



2018 Update to the 1994 Comprehensive Open Lands Plan

INTRODUCTION

Meeting #1

Introduction/overview of the 2018 Open Lands Plan Update

June 5th, 2018

Meeting #2

Suggested approach to Council's review

Discussion of Council's general impression of draft

Specific questions/comments of Council

June 19th, 2018

TOPICAL REVIEW

Meeting #3 Environmentally Sensitive Lands

'94 plan, process, results

Community input during this update process

2018 Update process

Overview of Chapter 2

Lands recommended for acquisition/protection

Methods for protecting sensitive lands

Action Items/Implementation Steps

Implications/relationship of Chapter 2 with rest of the plan

Summary of refinements

Date TBD

Meeting #4 Town-Owned Lands

'94 plan, process, results

Community input during this update process

2018 Update process

Overview of Chapter 3

Existing town lands and lands recommended for potential acquisition

Action Items and Implementation Steps

Implications/relationship of Chapter 3 with rest of the plan

Summary of refinements

Date TBD

Meeting #5 Trails

'94 plan, process, results

Community input during this update process

2018 Update process

Overview of Chapter 4

Proposed trail ideas/trails dropped from consideration

Action Items and Implementation Steps

Implications/relationship of Chapter 4 with rest of the plan

Summary of refinements

Date TBD

Refine Draft
Follow up as necessary

Refine Draft
Follow up as necessary

Refine Draft
Follow up as necessary

Meeting #6

Presentation of revised plan

Consideration of resolution for approval

Environmentally Sensitive Lands

Background

- 1994 Plan
- 2018 Update - Community Input
- 2018 Update - Process

Town Council Comments/Questions

Chapter 2 Overview

- Approach/format
- Main elements

Town Council Comments/Questions

Key Elements of Plan

- Recommended Action Items
- Protection of Lands
- Recommended Implementation Steps

Public Comment

Town Council Comments/Questions

Background/1994 Plan

“Purpose of this plan is to identify and develop strategies for acquiring or protecting key remaining open lands in Vail that would be valuable for recreation, protecting sensitive environmental resources, extending or connecting trails, providing adequate neighborhood open space, and creating a small amount of contingent land for unforeseen needs (e.g. employee housing, public facilities)”.

Background/1994 Plan

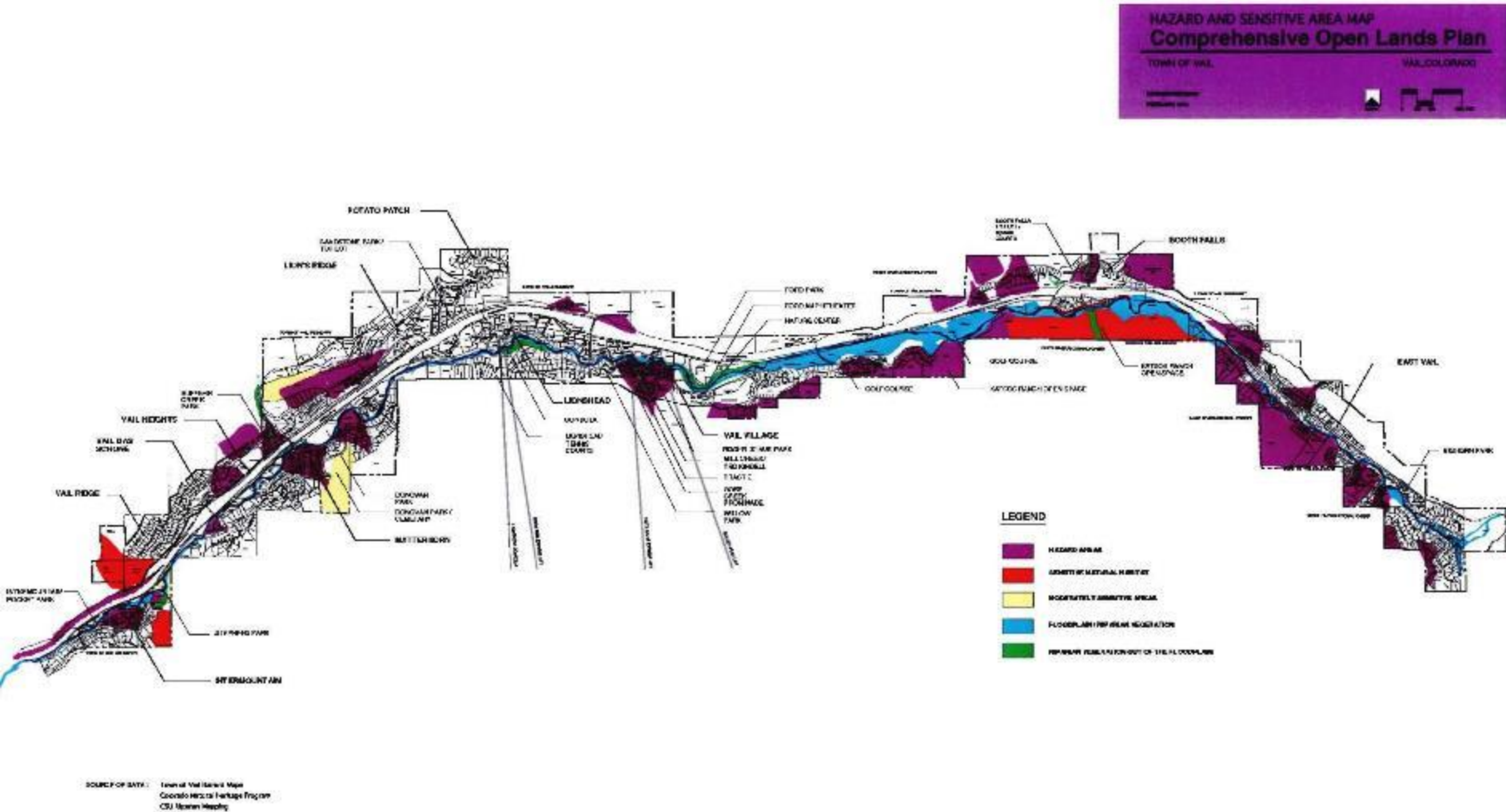


Exhibit 2
Hazard and Sensitive Areas Map

Update to the
1994 Comprehensive Open Lands Plan

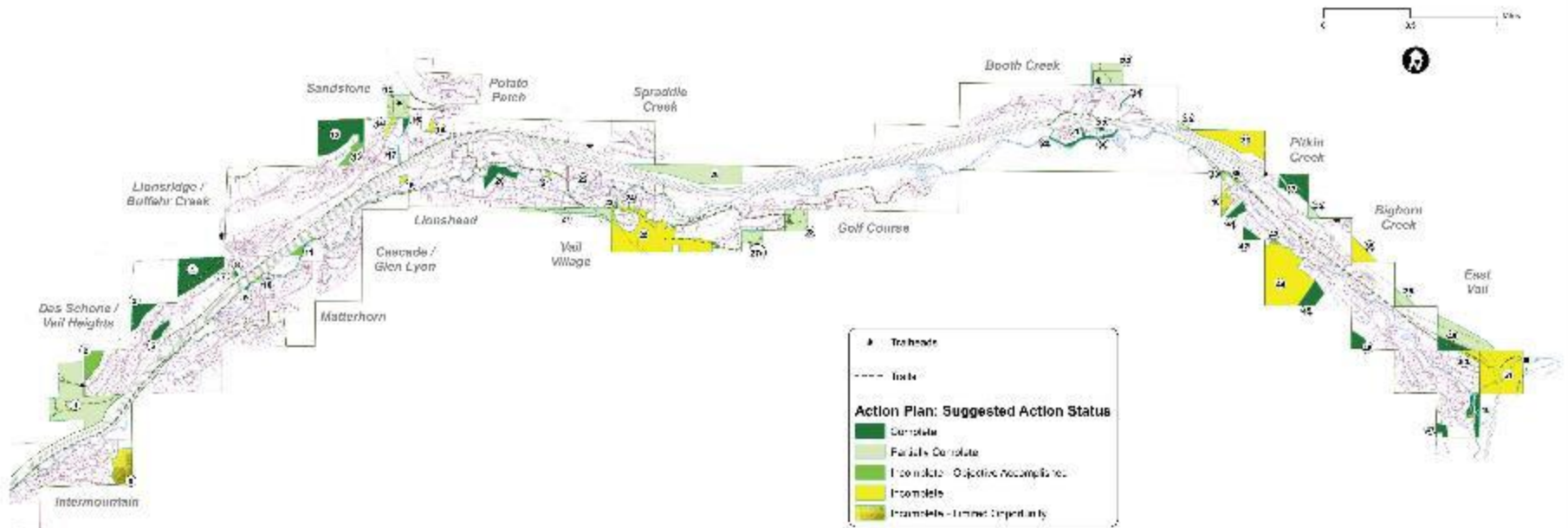


BRAUN
ASSOCIATES, INC.

Background/1994 Plan

Comprehensive Open Lands Plan - Status of Action Plan Parcels and Trails - Town of Vail, Colorado

December 15, 2016



51 Action Items

30 Environmentally Sensitive Lands

20 Complete**

Background/1994 Plan

Other Related Town Initiatives

- Amend Open Space Zone Districts
- Land Ownership Adjustment Act with USFS

“The Vail Town Council has places a high priority on identifying and acquiring additional open space because of the rapid pace of development and the relatively limited number of vacant parcels”

Background/1994 Plan

Permanent Protection of Sensitive Lands

- Public Referendum to Change Use
- Conservation Easements

Background/2018 Community Input

3 Scoping Meetings

- +/-75 participants
- 11 “prompts”/3 related to sensitive lands

2 Community Meetings

- #1 – “targeted” small group conversations
- #2 – presented findings

Town website portal

Background/2018 Community Input

PROMPT – Acquisition of Lands

Dating back to the purchase of the Anholtz Ranch in 1973 and the adoption of the RETT in 1979, the Town of Vail has a long history of acquiring land for public purposes.

- Have these efforts benefitted the community?

98% said yes

- Should they be continued?

89% said yes

- Should the Town continue efforts to implement Recommended Actions from the 1994 OLP?

100% said yes **

Background/2018 Community Input

PROMPT 2 – Reasons for Town Acquiring Land

The 1994 Open Land Plan identifies four main reasons for the acquisition of lands – to protect environmentally sensitive lands from development, to establish open spaces and neighborhood buffers, for the development of recreation trails and to provide land for other public uses.

Are these four reason valid today?

96% said they are

Which of these reasons are most important to you?

Protection of sensitive lands	49%
Open space/neighborhood buffers	29%
Trails	17%
Other public uses	4%

Background/2018 Community Input

PROMPT – Gore Creek

Over the past few years the Town has implemented significant measures to improve the aquatic health of Gore Creek. Should the Open Lands Plan target the acquisition of land or easements specifically for the purpose of enhancing the health of Gore Creek?

- Are there specific measures in this regard you would support?
 - What's important to you?

100% support acquisition of land to benefit Gore Creek

Background/2018 Process

Community input was clear

Task

Evaluate all undeveloped/private lands

Approach

GIS data analysis

Town resources (constraint maps)

Field visits

Background/2018 Process



Approach to 106 Parcels

- Isolated, low density lots
- Gore Creek/water course parcels
- Constrained parcels
- '94 Action Plan

Background/2018 Process



Approach to 106 Parcels

- Isolated, low density lots

Background/2018 Process



Approach to 106 Parcels

- 13 Gore Creek/water course parcels

Background/2018 Process



Approach to 106 Parcels

- 13 Gore Creek/water course parcels

Background/2018 Process



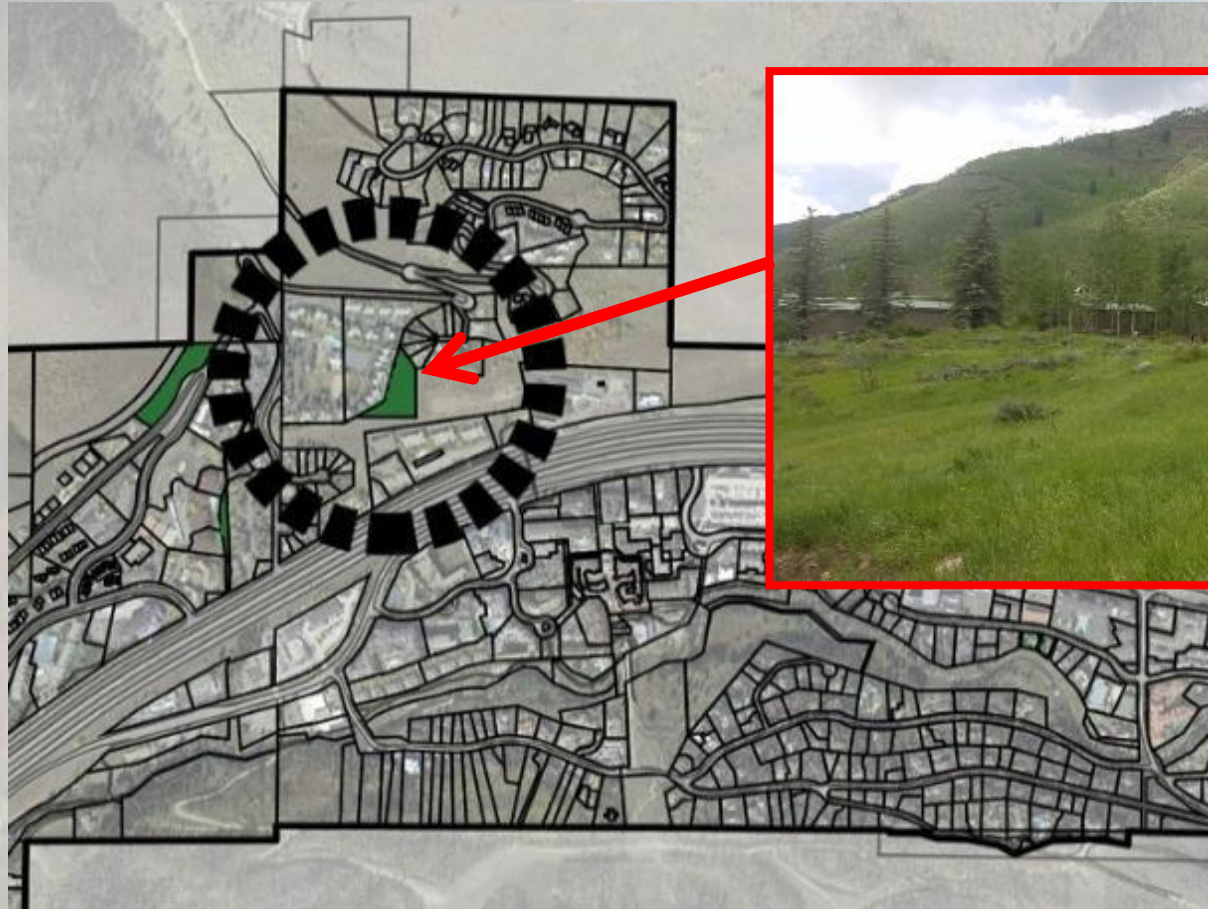
Approach to 106 Parcels

- Constrained parcels
- '94 Action Plan

Update to the
1994 Comprehensive Open Lands Plan



Background/2018 Process



Approach to 106 Parcels

- Constrained parcels
- '94 Action Plan

Background/2018 Process

- Are located adjacent to Gore Creek or one of its tributaries
- Benefit wildlife habitat by providing movement corridors or other benefits
- Are inaccessible due to terrain or ownership or where access would have negative impact on the land
- Include steep slopes or other environmental hazards

Background

Town Council Comments/Questions

Chapter 2 Overview

Introduction

Community Input

Environmentally Sensitive Lands

**Evaluation of Undeveloped/Private-ly-Owned
Lands**

Protection of Environmentally Sensitive Lands

Designated Open Space Lands

Conservation Easements

Chapter 2 Overview

Town Council Comments/Questions

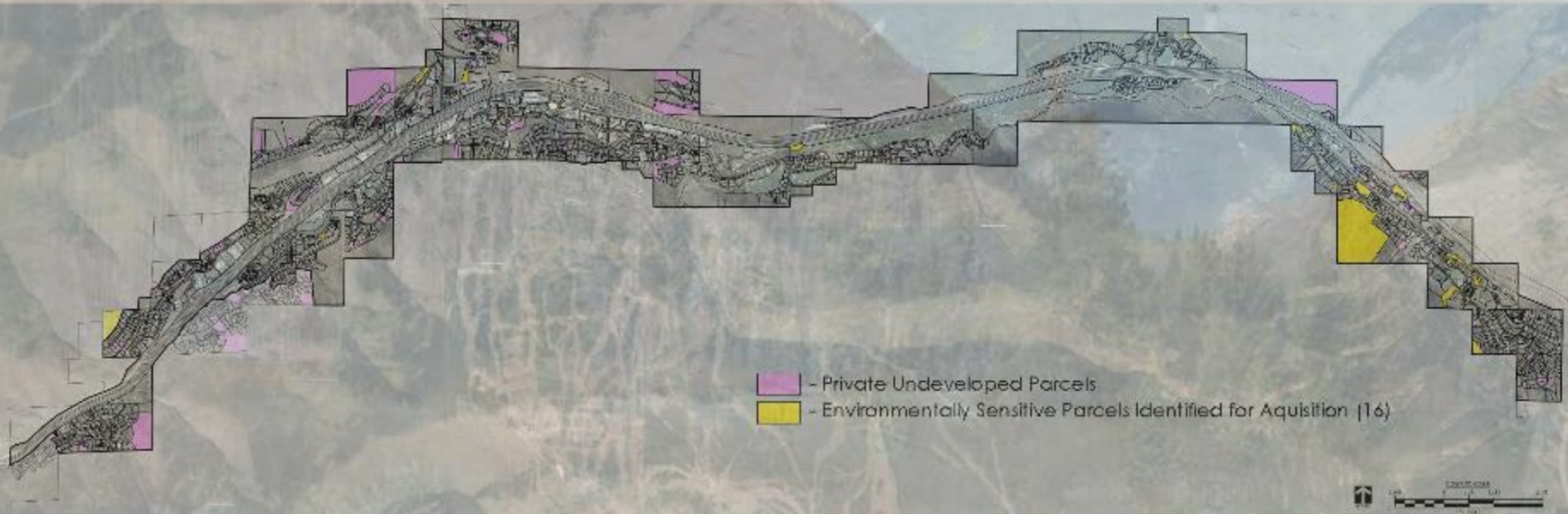
Key Elements of Update

Action items

Implementation steps

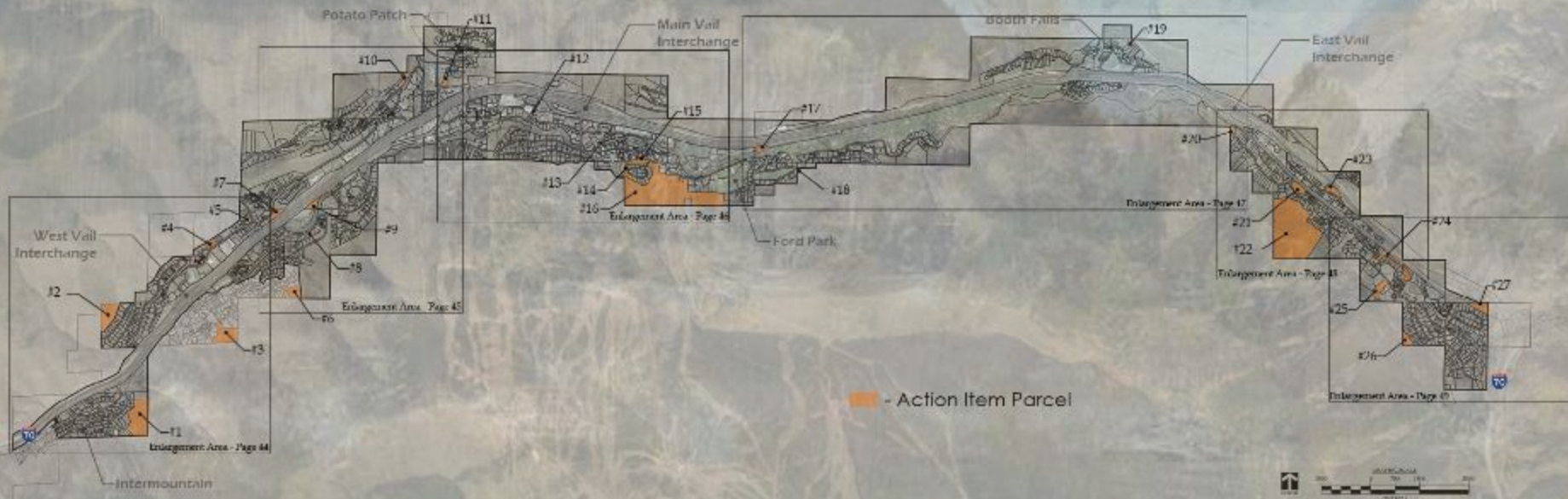
Protection of sensitive lands

Key Elements/Action Items



**PRIVATELY-OWNED LANDS/PARCELS FOR
ACQUISITION AND PROTECTION PLAN**

Key Elements/Action Items



ACTION ITEMS

2017 Open Lands Plan - Update

Key Elements/Action Items

Action Item #2



Key Elements/Action Items

Action Item #2

ACTION ITEM #2

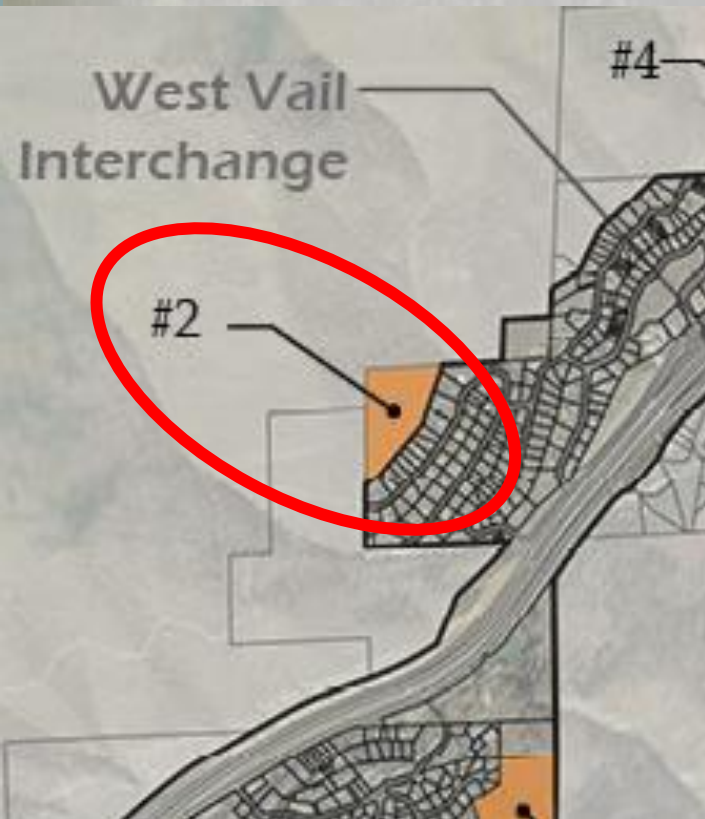
Purpose – Protect environmentally sensitive land from development.

Action – Acquire parcel or work with land owner on conservation easement or other measures to eliminate development potential.

Other Information – This 6.3 acre site is characterized by very steep terrain and currently has no legal access.

Development potential is limited. Parcel is located outside of Town boundary.

'94 Action Plan - This parcel was Action Item #2 from the '94 Plan.



Key Elements/Action Items

Action Item #5



Key Elements/Action Items

Action Item #5



ACTION ITEM #5

Purpose – Protect creek corridor land from development.

Action – Acquire parcel or work with land owner on conservation easement or other measures to eliminate development potential.

Other Information – This .31 acre parcel is zoned Two-family Primary/Secondary Residential. Bufferhr Creek and associated riparian habitat bisects the site and floodplain impacts the site.

'94 Action Plan – N/A

Key Elements/Action Items

Action Item #8



Key Elements/Action Items

Action Item #8



ACTION ITEM #8

Purpose – Protect land from development and maintain wildlife movement corridor.

Action – Acquire parcel or work with land owner on conservation easement or other measures to eliminate development potential. Prior to pursuing purchase of this parcel monitoring of the site (with game camera) should be done to better understand how wildlife may use this parcel.

Other Information – This .46 acre parcel is zoned Two-family Primary/Secondary Residential. Big game are commonly seen crossing parcel to access Gore Creek.

'94 Action Plan – N/A

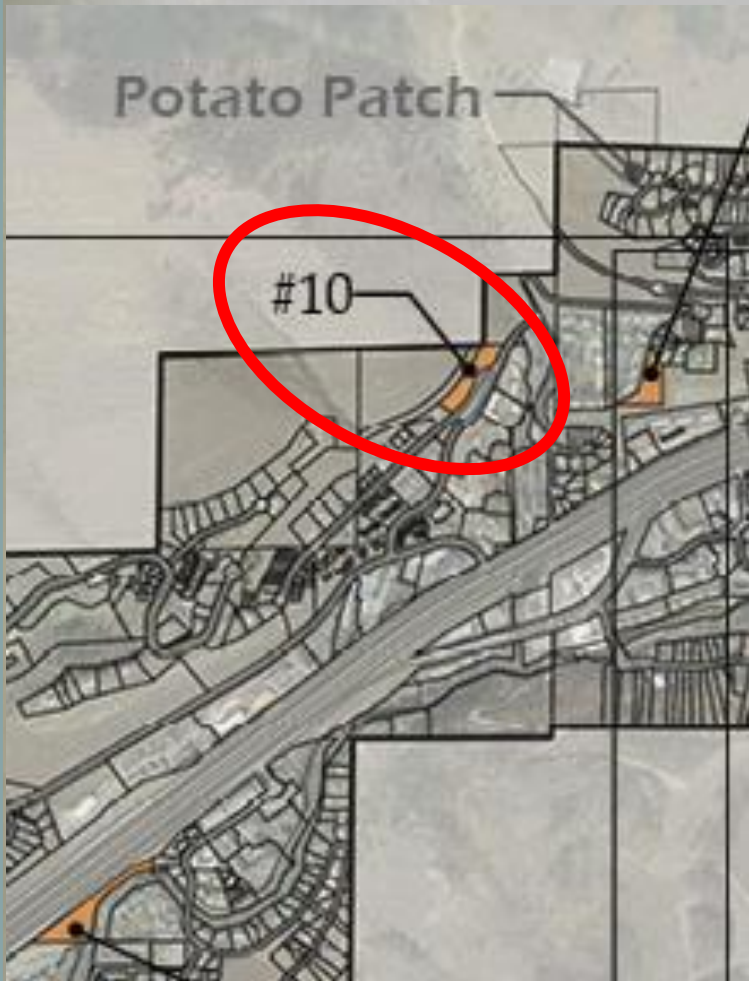
Key Elements/Action Items

Action Item #10



Key Elements/Action Items

Action Item #10



ACTION ITEM #10

Purpose – Protect environmentally sensitive land from development.

Action – Acquire parcel or work with land owner on conservation easement or other measures to eliminate development potential.

Other Information – This vacant 1.39 acre site is zoned Agricultural and Open Space, is characterized by steep terrain and within a rockfall hazard zone. Development potential is limited.

'94 Action Plan - This parcel was Action Item #14 from the '94 Plan.

Key Elements/Action Items

Action Item #12



Key Elements/Action Items

Action Item #12



ACTION ITEM #12

Purpose – Protect environmentally sensitive land from development.

Action – Acquire parcel or work with land owner on conservation easement or other measures to eliminate development potential.

Other Information – This vacant .32 acre parcel is owned by the ERWSD. It is zoned Outdoor Recreation. Middle Creek runs through the parcel and both West Meadow Drive and the Gore Valley Trail cross through the southern portion of the parcel.

'94 Action Plan – N/A

Key Elements/Action Items

Action Item #13



Key Elements/Action Items

Action Item #13



ACTION ITEM #13

Purpose - Protect environmentally sensitive lands.

Action – Acquire parcel.

Other Information – This .11 acre parcel is privately owned and zoned Public Accommodation. The parcel is within the Gore Creek floodplain.

'94 Action Plan - This parcel was Action Item #22 from the '94 Plan.

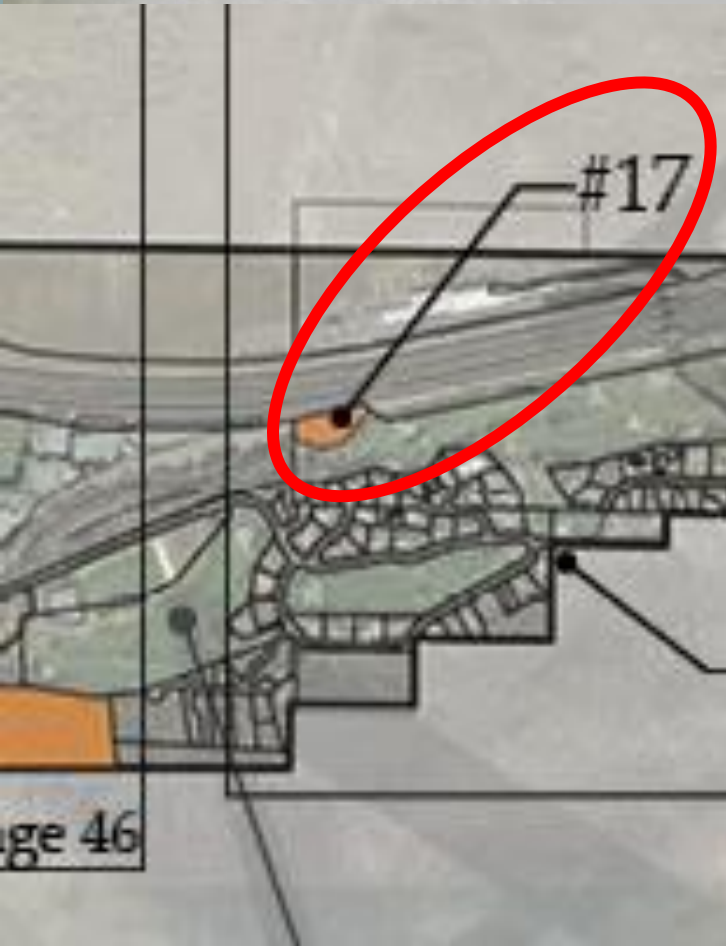
Key Elements/Action Items

Action Item #17



Key Elements/Action Items

Action Item #17



ACTION ITEM #17

Purpose - Protect environmentally sensitive lands.

Action – Acquire parcel.

Other Information – This parcel is privately owned. It was to have been included in the Town's purchase of land where the Vail Golf Club was subsequently developed, but was not conveyed as a part of that transaction. The parcel includes wetlands and the Gore Creek corridor.

'94 Action Plan - N/A

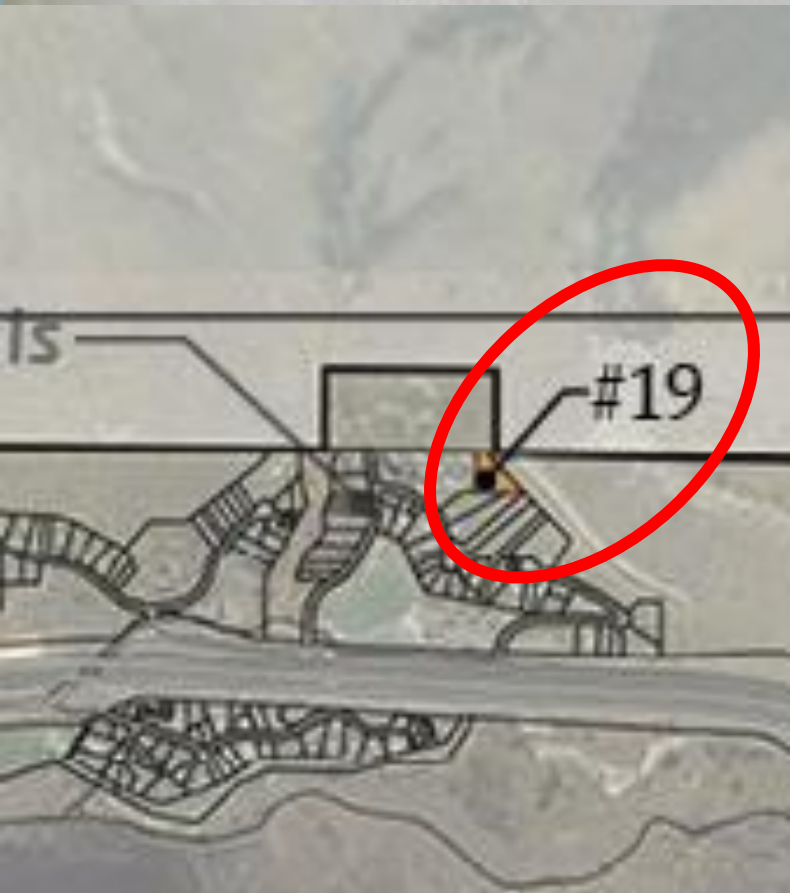
Key Elements/Action Items

Action Item #19



Key Elements/Action Items

Action Item #19



ACTION ITEM #19

Purpose – Protect environmentally sensitive land from development.

Action – Acquire parcel or work with land owner on conservation easement or other measures to eliminate development potential.

Other Information – This vacant .59 acre site is privately owned and zoned Low Density Multi-family. The parcel is characterized by very steep terrain, is within a rockfall hazard zone and has limited access potential. Development potential is very limited.

'94 Action Plan – N/A

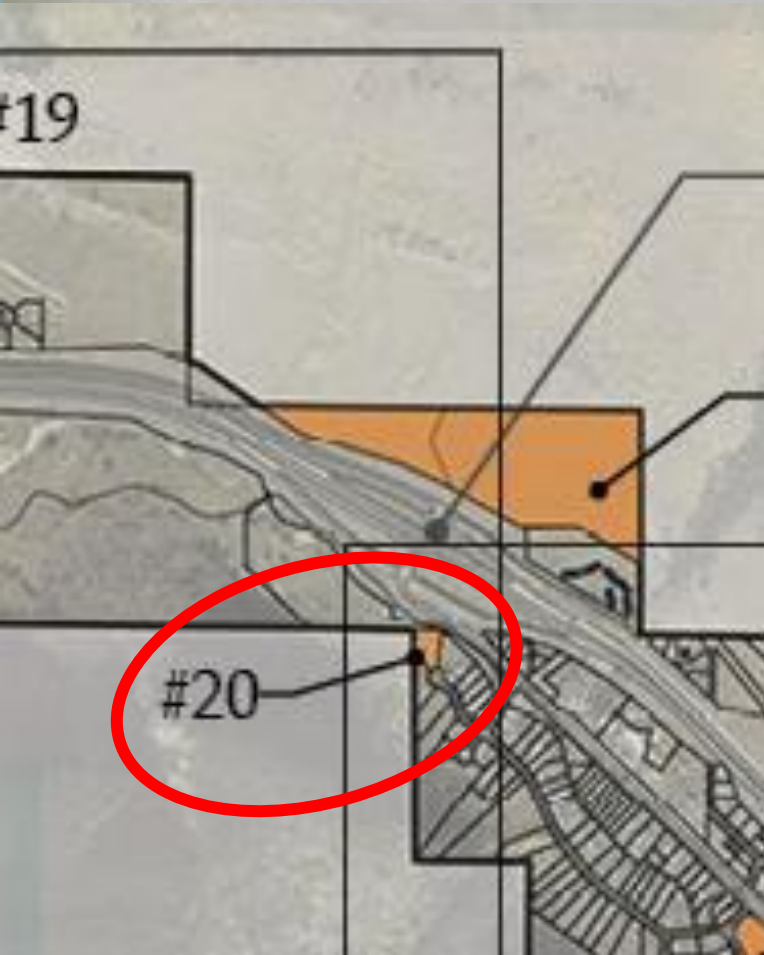
Key Elements/Action Items

Action Item #20



Key Elements/Action Items

Action Item #20



ACTION ITEM #20

Purpose – Protect environmentally sensitive land from development.

Action – Acquire parcel or work with land owner on conservation easement or other measures to eliminate development potential.

Other Information – This privately owned, vacant .65 acre site is zoned Two-family Primary/Secondary Residential. The parcel is within the Gore Creek floodplain. Development potential is very limited.

'94 Action Plan – This parcel was Action Item #38 from the '94 Plan.

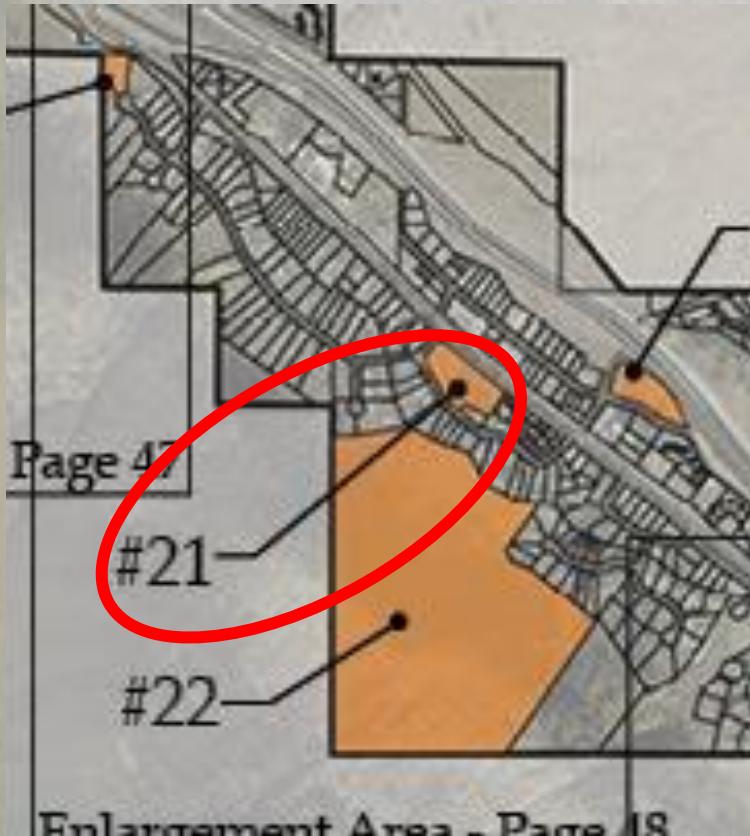
Key Elements/Action Items

Action Item #21



Key Elements/Action Items

Action Item #21



ACTION ITEM #21

Purpose - Protect environmentally sensitive land from development.

Action - Acquire parcel or work with land owner on conservation easement or other measures to eliminate development potential.

Other Information - This 2.16 acre parcel is owned by the Bighorn Mutual Sanitation and Recreation District. A pond encompasses most of the parcel.

'94 Action Plan - N/A

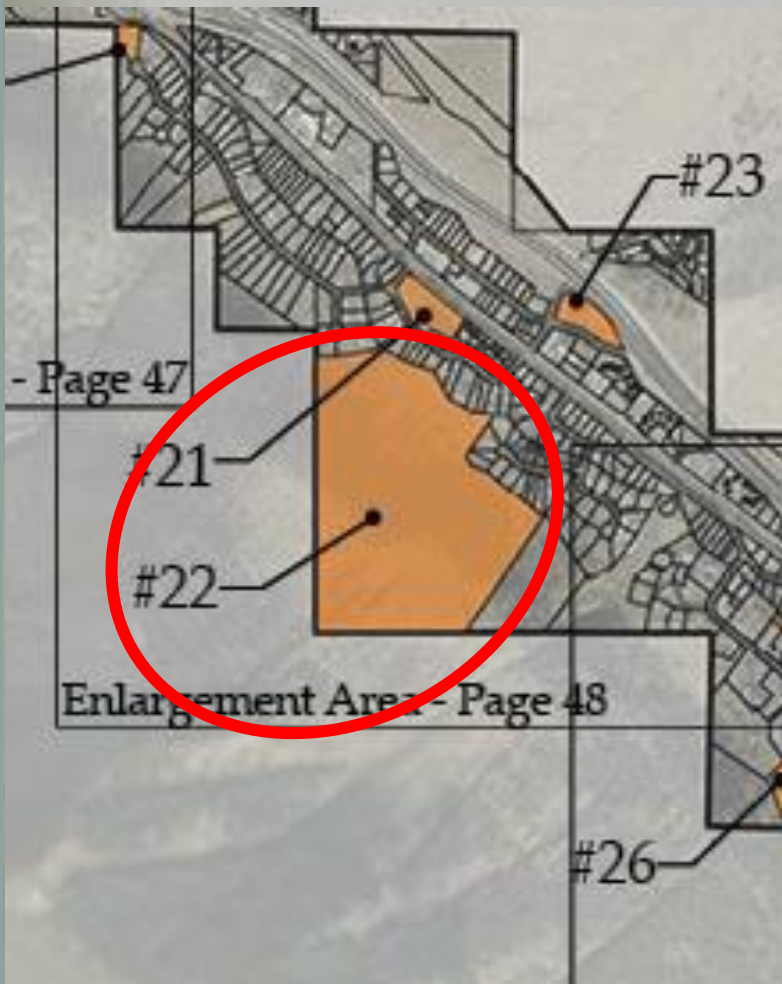
Key Elements/Action Items

Action Item #22



Key Elements/Action Items

Action Item #22



ACTION ITEM #22

Purpose - Protect environmentally sensitive land from development.

Action - Acquire parcel.

Other Information - This privately owned, vacant parcel is 45.2 acres and zoned Agricultural and Open Space. The parcel has no legal access and is within avalanche, debris flow and rockfall hazard areas.

'94 Action Plan - This parcel was Action Item #44 from the '94 Plan.

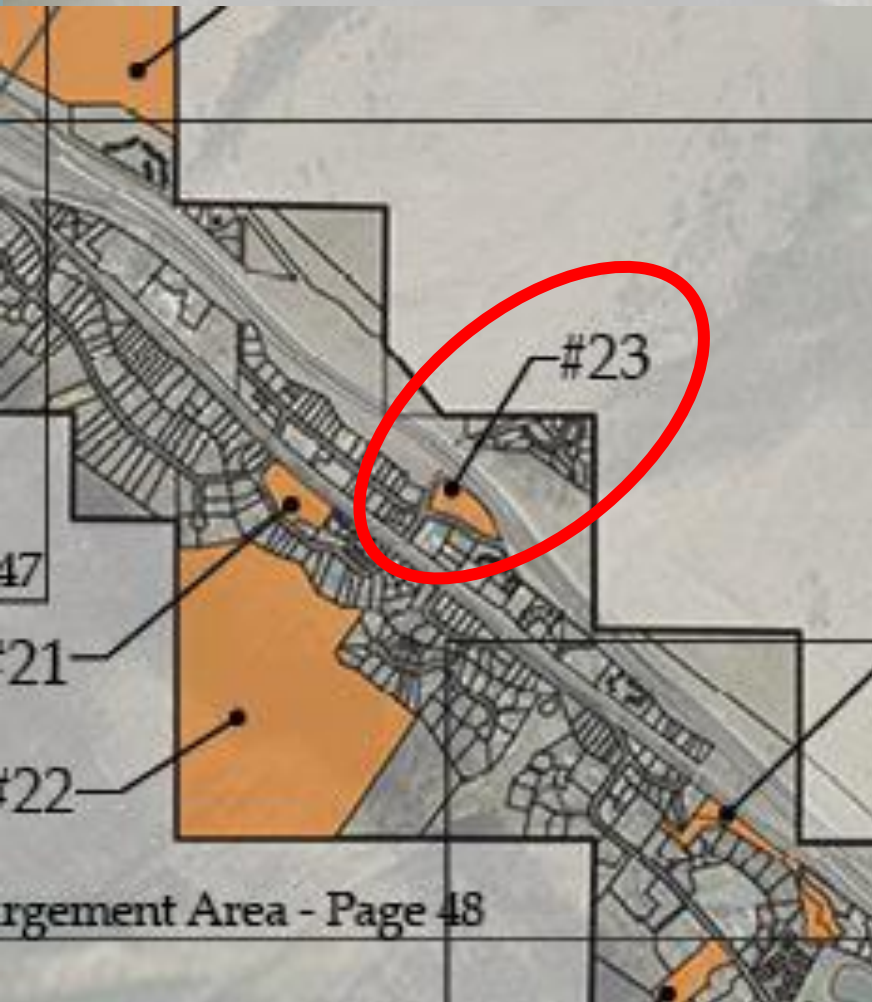
Key Elements/Action Items

Action Item #23



Key Elements/Action Items

Action Item #23



ACTION ITEM #23

Purpose - Protect environmentally sensitive portion of parcel, potential for limited residential development.

Action - Acquire parcel.

Other Information - This 1.78 acre parcel is owned by the Colorado Department of Transportation. Bighorn Creek bisects the parcel and the parcel is impacted by a debris flow zone.

'94 Action Plan - N/A

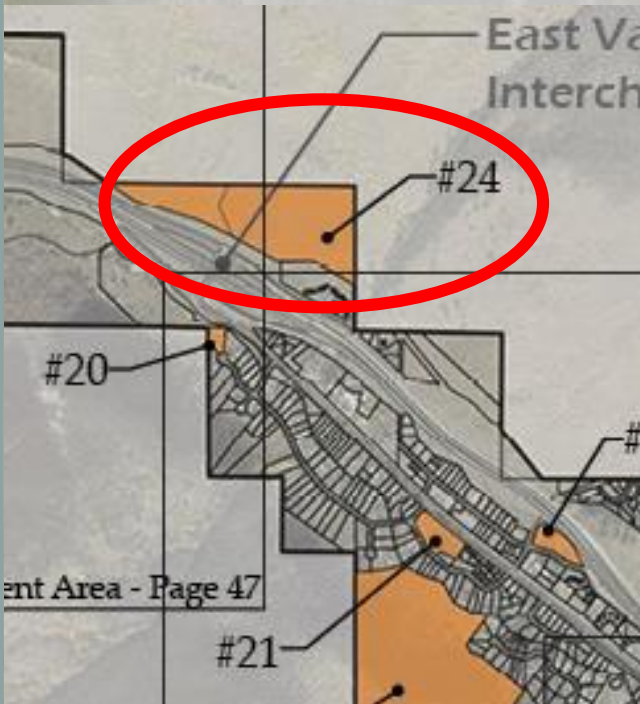
Key Elements/Action Items

Action Item #24



Key Elements/Action Items

Action Item #24



ACTION ITEM #24

Purpose – Protect environmentally sensitive land from development and or mitigate development impacts on environmentally sensitive land.

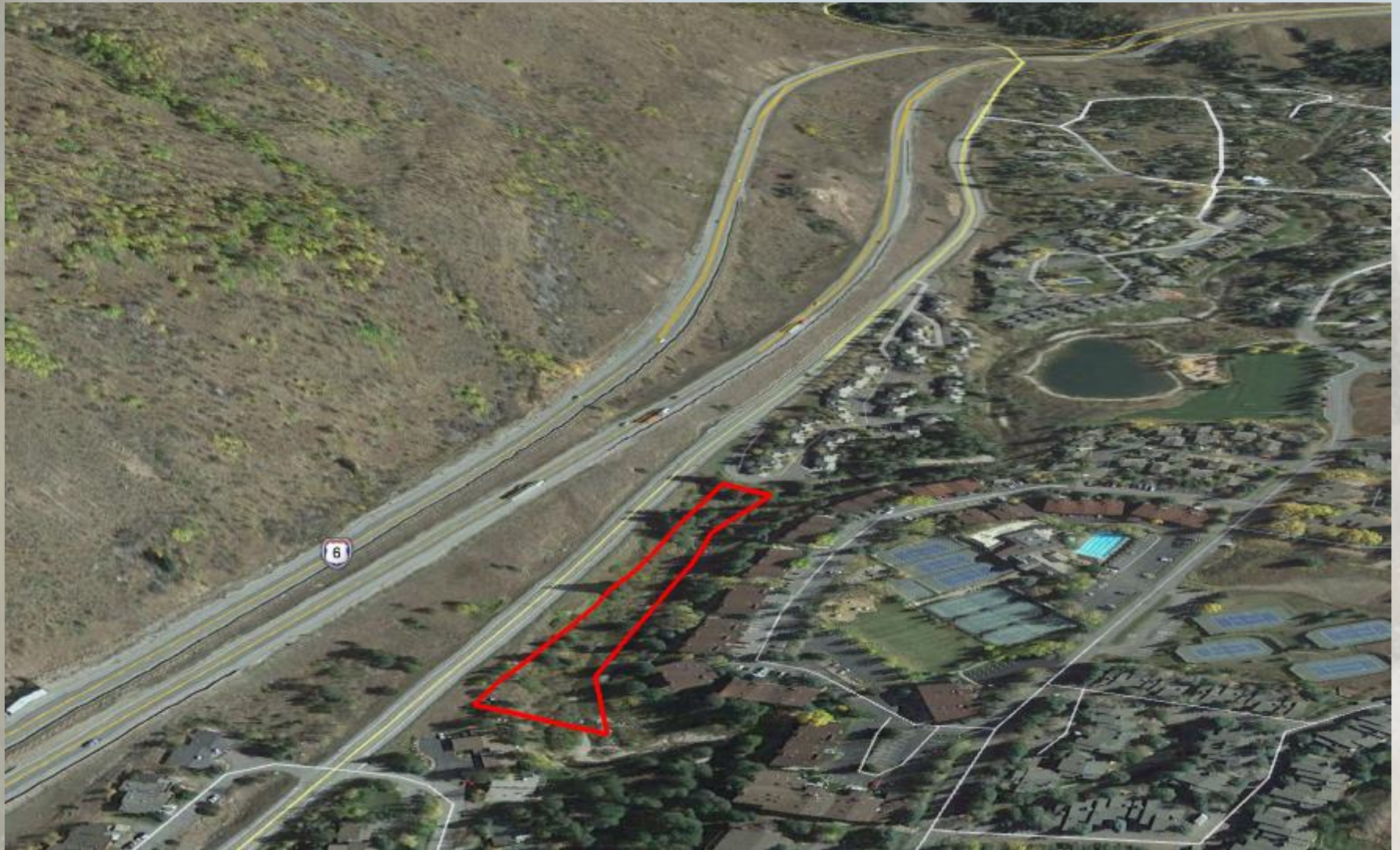
Action – Acquire parcel if not developed by the land owner. If a development application is submitted and approved, work with the land owner to establish a conservation easement on the approximate 17 acres of Natural Area Preservation property, and further mitigate for wildlife and other environmentally sensitive issues on the approximate 5 acres of developable property.

Other Information – If the land owner were to decide not to develop this land at their sole discretion, the Town should take steps to acquire the property or work with the land owner to protect the land from development. This approximate 23 acre parcel is within bighorn sheep range and should be evaluated for habitat and rockfall hazards. The parcel had been incorrectly identified as unplatted open space in the 1994 Open Lands Plan. During the process of updating this plan, the land owner was confirmed, and applied for and received approval for subdivision and rezoning of the parcel to approximately 17 acres Natural Area Preservation and approximately 5 acres Housing.

'94 Action Plan - This parcel was Action Item #2 from the '94 Plan.

Key Elements/Action Items

Action Item #25



Key Elements/Action Items

Action Item #25



ACTION ITEM #25

Purpose - Protect environmentally sensitive land from development.

Action – Acquire parcels or work with land owners on conservation easement or other measures to eliminate development potential.

Other Information – This Action Item includes four privately-owned parcels, each of which are located almost entirely within the Gore Creek Corridor.

'94 Action Plan – N/A

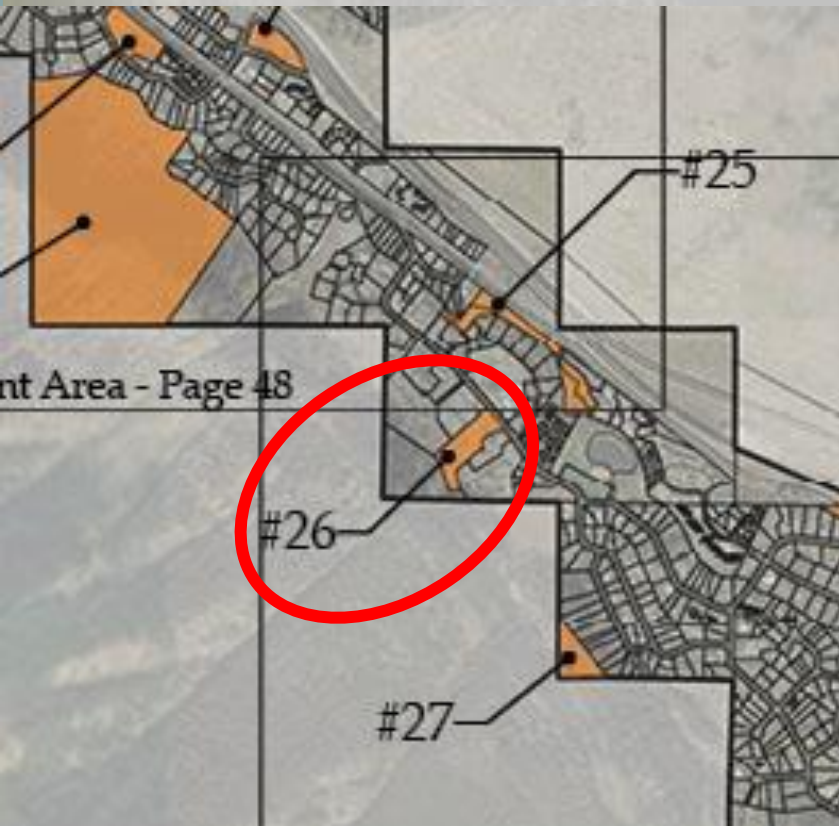
Key Elements/Action Items

Action Item #26



Key Elements/Action Items

Action Item #26



ACTION ITEM #26

Purpose - Protect environmentally sensitive land from development and potential trail development.

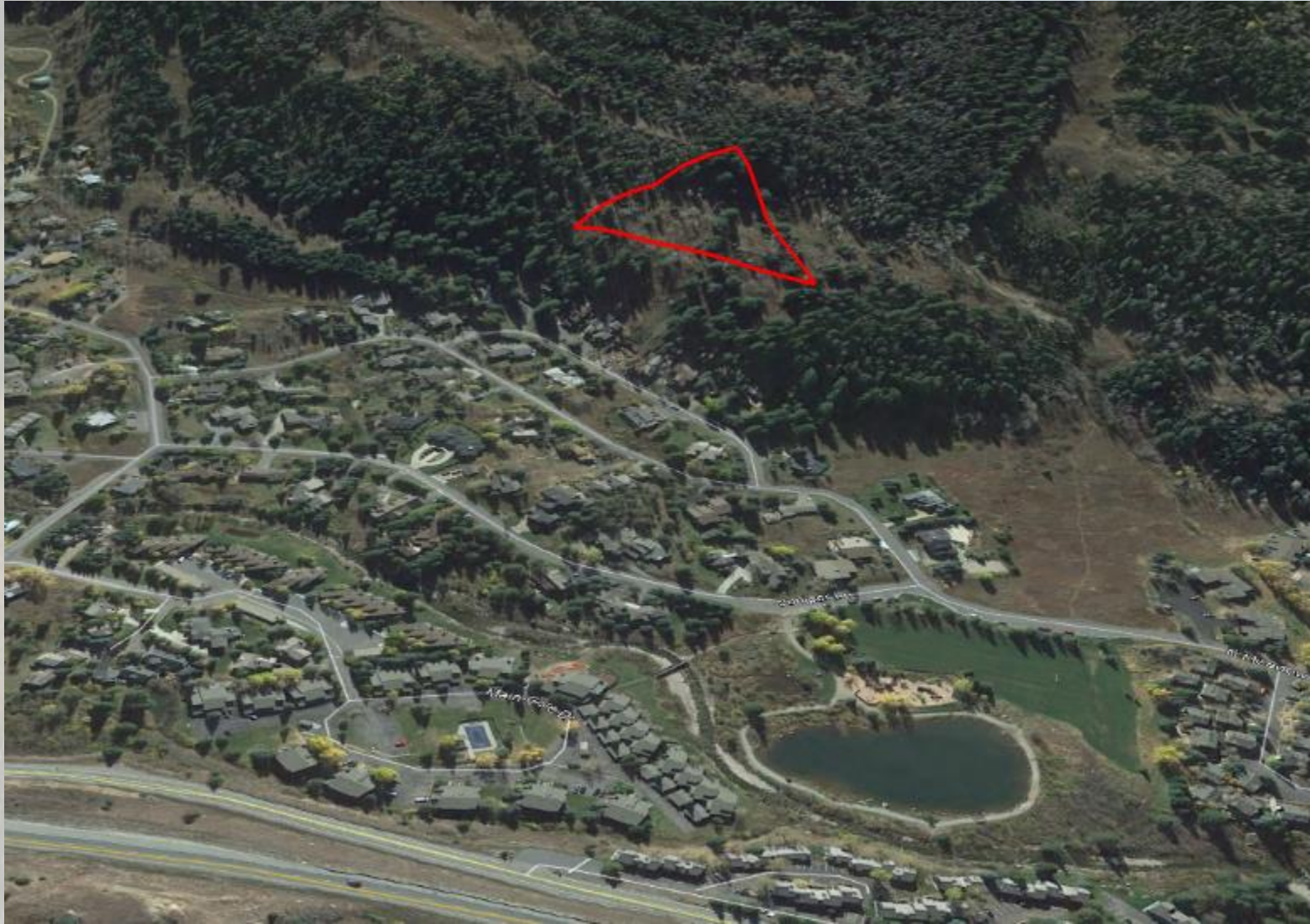
Action - Acquire parcel or work with land owner on conservation easement or other measures to eliminate development potential.

Other Information - This 2.94 acre parcel is owned by the Mountain Meadow Condominium Association. The parcel is within debris flow, rockfall and avalanche hazards areas

'94 Action Plan - N/A

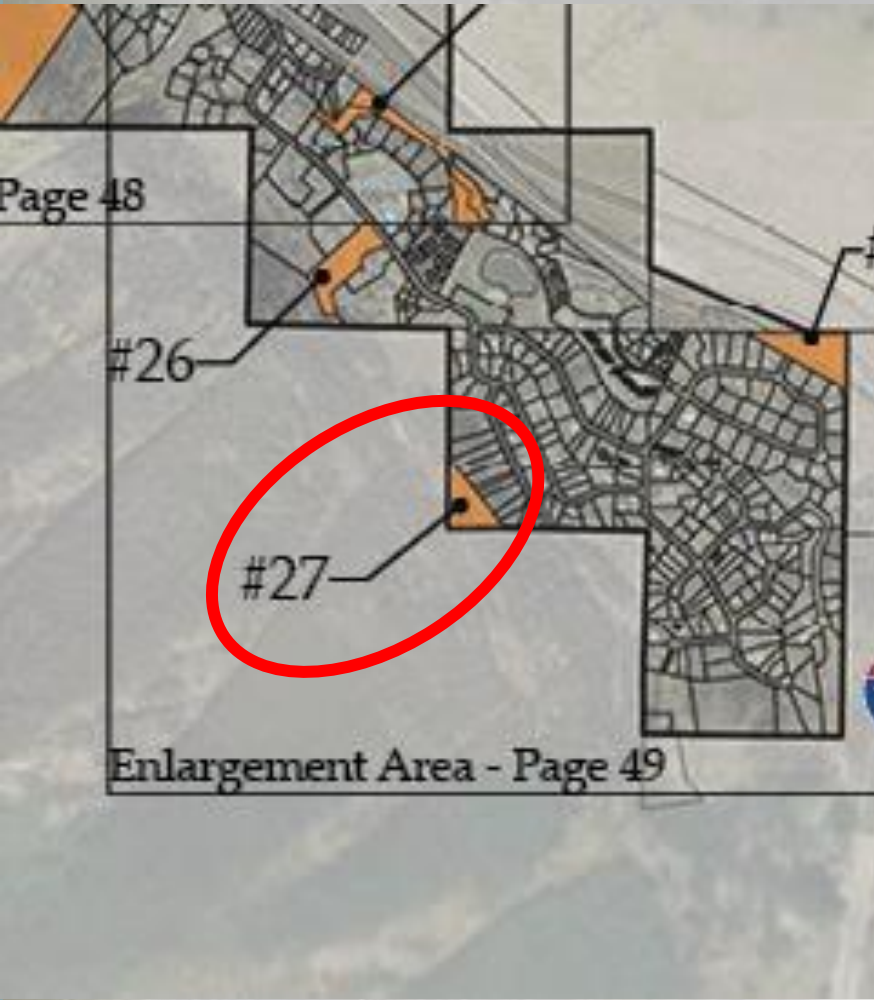
Key Elements/Action Items

Action Item #27



Key Elements/Action Items

Action Item #27



ACTION ITEM #27

Purpose – Protect environmentally sensitive land from development.

Action – Acquire parcel or work with land owner on conservation easement or other measures to eliminate development potential.

Other Information – This vacant 1.9 acre site is privately owned. The parcel is characterized by very steep terrain, is within avalanche and rockfall hazard zones and has limited access potential. Development potential is very limited.

'94 Action Plan – N/A

Key Elements/Protection of Lands

Protection of Lands

'94 Plan Recommendations

Designated Open Space

- Established in Town Charter
- Town-owned Lands/Eligibility:
 - Zoned NAP, OR or AOS
 - Sensitive lands, hazard area or park/passive rec
- Open Space Board of Trustees
- $\frac{3}{4}$'s vote of Council to designate
- Designation – uses limited by zoning
- $\frac{3}{4}$'s vote of Council and voter approval to change
- 57 parcels are designated

Key Elements/Protection of Lands



Environmentally Sensitive Lands

Conservation Easements

- Why consider easements
- How they work
- PEC discussion
- Plan recommendation



Key Elements/Follow-up Items

Designated Open Space Board of Trustees – reconvene board

Designated Open Space – Form Citizens Task Force, analyze the 26 parcels that currently qualify to be Designated Open Space and make recommendations on which parcels, if any, should be considered for designated. Evaluate the DOS process to improve effectiveness of the program.

Conservation Easements – Form Citizens Task Force, evaluate the appropriateness of establishing conservation easements on Town-owned lands.

Action Plan - Reach out to owners of environmentally sensitive lands identified for acquisition or protection on the Action Plan, monitor the availability of parcels.

Key Elements of Update

Town Council Comments/Questions

Public Comment

Next Steps