



PLANNING AND ENVIRONMENTAL COMMISSION

July 23, 2018, 1:00 PM

Town Council Chambers

75 S. Frontage Road - Vail, Colorado, 81657

1. Call to Order

1.1. Attendance

Present: Brian Gillette, Brian Stockmar, Karen Perez, Ludwig Kurz, Rollie Kjesbo

Absent: John-Ryan Lockman, Pam Hopkins

2. Site Visits

2.1. 680 Lionshead Place - Antlers Condominiums

3. Main Agenda

- 3.1. A request for the review of a Major Exterior Alteration, pursuant to Section 12-7H-7, Exterior Alterations or Modifications, Vail Town Code, to allow for the conversion of offices and a meeting room into one (1) dwelling unit, expansion of the existing lobby and check-in area with an elevator serving all levels, and the construction of second level offices above the existing lobby, located at 680 Lionshead Place/Vail Lionshead Filing 3 (Antlers Condominiums), and setting forth details in regard thereto. (PEC18-0029) 5 min.

Applicant requests that this item be tabled to August 13, 2018.

Applicant: Antlers Condominiums, represented by GPSL Architects

Planner: Justin Lightfield

Ludwig Kurz moved to table to August 13, 2018. Brian Gillette seconded the motion and it passed (5-0).

Absent: (2) Hopkins, Lockman

- 3.2. A request for a recommendation to the Vail Town Council for a Prescribed Regulations Amendment, pursuant to Section 12-3-7, Amendment, Vail Town Code, to amend Section 12-2-2, Definitions of Words and Terms, Vail Town Code, to amend and clarify the definitions of Commercial Ski Storage, and setting forth details in regard thereto. (PEC17-0042) 20 min.

Applicant: Town of Vail

Planner: Jonathan Spence

Spence presented an update on the topic of commercial ski storage, and some background on how the Town arrived at its current recommendation. Purpose is to look at what is considered ski storage, and what is not. Staff met with Jeff Babb (Vail Resorts) and Alison Wadey (Vail Chamber and Business Association). He read the proposed language in the text amendment. This approach has been slimmed down and simplified from the previous approach. Staff updated the Town Council on this topic several

weeks ago.

Perez – Please tell me how you got to this simplified approach. There are many issues in the PEC minutes from past meetings that were discussed by the task force that are not addressed in this new approach. For example, the hours of operation for ski storage.

Spence – Some of the issues that were not addressed have not been a problem. For example, we have not had problems with the hours of operation. Also, on easements, there is so much variety, and we will need to review each easement separately.

Gillette – What are the problems that were identified?

Spence – Mostly some merchants had identified other merchants that were seen as possibly not following the rules. This text amendment will clarify what is defined as ski storage.

Kurz – Interested to hear from Jeff. Thanked Jeff Babb and Alison Wadey for their views. I would like to hear the buy in from the general merchants.

Public Comment –

Jeff Babb, Vail Resorts – Commended the staff for the time they have put into this issue. This is a problem that is not really a problem. There were several businesses that identified other businesses not in conformance with rules. We needed to go back to the original intent, which is to unencumber our guests from their equipment as soon as possible. We want to make this as convenient for the guest as possible, and make sure its on-brand with Vail. There was no opposition that I am aware of from other merchants. We think this is resolving the issues.

Perez – There is no definition with The Vail Brand. Is this the Town of Vail or Vail Resorts? It's capitalized.

Spence – The Vail brand is a term we frequently used in general in our discussions.

Stockmar – This term is used in general. Suggest removing the capital on Vail Brand, to lower case "b".

Perez – Just want to be clear if this is related to Town of Vail or Vail Resorts. Please change the capital B to lower case b.

Stockmar – This is a complex issue. Appreciate simplifying the issue. Agree with the need to keep up the Vail brand. This seems like a reasonable approach to the issue.

Kurz – Timing of this is way better than what we have done in the past. In the past we addressed these issues in November. It's now July, and a much better time in advance of the ski season.

Perez – Asked about skis that have been rented or recently serviced. Did you consider that these skis should be stored in the basement?

Babb – We came to agreement that a ski in the shop rented to a guest that is returned to the rental shop used to go back in the same spot; but when it's

rented, they can put the ski in another location more convenient to the customer.

Perez – Was there discussion that this will increase the number of skis displayed outside?

Spence – If we prohibit rented skis outdoors, they will be filled by other skis. It's related more to the availability of space outdoors. If you have land outside to have outdoor display, that is a reality of the cost of leasing the space.

Stockmar – There is a need to create a sense of vibrancy. Skis can be displayed on any level that does not interrupt the guest experience.

Public Comment – None

Kjesbo – Seems better, more clear cut, and better definitions

Gillette – Agreed

Perez – My questions have been addressed

Stockmar – This to me is an ad hoc situation with some but little teeth. It's not hard to remember that this Town only exists because of the mountain, both summer and winter. This is a solution to a problem that is minor.

Ludwig Kurz moved to approve. Brian Gillette seconded the motion and it passed (5-0).

Absent: (2) Hopkins, Lockman

- 3.3. A request for a recommendation to the Vail Town Council for a Prescribed Regulations Amendment, pursuant to Section 12-3-7, Amendment, Vail Town Code, to amend Section 12-10-17, Leasing of Parking Spaces, Vail Town Code, to amend Section 12-10-17, Leasing of Parking Spaces, in order to facilitate the short term leasing of parking spaces, and setting forth details in regard thereto. (PEC18-0028) 75 min.

Applicant: Town of Vail

Planner: Chris Neubecker

Neubecker introduced the topic to the commission including a recap of the existing parking regulations. He provided the commission with a map showing where leasing of parking is currently permitted. Neubecker introduced Shelly Jarnot, who is interested in providing a website/web application to facilitate the leasing of unused parking spaces.

Neubecker discussed the issues regarding the leasing of parking spaces in different parts of the community. He spoke to the questions raised in the staff report.

Gillette asked, what would be the Town's response if someone complained about parking on private property?

Stockmar relayed an experience where the Town recommended that he call a tow truck to remove the vehicle in his space.

Neubecker mentioned that a recommendation is not requested at this time

but rather a discussion of the issues. He mentioned that other sections of the code may need to be amended as a result of this proposed change.

Gillette recommended that we remove the leasing language and regulations altogether, and not regulate. Then see what problems might arise, if any.

Stockmar agrees and wonders if we are making too big of an issue out of this. May need to further empower the Police Department.

Gillette- This is already occurring on Mill Creek.

Perez-Worried about liability issues from her experience as an HOA representative, and unintended consequences.

Stockmar-I agree, but that is where empowering the Police Department comes in.

Perez- Should not be the responsibility of the Police. They have better things to do.

Neubecker brought up the challenges perhaps with additional vehicle booting and towing, and the impact on the Vail brand.

Stockmar spoke to a number of issues that may arise from a program such as this.

Perez spoke to the problems of vehicles in places where they shouldn't be or people not know where they are going.

Gillette-Let it go and then see what problems may arise.

Neubecker spoke to the issues within the short term parking in the villages, and vehicle access over pedestrian malls.

Commissioners spoke to support of this prohibition of accessing over pedestrian malls.

Gillette- Asked for clarification with the Police Department about what happens when someone is parked in your spot.

Stockmar spoke on demand reduction, as well as supply.

Perez asked about the Red Sandstone garage coming online and the plan for that parking.

Neubecker provided an answer regarding current Ford Park parking lot users, many of whom will relocate to Red Sandstone.

Kurz- This is a creative solution, but how much more traffic are we going to create within town with this program? There will be unintended consequences. In the past we have spoken about reducing the number of cars and traffic.

Perez-Bustang?

Shelly Jarnot-Need to think about what we are trying to solve. We have a parking shortage. Ideally someone will know where they are supposed to

park before they arrive. Spoke to market forces determining prices. Spoke to the guest experience and the problems with frontage road parking.

Kjesbo spoke to the underutilized parking at Vail Mountain School and other locations.

Neubecker asked for additional feedback from the commission as far as direction or additional information needed.

Gillette-Eliminate current regulations, restrict in pedestrian areas, and see how it goes.

Kjesbo-Agree with Gillette. Less regulation, the better.

Kurz- Not sure we should remove existing regulations. Not sure we should open it wide.

Perez- Likes the current regulations which require a utilization study. Not sure of the impacts without a study. Need to know more.

Stockmar- A lot we don't know, but the solution may not be in front of us. Should address current regulations. Needs more study. Would love to get cars out of the core.

Neubecker walked the Commissioners through the current regulations in the Town Code. He spoke of the Parking Task Force and bringing this item before them.

Jarnot- Spoke on the idea of building more parking vs. using existing parking. Cautioned against over regulation.

Stockmar- Agrees, but there are other issues that may need to be addressed.

Neubecker recommended tabling this item to August 27, 2018.

Stockmar discussed the task force.

Brian Gillette moved to table to August 27, 2018. Rollie Kjesbo seconded the motion and it passed (5-0).

Absent: (2) Hopkins, Lockman

4. Approval of Minutes

4.1. July 9, 2018 PEC Results

Ludwig Kurz moved to approve. Karen Perez seconded the motion and it passed (4-0).

Abstain: (1) Kjesbo

Absent: (2) Hopkins, Lockman

5. Adjournment

Karen Perez moved to adjourn. Brian Gillette seconded the motion and it

passed (5-0).

Absent: (2) Hopkins, Lockman

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