PEC20-0015). 5 min.

Staff and the applicant request that this item be continued to the September

28, 2020 public hearing.

**Applicant:** Spraddle Creek Estates Homeowners, represented by Zehren and Associates

**Planner:** Jonathan Spence

Rollie Kjesbo moved to table to October 12, 2020. Brian Gillette seconded the motion and it passed (7-0).

- 2.4. 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 12-16-7: Use Specific Criteria and Standards, Vail Town Code, to amend the use specific criteria for funiculars and other similar conveyances, and setting forth details in regard thereto. (PEC20-0023) 5 min.

Staff and the applicant request that this item be tabled to the October 12, 2020 public hearing.

**Applicant:** LSC 27 LLC, represented by Mauriello Planning Group

**Planner:** Jonathan Spence

Gillette: Asked what is bringing about this tableting.

Spence: Some members of the applicant's party were not available for this meeting and there was a small error in the noticing of this item. This is a request related to the use-related criteria for funiculars.

Brian Gillette moved to table to October 12, 2020. Karen Perez seconded the motion and it passed (7-0).

### 3. Approval of Minutes

#### 3.1. August 24, 2020 PEC Results

Henry Pratt moved to approve. Brian Gillette seconded the motion and it passed (7-0).

### 4. Adjournment

Karen Perez moved to adjourn. Brian Gillette seconded the motion and it passed (7-0).

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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