



PLANNING AND ENVIRONMENTAL COMMISSION

August 27, 2018, 1:00 PM

Town Council Chambers

75 S. Frontage Road - Vail, Colorado, 81657

1. Call to Order

Attendance

Present: Brian Gillette, Rollie Kjesbo, Ludwig Kurz, John-Ryan Lockman,
Karen Perez, Brian Stockmar

Absent: Pam Hopkins

2. Main Agenda

- 2.1. 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

1. Amend Section 12-10-17.B.1. to include the following zone districts: General Use (GU), Commercial Service Center (CSC), Arterial Business District (ABD), Ski Base/Recreation District (SBR), Ski Base/Recreation 2 District (SBR2), and Public Accommodation 2 District (PA-2).

Chris re-introduced the topic and walked the commission through the staff memorandum. Chris discussed the existing code language and changes that have occurred in technology. Chris mentioned the previous PEC meeting and the ideas were offered by commissioners. No-go pedestrian mall areas and established single family/duplex neighborhoods being not appropriate was presented.

Perez-AirBnB requires a license with the Town. Why not with this?

Chris explained the differences between short term rentals and the proposed parking regulations.

Alan Danson- Great idea. Might be effective in the Booth Falls Neighborhood and other trailheads.

Stockmar-Would like to see further analysis related to parking demand in general.

Perez- In the proposed ordinance Booth Falls wouldn't qualify?

Chris-Yes.

Gillette- Excluding things like the Mountain School is myopic.

Chris-Instead of by zone district we could create a map. The questions is whether this is appropriate in low density residential neighborhoods.

Alan **Dasch**-My driveway is 1 minute from a bus stop. Why wouldn't that be OK?

Stockmar-The parking task force should be more proactive with working with existing parking resources.

Shelly Jarrot-All that I ask is that we don't make up problems but that we open it up before we restrict it.

Stockmar- Should we wait for the parking task force to weigh in the details?

Chris-The Town Manager has requested that we move forward with a recommendation at this time.

Gillette- Since last meeting I realize that some regulation is necessary. I would not restrict it by zone district. (Brian walked through the proposed ordinance)

Stockmar- I would recommend an incremental approach.

The commission briefly discussed unintended consequences.

Commissioner Comment:

Lockman- The idea is a good one to try to utilize parking resources. Spoke to the proposed changes making it more available for short term. Worried about unintended consequences. Just not quite sure.

Perez- Hard time supporting this as is. Does not think we have enough data. May be premature. Feels that we need a license so we know what is going on and where so problems can be addressed. Concerned about adding more pedestrians to where there may not be adequate facilities. (sidewalks)

Kurz- Feels that the proposed ordinance addresses many of his previous concerns. Ok as long we stay within a framework and does not think residential areas are appropriate. Take an incremental approach.

Gillette- Earlier comments stand.

Kjesbo- Generally agree with Gillette. Asked about the new Red Sandstone garage.

Chris explained its programming.

Kjesbo- Unsure about parking in residential areas but don't see the harm. VMS should be included. Impact on bus system should be noted. Maybe start by allowing in residential areas and see where it goes.

Stockmar-Pines for the day when we could advertise Vail as car free. Previous code language overly restrictive. This is a positive step. Support the proposal as is. Does not want to over regulate but feels this opens the door. Is ok in the residential districts.

Chris clarified zone districts and proposed additional districts.

The Commission discussed whether or not it should be open for residential areas.

Perez reiterated her concerns with introducing pedestrians to areas where they may not be accommodated.

Brian Gillette moved to approve with conditions. Ludwig Kurz seconded the motion and it passed (6-0).

3. Approval of Minutes

August 13, 2018 PEC Results

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

4. Adjournment

Ludwig Kurz moved to adjourn. Brian Gillette seconded the motion

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