



**PLANNING AND ENVIRONMENTAL COMMISSION**  
**January 23, 2017, 1:00 PM**  
**Vail Town Council Chambers**  
**75 S. Frontage Road - Vail, Colorado, 81657**

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1. Call to Order

Members Present: Brian Gillette, Kirk Hansen, Ludwig Kurz, Henry Pratt, and Brian Stockmar

Absent: Chairman John Rediker, John Ryan Lockman

2. A request for final review of a Development Plan, pursuant to Section 12-6I-11, Vail Town Code, to allow for the future development of Employee Housing Units on the Chamonix parcel located at 2310 Chamonix Road, Parcel B, Resubdivision of Tract D, Vail Das Schone Filing 1, and setting forth details in regard thereto. (PEC150019)  
Applicant: Town of Vail  
Planner: Jonathan Spence

**Action: Approve, with a Condition**

**Motion: Hansen**

**Second: Kurz**

**Vote: 4-1 (Gillette opposed)**

**Conditions:**

1. *Approval of this development plan is contingent upon the applicant obtaining Town of Vail approval of an associated design review application.*

Staff Planner Spence provided an overview of the project.

Gillette – asked to clarify the density of the project as related to the master plan.

Stockmar – asked to clarify an unidentified area within the project and inquired about final platting. Asked about the status of the proposed low road near the fire station and whether the road will be gated. Asked about utility corridor at south end of site.

Kurz – asked to clarify if plans have changed since last review including parking, snow storage.

Representing the applicant, Will Hentschel with 359 Design provided a presentation.

Pratt – asked to keep presentation to only the revisions since last review.

Hansen – asked to clarify the controlled access at low road. Asked if the TOV will install the common amenities or how that will otherwise be handled.

Spence – asked to clarify how development of site amenities will be handled in relation to the HOA.

Pratt – asked how the project will be managed and if there will be on-site management.

Gillette – asked how other town projects have been managed.

Ruther – clarified Lion's Ridge Apartments is approximately 20 du/acre

Public comment – There was no public comment.

Commissioner comments:

Hansen – Offered comments in support of the project.

Kurz – Offered comments in support of the project.

Gillette – Does not believe the site will be developed to its full potential. Project proposes 32 units where 62 units are specified so the density is half of what is specified in master plans including Housing 2027 and Vail 2020. Commissioner Gillette does not support the project.

Stockmar – Offered comments supporting project, but thinks it will be underdeveloped for town housing needs.

Pratt – Offered comments in support of the project while concurring with comments by Commissioners Gillette and Stockmar regarding density. Feels the project management and HOA creation needs additional planning but is overall supportive of the project.

Commissioner Stockmar left the meeting after voting on this item.

3. A review of the results of the Plan4Health project. The Eagle County Healthy Communities Coalition was awarded the Plan4Health Grant in 2015. As part of this process, The Town of Vail received a comprehensive policy scan of planning documents as they related to healthy eating and active living. Additionally, information will be presented on Live Well Colorado's Healthy Eating and Active Living (HEAL)  
Applicant: Eagle County  
Planner: Mark Hoblitzell

**Action: Recommend support of resolution**

**Motion: Gillette**

**Second: Kurz**

**Vote: 4-0**

Representing Eagle County Government, Katie Haas and Kris Valdez provided a presentation and overview of the project.

Commissioner questions

Gillette – what might be some actionable items if resolution to support passed?

Planning Manager Chris Neubecker asked Katie whether anything substantial was found in the policy scans from the recent effort.

Hansen – asked if the Town of Vail is a current HEAL campaign member

Gillette – asked about stats about obese rate and how Vail compares with other places around Colorado. Asked which county is ranked as healthiest.

Pratt – asked to clarify if the PEC is being asked to provide a recommendation to the Town Council to join the coalition.

Hansen – asked to clarify the cost of town membership.

Gillette – asked to clarify how to refer to the proposed resolution.

4. Approval of Minutes  
January 9, 2017 PEC Meeting Results

**Action: Approve**

**Motion: Hansen**

**Second:**

**Kurz**

**Vote: 4-0**

5. Informational Update  
Designated Open Space

An Informational Update to provide the Planning and Environmental Commission with a general understanding on the background and implementation of the Town's Designated Open Space program, a product of the 1994 Comprehensive Open Lands Plan.

6. Adjournment

**Action: Adjourn**

**Motion: Hansen**

**Second:**

**Kurz q**

**Vote: 4-0**

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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. Sign language interpretation is available upon request with 48-hour notification. Please call (970) 479-2356, Telecommunication Device for the Deaf (TDD), for information.  
Community Development Department