

PLANNING COMMISSION MEETING

The meeting was called to order at 5:30 p.m. by Chair Giller.

ROLL CALL

Christie Mathews-Leidal	Jim Lamb	Ron Schuman
Mike Giller	Steve Gerard	
Dan Schroder	Lowell Moore	

APPROVAL OF MINUTES

With no changes, the October 15, 2019 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the November 5, 2019 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No comments.

CONSENT CALENDAR:

1. Main Street Mauka Master Sign Plan (CL), 203 N. Main Street, PL-2019-0496
Mr. LaChance: Revised set of findings and conditions. Removal of finding number 6 and also condition number 3 was added, renumbering thereafter.
2. Vodicka Residence Addition and Remodel (JL), 19 White Cloud Drive, PL-2019-0516
3. Climax Jerky Small Vendor Cart Permit Renewal (LS), 100 S. Main Street, PL-2019-0509

With no call ups, the Consent Calendar was approved as presented.

COMBINED HEARINGS:

1. Peak 8 Sprung Structure (CK), 1595 Ski Hill Road, PL-2019-0456
Mr. Kulick presented a proposal for continued use of the existing temporary sprung structure on the west side of One Ski Hill Place. The use of the sprung structure proposed is associated with the allowance for temporary structures in the Development Agreement with LH Mountain Venture, LLC for the East Peak 8 hotel. The Development Agreement recognizes that temporary structures will be needed to accommodate Vail Summit Resort's administration functions that will be displaced until the proposed East Peak 8 Hotel is completed.

Commissioner Questions / Comments:

- Mr. Lamb: This would be a three year permit? (Mr. Kulick: Yes, they can come in for a potential renewal, but being a Class A permit the longest we can give them before it is renewed again is three years.) So this will probably be done within three years? (Mr. Kulick: It depends, pending final approval the project will likely begin next summer.)
- Ms. Leidal: Look at condition number nine. (Mr. Kulick: We could possibly reword it from "removed" to "expire".)
- Mr. Giller: When do you expect the development permit for the Peak 8 Hotel? January? (Mr. Kulick: They scheduled for a final meeting in January. There is a narrow window for them because their Development Agreement expires in February. I think their timeline is to obtain engineered drawings and break ground in spring or summer. The main need for the sprung structure according to Kyle is for the winter season, once the Admin offices are demolished.)
- Mr. Schroder: I have a question about parking, I'm wondering about circulation and parking. (Mr. Kulick: Per the Peak 7 & 8 Master Plan there are the 200 pooled spaces for commercial uses. It is limited because the Council wanted to reduce vehicular trips. I'm not sure who in admin is going to be utilizing the structure, it is a broad umbrella so there is potential to take the bus

or the gondola.)

No more questions for Chris? Seeing none, the applicant was invited to present.

Kyle Griffith, Vail Resorts: I can add just a little more context that will be helpful. The admin facility has multiple uses today. We have been trying to relocate the majority of these uses to existing permanent buildings. One of those uses that we have not found a permanent place for is the ski instructor locker room. The sprung would allow for good locker /communal space for the ski instructors.

Mr. Truckey: Would these remaining uses in the sprung structure be relocated to the Peak 8 Hotel, once it is completed? (Mr. Griffith: Yes, the goal is to reduce temporary structures as the area is built out.)

Mr. Moore: So we won't be using this for kid's lunches? (Mr. Griffith: No.)

The hearing was opened for public comment. There were none and public comment was closed.

Commission Questions / Comments:

Mr. Lamb: I have been teaching for Vail Resorts and will not benefit from this application.

Mr. Moore: I will also be teaching at Peak 8 but will not benefit from this decision.

Mr. Schuman: I'm surprised some of Vail will be migrating back there (East Peak 8). Sounds like we can't get rid of the sprung structure early. (Mr. Kulick: There is some commercial/office/services space in the proposed in the Peak 8 Hotel.)(Mr. Griffith: It is guest services that will be in East Peak 8.)

Mr. Schroder: We use the word temporary for these structures but they seem to hang around for a long time. Maybe staff should look into how to make them temporary.

Mr. Schuman: That was an awful long project (the first phases of BGV), and some of the sprung structures have gone away. It was anticipated to need temporary structures for a project of this size.

Mr. Truckey: One thing we did with the code amendments we just went through, we added a provision that after three years, if a project comes back for renewal, it could be subject to the architectural guidelines.

Mr. Giller: I sure would like to see that base area cleaned up. Peak 8 is a beautiful development, some of that modular stuff, should go.

Mr. Truckey: Did you want to tweak number nine? (Mr. Kulick: we should switch out ("be removed" to "shall expire".) Mr. Schuman: I like "removed" as opposed to "expire". If it is there longer than three years they can come back and chat with us.)

Mr. Schuman made a motion to approve the Peak 8 Sprung Structure, seconded by Mr. Lamb. The motion passed unanimously.

OTHER MATTERS:

1. Election of Chair and Vice Chair

Mr. Truckey: Wanted to shout out to Mike for being such a great Chair. We are looking for nominations from the commission for the new chair.

Mr. Schuman made a motion to appoint Mr. Gerard as the Chair, seconded by Ms. Leidal. The motion passed unanimously.

Mr. Schuman made a motion to appoint Mr. Moore as the Vice Chair, seconded by Mr. Lamb and Mr. Schroder. The motion passed unanimously.

2. Town Council Summary (Memo Only)

Mr. Schuman: The 2021 on Wi-Fi... after 2020, is there a pause to test? (Mr. Truckey: They're going to the higher traffic areas to start. I can't say the exact rationale behind the pause but I can find out.)

If we committed millions on this, we should finish through with the whole town. The idea that we are going to limit the cell towers is awesome, but if we are going to commit, do it we need to provide broadband.)

Mr. Schroder: I talked to the rep who makes the line go into each home. He had lost control of the deployment of the lines to the home. He was incredibly frustrated and I don't know if the town had heard any of that? It is sharing of my experience back to the town. (Mr. LaChance: When we were looking at the platted utility easements in the Wellington Neighborhood to see where the fiber lines could go, each property was different. Some lots had utility easements, and some lots did not. Perhaps that is part of the issue.)

Mr. Moore: Are they going to condominium complexes as well? (Mr. Truckey: The goal is to get as many people hooked up as we can.) (Mr. Gerard: I heard that they will take it to the complex and the complex will take it from there.)

Mr. Truckey: One interesting budget item at the Council Budget retreat was the water fund is having some stresses on it. They are having to do a total rework on the dam face at Goose Pasture Tarn. That's another 15-20 million dollar project, in addition to the cost of the new water treatment plant. Plus, we are getting near to build out and we don't have an unlimited amount of development down the road to help pay for our water infrastructure. As a result, they are looking at ways to make the budget whole. It looks like a \$4.00 fee will be added onto water usage bills starting in 2020. One of the things we've done is waive tap fees for deed restricted housing units in the past. While that has been a great incentive for housing, it has been a hit to the water fund so we are going to start charging those fees. The money will now come out of the housing fund instead of the water fund, so fees will be waived but come out of the housing fund.

ADJOURNMENT:

The meeting was adjourned at 6:08 pm.

Mike Giller, Chair