



## PLANNING AND ENVIRONMENTAL COMMISSION

June 22, 2020, 1:00 PM

Town Council Chambers & Virtual  
75 S. Frontage Road - Vail, Colorado, 81657

---

1. Call to Order

1.1. Register in advance for this webinar:  
[https://us02web.zoom.us/webinar/register/WN\\_iBe9e3NPSwKdnAd7FQTBeg](https://us02web.zoom.us/webinar/register/WN_iBe9e3NPSwKdnAd7FQTBeg)

1.2. Attendance

Present: Ludwig Kurz, Karen Perez, Henry Pratt, John-Ryan Lockman,  
Rollie Kjesbo, Pete Seibert, Brian Gillette (arrived late)

2. Main Agenda

- 2.1. A request for a recommendation to the Vail Town Council for a prescribed regulation amendment pursuant to Section 12-3-7 Amendment, Vail Town Code to amend Section 12-10-6 Parking; Off Site and Joint Facilities, Vail Town Code, to refine standards to be used in the review of such proposals and to clarify the review process and other considerations, and setting forth details in regard thereto. (PEC20-0007) 5 min.

The applicant has requested this item be tabled to the July 13, 2020 PEC meeting.

**Applicant:** Braun Associates, Inc.

**Planner:** Greg Roy

Rollie Kjesbo moved to table to July 13, 2020. Karen Perez seconded the motion and it passed (6-0).

Absent: (1) Gillette

- 2.2. A request for the review of a variance from Section 11-6 Business and Building Identification Signs, Vail Town Code, in accordance with the provisions of Section 11-10, Variances, Vail Town Code, to allow for a variance to the number of allowable free standing signs, located at 2109 North Frontage Road West/Vail Commons Condominiums (City Market), and setting forth details in regard thereto. (PEC20-0011) 20 min.

**Applicant:** Town of Vail/Dillon Real Estate Co., represented by Zehren and Associates

**Planner:** Jonathan Spence & Erik Gates

1. Approval of this sign variance is contingent upon the applicant obtaining Town of Vail approval of an associated design review application.

Planner Spence points out the differences between a regular variance and a sign variance.

Pedro Campos with Zehren gives an introduction to the team and the gives an overview of the project.

Commissioner Gillette joined the meeting.

Tim Halbakken with Zehren and Associates introduces himself and goes over the request for the sign variance.

Lockman had questions on the use of the downstairs parking.

Applicants stated that it is seldom used. Continued to describe the condition of the downstairs garage and the idea passed to the owner to improve the area.

Kurz offered comments as to why he believes it is underutilized and was hoping that improvements to the downstairs lot would be included.

Applicant states that would be the intent.

Lockman added that the site is seeing more pedestrians around the east side of the building and is wondering if there are plans to improve crosswalks or signs in that area.

Spence says he will relay those concerns to the Public Works department. He iterates that staff is in support of the proposal. Informs the PEC they are not looking at the signs, but that there would be allowed 2 instead of just 1.

Pratt states that he sees a lot of traffic in that area during the winter. Tells the applicants that to see more utilization of the lower level they need to improve the experience of the users. That people avoid this area by choice, even though they know it is there.

No public comments.

Rollie Kjesbo moved to approved with conditions. Henry Pratt seconded the motion and it passed (7-0).

- 2.3. A request for the review of a variance from Section 14-5-2 (H): Other Requirements, Landscaping, Vail Town Code, in accordance with the provisions of Section 12-17, Variances, Vail Town Code, to allow for a variance to the required parking lot landscaping to allow for the redesign of the existing surface parking lot, located at 2109 North Frontage Road West/Vail Commons Condominiums (City Market), and setting forth details in regard thereto. (PEC20-0012)

The applicant has withdrawn this application.

**Applicant:** Town of Vail/Dillon Real Estate Co., represented by Zehren and Associates

**Planner:** Jonathan Spence & Erik Gates

### 3. Approval of Minutes

#### 3.1. June 8, 2020 PEC Results

Rollie Kjesbo moved to approve. Karen Perez seconded the motion and it passed (7-0).

#### 4. Informational Update

- 4.1. An update to the Planning and Environmental Commission on the Realignment of the Gore Valley Trail in the vicinity of the Lionshead Base Area. 20 min.

**Applicant:** Town of Vail, represented by Todd Oppenheimer

**Planner:** Jonathan Spence

Planner Spence introduces Todd Oppenheimer and introduces the project.

Oppenheimer goes over the scope of the project and the reason behind the redesign. Notes that Vail Resorts is a partner in the project and has helped to fund the design. Goes over the segments of the project and the design to this point.

Pratt asks about the price of the project and the relation of the bridge and the big spruce.

Oppenheimer states that there was not a lot of cost difference in saving the tree or not, and that the bridge design did not have a lot to do with the cost.

Lockman asks about the staircase for commercial access and signage. Lists concerns about the use of stairs and the amount of mountain bikes that could potentially use the stairs.

Oppenheimer says they have not gotten to that stage of the design but lists possible ways to alleviate that possibility.

Kurz questions on how the trail is closed during the winter at this time, but would the changes allow for some of the trail to be open during the winter.

Oppenheimer says that there would still have to be a closure in the winter for the magic carpet grooming.

#### 5. Adjournment

Karen Perez moved to adjourn. Henry Pratt seconded the motion and it passed (7-0).

---

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