



Memorandum

TO: Vail Town Council

FROM: Community Development Department

DATE: August 15, 2017

SUBJECT: First reading of Ordinance No. 11, Series of 2017, an ordinance to rezone a portion of Parcel 1 of the Golden Peak Ski Base And Recreation District Parcel subdivision from Ski Base Recreation District to Ski Base Recreation 2 District, located at 460 Vail Valley Drive/Parcel 1, Golden Peak Ski Base and Recreation District Parcel subdivision, and setting forth details in regard thereto. (PEC17-0036)

Applicant: Ski and Snowboard Club Vail (SSCV), represented by Braun and Associates, Inc.
Planner: Jonathan Spence

I. SUMMARY

The applicant, Ski and Snowboard Club Vail (SSCV), represented by Braun Associates, Inc., is requesting a first reading of Ordinance No. 11, Series of 2017, an ordinance to rezone a portion of Parcel 1 of the Golden Peak Ski Base And Recreation District Parcel subdivision from Ski Base Recreation District to Ski Base Recreation 2 District, located at 460 Vail Valley Drive/Parcel 1, Golden Peak Ski Base and Recreation District Parcel subdivision, and setting forth details in regard thereto. This request was previously approved via Ordinance No. 17, Series of 2014, but has expired as the related plat was not recorded prior to the expiration clause contained in that ordinance.

On August 14, 2017 the Planning and Environmental Commission will vote on a recommendation of approval to the Vail Town Council for a zone district boundary amendment. The results of this recommendation will be available prior to the Town Council Meeting.

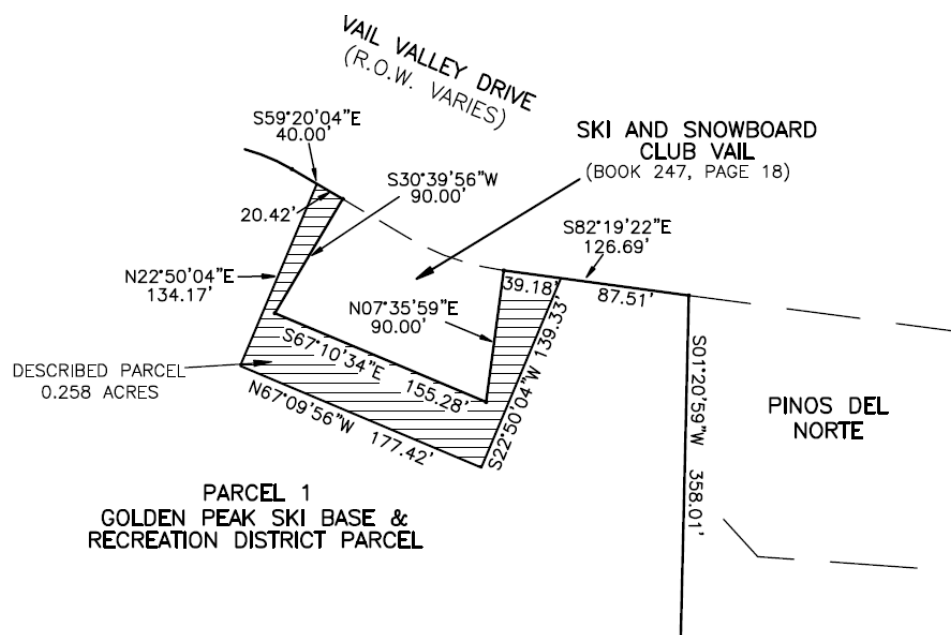
II. ACTION REQUESTED OF THE TOWN COUNCIL

The Vail Town Council shall approve, approve with modifications, or deny Ordinance No. 11, Series of 2017, upon first reading.

III. BACKGROUND

On March 6, 2012, the Vail Town Council adopted Ordinance No. 1, Series of 2012, which rezoned the existing SSCV property from the Ski Base/Recreation (SBR) District to the SBR2 District. The intent of the rezoning identified at that time was to facilitate the redevelopment of the parcel separate from the Golden Peak Development Site. The language in the SBR District is very specific to the Golden Peak Lodge, and does not accommodate the stand alone development of the SSCV facility as a mixed use building.

On October 27, 2014, the Planning and Environmental Commission approved a final plat, pursuant to Chapter 13-4, Minor Subdivision, Vail Town Code, to allow for the re-subdivision of Parcel 1 of the Golden Peak Ski Base and Recreation District Parcel and Part of Tract B, Vail Village Filing 7, in order to establish Parcel 3, Golden Peak Ski Base And Recreation District Parcel, the redevelopment site for Ski and Snowboard Club Vail. The newly formed Parcel 3 consists of the existing SSCV parcel, as formed in 1976, and approximately 0.258 acres transferred from the existing Vail Resorts adjacent parcel. The illustration below shows the existing and future parcel:



Included in proposed Ordinance No. 11, Series of 2017, is a trigger mechanism that enacts the zone change upon the recordation of the plat revising the property boundary. This is proposed to ensure that a rezoning does not occur that results in a property with more than one zoning. If the plat, anticipated to be executed prior to development in the Fall of 2017, is not recorded, the proposed rezoning will expire upon the expiration of the Conditional Use Permit approval, two years from date of approval if a building permit is not obtained and construction not commenced and diligently pursued toward completion.

IV. PLANNING AND ENVIRONMENTAL COMMISSION RECOMMENDATION

Should the Vail Town Council choose to approve Ordinance No. 11, Series of 2017, upon first reading, it is recommended that the Council pass the following **motion**:

Town of Vail

“The Vail Town Council approves, on first reading, Ordinance No. 11, Series of 2017, an ordinance to rezone a portion of the newly created Parcel 3 of the Golden Peak Ski Base And Recreation District Parcel subdivision from Ski Base Recreation District to Ski Base Recreation 2 District, located at 460 Vail Valley Drive/Parcel 1, Golden Peak Ski Base and Recreation District Parcel subdivision, and setting forth details in regard thereto.”

Should the Vail Town Council choose to approve Ordinance No. 11, Series of 2017, the Planning and Environmental Commission recommends the Council make the following **findings**:

“Based upon the review of the criteria outlined in Sections VIII of the Staff memorandum to the Planning and Environmental Commission dated August 14, 2017, and the evidence and testimony presented, the Vail Town Council finds:

- 1. That the amendments are consistent with the adopted goals, objectives and policies outlined in the Vail comprehensive plan and compatible with the development objectives of the town;*
- 2. That the amendments are compatible with and suitable to adjacent uses and appropriate for the surrounding areas; and,*
- 3. That the amendments promote the health, safety, morals, and general welfare of the town and promote the coordinated and harmonious development of the town in a manner that conserves and enhances its natural environment and its established character as a resort and residential community of the highest quality.”*

V. Attachments

A. Draft Ordinance No. 11, Series of 2017