

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vail Affordable Housing
Date: Tuesday, April 26, 2022 1:19:02 PM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Meghan Walsh <Mwalsh@vailresorts.com>
Sent: Tuesday, April 26, 2022 1:05 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Vail Affordable Housing

To whom it may concern,

My name is Meghan and I am an employee for Vail Resorts at Vail Mountain. I am a rare species and was born and raised over in Summit County, which has the same housing crisis as Eagle County. I grew up in a small condo and moved with my family multiple times because back then affordable housing was a struggle to find for my family, and it has only gotten worse.

Eagle County is home of the most grand Ski Resort in North America. Not only is Vail Mountain here, but we have Beaver Creek, Keystone, and Breck down the street, plus a multitude of other activities in the Eagle Valley that people travel here to see. It's beautiful, lots to do, and an overall amazing place. Why wouldn't you want to live or travel up here? You can ski at Vail Mountain, go on a hike to view the Gore Range, enjoy a nice long day at the spa, and eat out at your favorite fine dining

restaurant. Well, unfortunately it's not easy to live up here full time as it is not affordable for those of us who do live and work up here full time. Most of us up here and working three jobs to make ends meet to be able to afford a roof over our heads. Those three jobs we are working, are to provide a service for guests visiting, second home owners, and locals. Yes, we love what we do and love where we live, but how long can we live like this.. where we can't afford to buy our own homes? Have to live with 4 roommates just to be able to attempt to save some money? Or pay a minimum of \$1500/month for a 400 sq ft. studio apartment? That is simply not sustainable for long term. Sure, we could leave and move to Missouri and buy a 4 bedroom home for under \$300k. But then who would be here to provide everyone who visits all the services they love?

I grew up in these mountain communities. I have seen how the housing market has evolved and how this affordable housing crisis has dwindled deeper and deeper into a rabbit hole. It's simply not fair to those of us who live up here year-round, work 60+ hour weeks, and yet still can't find an affordable place to live. So, why won't the Town of Vail help us? Why won't you who can afford to live here, spend their money here, and enjoy the services we provide not allow a small 5 acres of land that Vail Resorts owns be used for something so beneficial and needed for the community? Don't you want to go skiing? Don't you want to go out to eat? Well, people have to be able to live here to work here. Crazy right?

I guess my overall ending comments are that I grew up here, I have seen how hard it is to maintain a sustainable lifestyle, I am experiencing myself how difficult it is to maintain this lifestyle without affordable housing. I love my job, and I love where I live. It's unfair that after working so hard for years to provide a service to thousands of people a year that I struggle to find an affordable place to live. I strongly urge you to not condemn the East Vail affordable housing project. We employees need this to be approved for us to maintain a healthy lifestyle up here and continue providing the services we all love. We WANT to be here all year and load you on our lifts, serve you that pizza, teach your family how to ski, and provide you an Experience of a Lifetime. We can't do that though if we can't live here. Please help us by approving this project.

Thank you.

Meghan Walsh

Assistant Manager | Lift Operations | Vail Mountain

Direct: 970-754-4126

mwalsh@vailresorts.com

VAIL Like nothing on earth.

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From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: East Vail Employee Housing
Date: Tuesday, April 26, 2022 1:05:41 PM
Attachments: [image001.png](#)
[image008.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
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vailgov.com



From: Jesse Drees <Jdrees@vailresorts.com>
Sent: Tuesday, April 26, 2022 11:31 AM
To: PublicInputTownCouncil <publicinput.vailtowncouncil@vailgov.com>; Council Dist List <TownCouncil@vailgov.com>
Subject: East Vail Employee Housing

Dear Vail Town Council,

I am writing to express my displeasure with the direction you seem to be heading regarding the proposed employee housing project in East Vail.

I encourage you to not condemn the property. We are in the middle of a housing crisis in our community. This project needs to happen. If we want to attract employees to run the lifts and serve food we need to provide them with a place to live as soon as possible. This project is ready to go and should not be hindered any further.

Jesse Drees

General Manager

Lionshead Ski and Snowboard School

Vail Mountain

VMAB Office: 970-754-4308

LionsHead Office: 970-754-4214

C: 970-390-5035

jdrees@vailresorts.com



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From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: East Vail Affordable Housing
Date: Tuesday, April 26, 2022 1:05:22 PM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
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vailgov.com



From: Steve Larson <SLarson@vailresorts.com>
Sent: Tuesday, April 26, 2022 11:10 AM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: East Vail Affordable Housing

Distinguished Council Members;

I am writing to support Vail Resorts effort to develop new affordable Employee Housing in East Vail. As a 35 year employee of Vail Resorts I have seen much change. Not only on our mountains but all over the Town of Vail and the entire Vail Valley. Affordable housing has not kept up with these changes. The rise of short term rental popularity and those moving to the valley to work from home has certainly effected the ability of seasonal workers to find housing. This has resulted in Vail Resorts asking its year round employees to fill in where there are seasons labor shortages. This lowers guest satisfaction and is not a sustainable model. The mountain draws people and money to the valley – if labor shortages and poor guest experience continue the entire town and valley will suffer.

- I urge you NOT to condemn the proposed East Vail housing project. I do not feel the

arguments against have anything to do with wildlife conservation. Only a shield to avoid stating 'Not in my backyard'.

- The Town Council needs to stand by its decision to allow the East Vail Affordable Housing project. It seems like a few neighbors of the project are using wildlife habitat as a blocker. When I moved to Colorado and Vail in 1987 – I believe there were only a handful of Bighorn Sheep herds in the entire state. Reintroduction across the state began in the early 90's (I do not have factual stats or documents – pretty sure this is in line and can be looked up). I recall seeing news reports of the relocation – capturing the sheep in Georgetown for relocation. Do you know what else was going on in the 90's and since? Development in East Vail! Vail Mountain School campus is huge now – apparently not a problem for the sheep – I guess a more desirable neighbor. Many private 'luxury' homes have been built in East Vail over those years. How is it they do not have an impact on wildlife habitat? These developments were allowed by the Town Council – so must be good. Right????? Please to not turn you back on the employees that make Vail special by threatening to block this project.
- This affordable housing project needs approval NOW! The town council are the ones standing in the way.
- Vail can only be Vail if people can live here and bring the businesses and mountain to life. I feel that seasonal employees (especially those new to our resort and valley) ability to live within the Town of Vail and be part of the local culture is extremely important. Guests strive for interactions with locals. Looking for 'insider tips'. If our locals and employees cannot afford to live any closer to the resort than Gypsum – there will cease to be locals and interaction and tips for our guests.

Over my 35 years working for Vail Resorts I feel my contributions have had uncountable positive impacts on guest experiences. Over the past several years our seasonal employee shortage has worsened. I have volunteered time (DAYS OFF) to help the mountain – working in our Dining locations and Lift Operations to help out with the shortages. This year the employee shortages were more severe than ever. I spent longer work days and at least one of my days off each week over the entire season helping on the mountains. I am more committed than ever to the success of our mountains, town, and valley.

WHAT HAVE YOU DONE???

Thank you,

Steve Larson 
IT Sr Manager, Field Operations
Vail, Beaver Creek, Crested Butte
Slarson@VailResorts.Com
9707541922

Driving technology, innovation, and operational excellence through partnerships

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individual or entity named above, and may be privileged. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please reply to the sender immediately, stating that you have received the message in error, then please delete this e-mail. Thank you.

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: East Vail Development
Date: Tuesday, April 26, 2022 10:06:24 AM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
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vailgov.com



From: Bailey Smith <baileykaismith@gmail.com>
Sent: Sunday, April 24, 2022 1:29 PM
To: Jonathan Staufer <JStaufer@vailgov.com>; Council Dist List <TownCouncil@vailgov.com>
Subject: Re: East Vail Development

Thanks, I appreciate your response!

I am familiar with the deed restriction programs here and write to you from inside a deed-restricted property that was won via lottery. Deed restriction is a great tool but needs to be part of a more holistic strategy if you are genuine about your goals. The deed restriction program is exclusive by design in that the eligibility criteria explicitly prioritize those who already have the privilege and financial means to be a current Vail resident. That will surely help keep Vail the same.

If you really do want to be an inclusive and diverse community per your mission statement, you'd need to make an intentional effort to prioritize the historically marginalized communities here that are the minority (both racial and economic). We all know that less than a hundred units is important but won't solve the problem and there will need to be continued expansion of housing. To spend

the towns money on blocking this effort and condemning the property, it further detracts from what positive progress you could be making.

Vail should not be preserved simply for those who were here first (though realistically that would be the Utes). The service industry of Vail isn't here to support the affluent -- they are here to live their own full lives and enjoy this incredible valley and its immense ecological wonders, sense of community, and recreational opportunities. That should be accessible to all not the priviledged few.

I implore you to address concerns about habitat impacts through a partnership with the experts at CPW to strategically and equitably limit recreation and livestock impacts rather than limit housing -- particularly high-density housing which is demonstrated to substantially limit impacts to the climate, air quality, water quality, biodiversity and habitat.

I appreciate your time engaging on this, and hope this valley can socially flourish and grow and evolve to be a more inclusive and diverse community.

Bailey Smith

On Sat, Apr 23, 2022 at 9:45 AM Jonathan Staufer <JStaufer@vailgov.com> wrote:

Many thanks for writing in.

Please do look further into what's publicly available regarding this decision: The Town of Vail is currently constructing Residences at Main Vail, 70 units of permanently deed restricted workforce housing within walking distance of the Village and Lionshead and served by four bus routes. Since the first of the year, this Council has authorized the purchase and permanently deed restriction of four units for workforce housing. These are among the many initiatives that have been widely supported by the community to improve the lives of the people who make Vail work and whom we hope stay here to contribute in the future.

Thank you again for writing in.

Best,

Jonathan

From: Bailey Smith <baileykaismith@gmail.com>

Sent: Thursday, April 21, 2022 9:44 PM

To: Council Dist List <TownCouncil@vailgov.com>

Subject: East Vail Development

Hello, I recently learned about your proposal to condemn a property slated for development. After reviewing the publicly available resources and reports, I have to say I'm pretty impressed. In an age where the rest of the country is trying tirelessly to the dismantle institutional racism that's plagued this country, the Town of Vail seems dedicated to upholding housing inequity and keep Vail as white and exclusive as possible. The level of NIMBYism happening here really deserves

national attention.

Best of luck from another affluent privileged Vail town visitor,

Bailey Smith

Sent from my iPhone

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Booth Heights -- please condemn or buy!
Date: Wednesday, April 27, 2022 8:42:25 AM
Attachments: [2021-03-25_18-17-32.png](#)
[image008.png](#)
[image012.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
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vailgov.com



From: Ron Sege <ronsege@gmail.com>
Sent: Wednesday, April 27, 2022 8:31 AM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Booth Heights -- please condemn or buy!

Dear Council members,

I am a full-time resident but will not be in town for the May 3 meeting. So I am writing to say that I agree with Richard Carnes in yesterday's Vail Daily. First, our wildlife is important to the character and attractiveness of this valley, not the least of which are the sheep. Second, the first view of Vail that visitors (and residents) coming down from Vail pass should see is the current one, not a massive and out of place apartment complex.

There must be ways to use existing developed lands in town to add workforce housing or increase density of existing spaces, as the town has pursued up until now.

Let's be done with this debate and move on to other matters.

Oh, and thank you for taking steps to manage the traffic/parking/etc on Booth Falls trailhead!

Sincerely,

Ron
2665 Bald Mountain Road

Ron Sege
ronsege@gmail.com

stART here.
Montalvo Arts Center

Xchange
AN ENTREPRENEUR BUSINESS
ACCELERATOR
Summerside, PE Canada

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Please do not condemn affordable housing projects
Date: Wednesday, April 27, 2022 2:12:41 PM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
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From: Lindsay Hogan <lindsayhogan9@gmail.com>
Sent: Wednesday, April 27, 2022 10:57 AM
To: PublicInputTownCouncil <publicinput.vailtowncouncil@vailgov.com>; Council Dist List <TownCouncil@vailgov.com>
Subject: Please do not condemn affordable housing projects

Dear Vail Town Council,

I write this to ask that you PLEASE DO NOT condemn the East Vail Affordable Housing Project. We need this affordable housing project now, and we need to stand up for the people who work hard to bring the town to life for locals and guests. Please don't turn your back on the workers of Vail for what comes across as disingenuous and out-of-touch reasons.

I believe deeply in environmental sustainability, but using the sheep herd to block affordable housing is embarrassing and wrong. The sheep do not need to graze on top of the biggest highway in the state - that only puts them in further danger. And the Colorado Dept of Parks and Wildlife have put their support behind this affordable housing project.

Please consider what message your actions send to the working community of Vail. Please do not condemn the East Vail Affordable Housing Project.

Thank you for your consideration.

Lindsay Hogan

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Comments on East Vail Workforce Housing
Date: Thursday, April 28, 2022 4:21:41 PM
Attachments: [PublicComment_SmithR_EastVailHousingDiscrimination.pdf](#)
[EastVailHousingDiscriminationMap-01.png](#)
[image008.png](#)

Tammy Nagel
Town Clerk



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From: Robyn Smith <robyn@embuzi.com>
Sent: Thursday, April 28, 2022 4:15 PM
To: Council Dist List <TownCouncil@vailgov.com>
Cc: PublicInputTownCouncil <publicinput.vailtowncouncil@vailgov.com>
Subject: Comments on East Vail Workforce Housing

Hello,

Please consider my attached comments prior to voting on a condemnation action for the East Vail Workforce Housing Project. Please also include these attachments in the Citizen Participation documents for the May 3rd meeting.

I hope you will vote NO, and allow the housing project to proceed.

Thank you for all that you do.

Best,

Robyn Smith

West Vail Resident, Vail Business Owner, Vail Home Owner, Beneficiary of TOV Residential Housing,
Conservationist

--

Robyn Smith

EMBUZI

m: 917.596.7618

w: embuzi.com e: robyn@embuzi.com

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: East Vail Housing Development
Date: Thursday, April 28, 2022 4:11:49 PM
Attachments: [image001.png](#)
[image002.png](#)
[image009.png](#)

Tammy Nagel
Town Clerk



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From: Bryan H. Corbellini <BCorbellini@vailresorts.com>
Sent: Thursday, April 28, 2022 3:50 PM
To: PublicInputTownCouncil <publicinput.vailtowncouncil@vailgov.com>
Cc: Council Dist List <TownCouncil@vailgov.com>
Subject: FW: East Vail Housing Development

This letter is regarding the urgent need for employee housing. I have lived in Eagle county for over 23 years and I have made my home here and without employee housing I myself would not have made this place my home. I do urge you not to condemn this housing project. I have plenty of stories I could share but I thought it was better to have one of my employee's speak to her own experience. This young lady is an amazing person and is a very valuable asset to the community and someone I hope we can keep around. Below is her experience.

Regards,

Bryan Corbellini
Lionshead Adult Location Manager

Vail Ski & Snowboard School
970.754.4348
Bcorbellini@vailresorts.com



Hello,

Please see below my letter for the employee housing development.

When I first decided to apply for a winter season at Vail Resorts I applied to both Vail and Park City. During my interview I was told that Park City did not have employee housing so it was immediately ruled out as an option. 6 months later I am about to finish my first season at Vail and have already decided I will stay in Vail for at least another year. I have loved my time here and this was definitely enhanced by the ability to find affordable housing.

Moving to Vail from the UK was not an easy process and had I not had employee housing I simply would not have been able to relocate. I have had the most incredible season and made some life-long friends and am looking forward to continuing my journey with Vail Resorts. I strongly believe that if Vail had more affordable housing for employees there would not be staff shortages as we have seen this season. The cost of living and renting in Vail is extremely high and affordable housing makes living and working in Vail much more accessible. The East Vail housing proposal is an excellent development that will benefit the valley and other individuals, alike myself.

Thanks,

Kate

Kate Dunn-Massey
Administrator
Lionshead Ski and Snowboard School
Vail Mountain
(970) 754-4349
katherine.dunn-massey@vailresorts.com



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From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Please do not condemn the affordable housing project
Date: Thursday, April 28, 2022 1:54:51 PM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Jason Schetrompf <jasonstf@hotmail.com>
Sent: Thursday, April 28, 2022 1:17 PM
To: Council Dist List <TownCouncil@vailgov.com>; PublicInputTownCouncil
<publicinput.vailtowncouncil@vailgov.com>
Subject: Please do not condemn the affordable housing project

Vail Town Council:

The lack of affordable housing in our community is far more reaching than reported. Beyond the ability to attract, hire and maintain a quality workforce, homelessness among our full-time workforce is real and happening daily. The culprit is usually when a home on the rental market is placed for sale or is converted to short term rentals. Just because we do not have people laying around on our streets, does not mean that people are not experiencing being displaced.

As a middle manager, I too have experienced this sort of displacement. The apartment I had been renting was pulled from me to be converted to a short-term rental. Finding another rental option in 30 days is nearly impossible. Fortunately, I have connections that enabled me to temporarily keep a

roof over my head. Others who are less fortunate end up either leaving our community, living in their cars, finding alternative housing that is often involves many roommates, or moving from temporary situation to temporary situation. The other pitfall is paying open market rental rates, which stretches personal finances that can lead to accruing long-term debt. These are all very familiar stories for people trying to simply add to our value to our community and enjoy the myriad of benefits that our valley provides. While I know that those who oppose this project worked hard to achieve their lifestyles, I am confident that the one thing they most likely had to underpin their success was a stable, consistent, and affordable living arrangement.

Part of being successful is sharing those successes with others. All our staff is looking for the opportunity to be a part of something that is special and bigger than themselves. There is urgency around building the East Vail project. That urgency is two-fold. These workers are essential to our community being able to maintain its world-renowned reputation as one of the premier mountain destinations. Secondly, despite how you may feel about this project, we as a community with vast resources should not be accepting of the human toll that the housing crisis has created. Let your conscience be your guide and ACT NOW!

Respectfully,

Employed in Vail, Colorado since 2006

Jason Schetrompf

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Please vote YES to protect EV bighorn sheep habitat
Date: Thursday, April 28, 2022 10:17:11 AM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
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From: Frances Hartogh <frances.hartogh@gmail.com>
Sent: Thursday, April 28, 2022 9:29 AM
To: PublicInputTownCouncil <publicinput.vailtowncouncil@vailgov.com>
Subject: Please vote YES to protect EV bighorn sheep habitat

Dear Mayor Langmaid and Town of Vail Councilmembers,

Thank you for voting to protect bighorn sheep critical habitat at Booth Heights by voting to stop Vail Resorts from building there. As a 40-year Vail resident, I attended yesterday's Vail Destination Stewardship Plan Engagement Session for tOV residents. It was heartwarming to hear the support for our natural environment expressed by all the TOV locals in attendance!

Stopping development of the critical sheep habitat is not a simple issue of either/or. Vail Resorts is disingenuous to frame the situation as either we get employee housing or we protect the sheep, especially after withdrawing from constructive dialog regarding creating options.

There is no doubt that this Council profoundly desires to support the workers of Vail AND profoundly values and desires to support the habitat of the bighorn sheep. This is an

existential threat to the latter. We can solve the housing problem for employees. Vail Resorts has alternative resources and land; the bighorns do not.

For that reason, I applaud your vote and encourage you to vote yes on the condemnation resolution this Tuesday and to stay your course on behalf of wildlife, even as you continue to work hard for the human workforce.

Sincerely,
Frances Hartogh
4229 Nugget Lane, Vail

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW:
Date: Thursday, April 28, 2022 9:11:40 AM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
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From: Liz Chadderdon <goldenpeakstrategies@gmail.com>
Sent: Tuesday, April 26, 2022 3:28 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject:

To the Vail Town Council:

It's time to accept the symbiotic relationship between the Town of Vail and Vail Resorts. This town would not have world-class symphonies, art events, restaurants or shopping if not for the world famous Vail ski area. The property values of our residents would not be as high as they are without Vail's enduring brand. To pretend this is false is failing to recognize the obvious. If Vail the ski area thrives, we all thrive. If it suffers, we all suffer. And quite simply, if we do not hire a minimum of 50% more staff for next season, our brand will continue to falter as it has all year. If people stop coming here because it is no longer the resort it once was, everything we have built will lose value and decline. Period.

We need employee housing to ensure we can bring back the staff we desperately need. Build

employee housing anywhere you can. Stop being part of the problem and be part of the solution. Show leadership by acknowledging our future is in jeopardy if we do nothing.

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: East Vail Employee Housing
Date: Thursday, April 28, 2022 9:03:00 AM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
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From: Benjamin Bussard <bengod@gmail.com>
Sent: Tuesday, April 26, 2022 3:40 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: East Vail Employee Housing

Hello,

Please vote to allow the construction of employee housing on the East Vail parcel. I have lived in the valley for over 10 years, got married and started a family. I lived in East Vail for 4 years and have watched this process closely.

Originally the people (east vail residents) that were against the project were throwing any excuse possible. I knew most of the people writing into the Vail daily and they were almost all second home owners that were rarely in East Vail.

"The busses will be to crowded"

"It will be an eyesore for the Valley"

"The first thing you see coming into vail is a big building"

It wasn't until the "Save the Herd!" point came up that the other reasons for not having the site built went away.

My family and I lived in employee housing in Booth Falls for one summer while we worked on the monumental task of buying in the Valley.

That herd of sheep walk all over the Booth Falls neighborhood, lick the mag chloride off of the highway, and have walked through open construction sites.

The allowance of the private development larger than the proposed employee housing is idiocy.

Everyone knows we need employee housing. Everyone knows it needs to be east of Dowd Junction. Vail found a parcel that was perfect, donated the unused part to the county, and the NIMBY complainers faced with a great solution were pushed out of their comfort zone.

Do the right thing and allow the employee housing to be built.

Ben Bussard

--

Benjamin Bussard

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: East Vail Affordable Housing Project - Needed NOW
Date: Thursday, April 28, 2022 9:02:49 AM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
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vailgov.com



From: greg_willis@msn.com <greg_willis@msn.com>
Sent: Tuesday, April 26, 2022 3:47 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: East Vail Affordable Housing Project - Needed NOW

Dear Vail Town Council,

I am reaching out to urge you to not condemn the East Vail Affordable Housing property. I can't stress enough the importance of this project to our town and valley in supporting what makes our community run.

My now wife and I moved here in 1994 and were lucky enough to find a rental in East Vail to get us started. My wife was a teacher for 8 years at the Red Sandstone School while I worked on the mountain and we started to create our life here. We worked hard for the next 12 years to increase our points to qualify for deed restricted housing. Although we weren't able to get into the Vail deed restricted units, we were lucky enough to get into Miller Ranch in 2006 at which time my wife transferred schools to teach in Edwards. We have since raised 2 boys in the valley and watched them become a connected part of our community. We are so grateful for the life

we have been afforded here and for the time we have been able to give back supporting this community. None of this would have happened without that break we were given in finding that first rental to get our foot in the door of this community.

That housing rental opportunity that we were lucky enough to find, just doesn't exist anymore. It is near impossible for anyone excited about experiencing what the Vail Valley can offer to get started here now. The rental market has dried up and what is available is priced so high that it doesn't make it feasible to live and work here.

The East Vail Affordable Housing Project is a critical step in helping us to get new employees here to support our local businesses and maybe to create a life here like I have. This should be an easy button for us to start to make change on the affordable housing front. The project has been through all approvals and is ready to break ground. Vail Resorts has made accommodations to support any wildlife considerations by dedicating 17 acres of the property to that specific concern. With that it seems entirely hypocritical of the town to block this great effort when high dollar luxury housing has been approved and is under construction in the same location. Is the town really interested in solving our housing crisis and supporting local commerce and preserving our guest experience or is this more about the concern of backlash from the wealthy homeowners in that area?

We need this fully approved affordable housing project NOW, and you are the only ones threatening to stand in its way. Do the right thing! Let's start to make some positive change in regards to our housing dilemma. Consider my story and the chance that we might be attracting the future of our valley.

I appreciate your time in this important matter.

Sincerely,
Greg Willis

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: big horn sheep issue is YES/AND not either/or
Date: Thursday, April 28, 2022 9:01:16 AM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Susie Kincade <susie@ebcmarketing.com>
Sent: Tuesday, April 26, 2022 5:42 PM
To: PublicInputTownCouncil <publicinput.vailtowncouncil@vailgov.com>
Subject: big horn sheep issue is YES/AND not either/or

Dear Council Members,

Thank you for voting to protect big horn sheep critical habitat at Booth Heights by voting to stop Vail Resorts from building there.

This is not an issue of either/or. It is an issue of Yes/And! VR is disingenuous to frame the situation as either we get employee housing, or we protect the sheep! You know that Vail Resorts has withdrawn from constructive dialog regarding creating options.

There is no doubt that this Council profoundly desires to support the workers of Vail AND profoundly values and desires to support the habitat of the big horn sheep. This is an existential threat to the latter. We can solve the housing for employees.

I raise my eyebrows as VR positions itself as “defenders of their employees”, in light of the lawsuit brought by its employees this past year. VR has alternative resources and land; the big horn sheep do not.

For that reason, I applaud your vote and encourage you to stay your course on behalf of wildlife, even as you continue to work hard for the human workforce.

Susie Kincade
Eagle County Wilderness Advocate
www.thecoreact.org
970-328-5472

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Development of Vail Heights Property by Vail Resorts
Date: Thursday, April 28, 2022 8:53:48 AM

Tammy Nagel
Town Clerk

75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com

-----Original Message-----

From: Bob Essin <vailbob@comcast.net>
Sent: Wednesday, April 27, 2022 3:04 PM
To: Jonathan Staufer <jonathanstaufer@gmail.com>; Kevin Foley <KFoley@vailgov.com>; Kim Langmaid <KLangmaid@vailgov.com>; Council Dist List <TownCouncil@vailgov.com>
Subject: Development of Vail Heights Property by Vail Resorts

April 27, 2022

Dear Council and Staff,

Vail Resorts should not develop the Booth Heights property. The property should remain in perpetuity for the Big Horns, unless of course something else dooms them. Vail Resorts owns other property that would be better for their workers and/or Vail workers. This is a big loss for the environment and for Vail Resorts standing in the environmental community. Seems to me the Town of Vail and politicians and the tax accountants and Vail Resorts should be able to come up with a lot of tax deductions for Vail Resorts to donate this property and not hurt the Big Horns. This development is too far away from services for the poorest people living in the Town of Vail. The traffic pattern around the school is a negative.

In my previous life I was a practicing attorney for 20 years licensed in Texas and Colorado, and I am now on inactive status. I drove Vans to Vail the first 4 years I was here starting at age 47 in 1990 and moved 7 times the first 7 years I was here until I purchased 900 square feet in 1998. I now try to sell real estate here. I personally sold a portion of property that I owned to the State of Texas for Highway development. I did not forget that I still owned the portion that I did not sell and I paid taxes on it for many years until I sold it. I also represented Seaway Pipeline in several counties in Texas when they built a pipeline in the 1970s from Oklahoma to the Texas Coast. I understand condemnation. I was also a trustee for several years on the Sherman Texas Housing Authority and I understand and agree with the concept of public housing where it is necessary and beneficial and as it is practiced here in Vail in 3 or 4 different programs. I was one of the plaintiffs in the law suit that appealed the decision trying to set aside the Councils action when Booth Heights was approved. It is incredulous that Vail CO lost any idea of its ownership of this property through the 3 or 4 sales to other owners of the the ski company (Vail CO). But assuming that it really happened and they are not lying just to not pay any taxes on the property for 50 years through numerous owners and they did not commit fraud on the public when they followed the Colorado statute and paid just 2 or 3 years of back taxes, THEN VAIL RESORTS PAID A BIG ZERO (\$0) FOR THE BOOTH HEIGHTS PROPERTY AND HAD NO EXPENSES FOR THE PROPERTY FOR 50 YEARS UNTIL THEY DISCOVERED

IT AND IT IS GOING TO LOOK REALLY BAD FOR VAIL RESORTS TO DISPLACE AND SOME EXPERTS SAY DOOM THE BIG HORN HERD. MOST ALL OF THE PROPERTY DESCRIPTIONS IN EAST VAIL AND OTHER AREAS USE "BIG HORN". So much for any responsibility to the Directors and the Stockholders of Vail Resorts. Vail Resorts should do what is right and correct environmentally and reap the rewards for that along with the tax advantages that may be there. IF YOU HAVE TO USE CONDEMNATION THEN DO IT.

Bob Essin

4264 Columbine Way #11

Vail, CO 81657

Vailbob@comcast.net

970-376-4484

Sent from my iPad

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Booth Heights
Date: Friday, April 29, 2022 1:49:02 PM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Hilary Magner <hilary@sbvail.com>
Sent: Thursday, April 28, 2022 5:36 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Booth Heights

Vail Town Council,

As a small business owner in town, I think we really need to rethink condemnation of Booth Heights. We are in a housing crisis and need to think about the future of our community. With targeted mitigation of the land above Katsos Ranch Road, we can save the bighorn sheep and provide the needed housing on Booth Heights.

I believe our hard earned tax dollars can go somewhere else vs paying Vail Resorts for the land's market value which is probably around \$40 million. We are in desperate need of affordable housing. This makes no sense to me. We need more time to collaborate. We can have housing and a healthy sheep herd. Is this really about the sheep or our land owners upset about having affordable housing near them?

We need to continue to come together as a community to improve the housing issue so we can provide the best customer service experience for our guests.

How can we as a community and as small business owners in the town work together to solve these issues that greatly affect not only our businesses but our families. Please don't go to war with Vail Resorts. We can work together towards our mutual goals.

Hilary Magner
Squash Blossom Vail
M:832-392-8626
O: 970-476-3129
Hilary@sbvail.com
198 Gore Creek
Vail, CO 81657
www.squashblossomvail.com
@squashblossomvail

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: East Vail Housing
Date: Monday, May 2, 2022 8:21:53 AM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Kristen Pryor <kristendpryor@gmail.com>
Sent: Sunday, May 1, 2022 11:45 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: East Vail Housing

To the Town Council of Vail,

My name is Kristen Pryor and I am the General Manager of The Hythe, a Luxury Collection Resort, Vail (formerly the Vail Marriott). We employ over 300 associates who serve the guests of the Vail Valley. When looking to hire new staff, one of the first questions we receive is "do you have housing?" Next question is around transportation to and from work. It is no secret that both affordable housing and transportation are two of our biggest crises in the Vail Valley and having major impacts on our workforce and ability to deliver the luxury resort experience that help to drive real estate values and take care of homeowners, second homeowners, guests alike.

The impact is beyond the hourly associate, it ripples to our mid-level management and leadership teams. These leaders struggle to find housing as well and with the lack of hourly associates, they are all working extensive hours covering for our limited staff. This also makes it difficult to recruit and

retain professional leadership teams.

Your consideration to condemn the East Vail Housing and stop Vail Resorts from building beds that had been approved is very disheartening to me. I came to Vail in 1995 as a hospitality intern, with 20 other college students and worked at the Vail Marriott. I lived in Timber Ridge (employee housing) with 2 other roommates. From there, I had created friendships and was able to move into housing in West Vail and had 4 jobs (ski school instructor, banquets, babysitting, concierge) and 5 roommates to make it work. After two years, I went back to Denver and continued my hospitality career. In 2007, I came back to open The Westin Riverfront as a Director of Sales and Marketing and was able to purchase a duplex in Edwards with my husband and help from our family. We could not purchase the same duplex today based on increased housing prices.

In coming back to the Vail Valley, I have since reconnected with several others who worked with me in 1995. These hourly associates who needed employee housing have moved on to raising families and being amazing contributors to our community. By condemning this land, you will be condemning the hard workers and dreamers who care about the Vail Valley and want work, play and thrive here. If I did not have employee housing, I would not have been able to come here in 1995 and it is not likely that I would have imagined ever living here full time and raising a family here. Because I lived here in 1995, I care so much about Vail and feel deeply rooted and passionate about being a leader in this valley, that I call my home town. If you condemn this land you are limiting the possibilities to cultivate future leaders who will care for this valley for years to come.

Thank you for your time and consideration in honoring the prior approval for Vail Resorts to build 165 affordable housing beds on this land now. We need these beds, we need these associates and we need more strong leaders and dreamers for Vail to continue to thrive.

My best,
Kristen D. Pryor
Mother of three and General Manager of The Hythe Vail
970-343-2267

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Protect the East Vail Bighorn Sheep
Date: Monday, May 2, 2022 8:38:12 AM

Tammy Nagel
Town Clerk

75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com

-----Original Message-----

From: Georgia Fox <aspenfox@aol.com>
Sent: Sunday, May 1, 2022 12:14 PM
To: PublicInputTownCouncil <publicinput.vailtowncouncil@vailgov.com>; ++comments@vailresorts.com; +bighorn@eaglesummitwilderness.org
Subject: Protect the East Vail Bighorn Sheep

I am writing to oppose development of the Booth Heights parcel because of the adverse impact it would have on the East Vail bighorn sheep herd. The herd has overwintered on this small piece of land for millennia. Vail Resorts and the Town of Vail should work together to find a better location for the development of much-needed employee housing. If Vail Resorts is unwilling to sell the parcel to the Town or exchange the parcel for Town property under reasonable terms, I urge the Town Council to condemn the parcel for permanent protection as wildlife habitat.

PLEASE, PLEASE, PLEASE put animals first; without our help they cannot survive! Surely there are less sensitive places in the valley that are suitable for employee housing.

Thank you for your willingness to consider condemning this parcel.

Georgia Fox

Sent from my iPad

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Workforce Housing in East Vail
Date: Monday, May 2, 2022 8:38:48 AM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: gsdmd8551 <gsdmd8551@aol.com>
Sent: Monday, May 2, 2022 8:18 AM
To: PublicInputTownCouncil <publicinput.vailtowncouncil@vailgov.com>
Subject: Fwd: Workforce Housing in East Vail

Please see my comments below on this topic sent to the Vail Daily May 1, 2022 as a letter to the editor.

To the Editor,

I read with interest the COLUMN about workforce housing in East Vail by Tobin Stone (Albright College 2022; I am an Albright graduate 1973), as well as the GUEST OPINION by Ron Velarde and Rick Cables in the Vail Daily May 1, 2022.

I am an owner/resident in the Mountain Meadow community of East Vail, and based on the need for employee/affordable housing I am in favor of the Vail Resorts project in East Vail. As reported by Ron and Rick, there is potential for this project to be a win/win

by helping to alleviate the problem of the lack of sufficient local employee/affordable housing, as well as protect the “magnificent bighorn.”

I guess instead of one of Tobin’s NIMBYs, I am a PIMBY (Place In My Back Yard).

I encourage the Town Council to make every effort to support this project.

Sent from my iPhone

Gary S. Drizin, M.D.

4682 Meadow Drive, Unit 8

Vail, Colorado 81657

Email: gsdmd8551@aol.com

Phone: 215-740-2700

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Booth Heights
Date: Monday, May 2, 2022 8:39:38 AM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Nina Kazazian <nhk11@me.com>
Sent: Saturday, April 30, 2022 8:26 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Booth Heights

Please pass the resolution to obtain the booth heights parcel as open space!! I'm so happy to see this resolution is on the agenda!

Best regards,

Nina H Kazazian
Pitkin Creek Park since 2007
Booth Creek townhomes 1976-1986.
+1(970)306-6235

“What do we live for if not to make the world less difficult for each other?”

—George Eliot.

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Big horn sheep
Date: Monday, May 2, 2022 8:39:59 AM

Tammy Nagel
Town Clerk

75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com

-----Original Message-----

From: Terese Snowden <tksnowden33@yahoo.com>
Sent: Saturday, April 30, 2022 7:44 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Big horn sheep

I find the Big Horn Sheep up on the rocks to be an important part of the magic of Vail More important to me than the hotel's restaurants and stores Please condemn their land so they will be safe Dr Terese Snowden Colorado resident since 1982 Owner Telemark Townhome Since 1990

Sent from my iPhone

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Affordable Housing in East Vail
Date: Monday, May 2, 2022 8:51:55 AM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Karissa Both <bothkarissa@gmail.com>
Sent: Saturday, April 30, 2022 2:11 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Affordable Housing in East Vail

April 30, 2022

To Whom It May Concern:

I'm writing in response to the ongoing affordable housing initiative that Vail Resorts is pursuing in East Vail. I am an employee of Vail Resorts and help manage the Call Center and Ticket Offices. I first heard about this project when I began with the company in early 2019- All that I knew was that VR was attempting to build in an area that would destroy bighorn sheep habitat. When this issue arose again about a month ago, I felt torn: as a manager, I need employees. I cannot have employees if I don't have housing to offer them. As a lover of the earth and nature, I don't want to disrupt the sheep's living space. With this, I stayed quiet. Since then, I began doing my own research- reading actual reports, not just listening to people's opinions.

I am writing to say, the Vail Town Council has an obligation to approve this project and permit

affordable housing to be built on this property in East Vail. The building of housing has been approved in this area. But now, the building of affordable housing is being questioned? I would call out that the only difference here is that the one type of housing is affordable and the other is not, so why is this being so heavily debated? However, the truth is that the one type of housing is affordable, it comes with more vetting than any other property in that area, it is taking multiple measures to give back to and preserve the natural habitat (namely, the sheep), and it is making the skiing experience possible that the economy of the town relies on through housing the workers that are required to orchestrate the experience. The other housing in this area does NONE of this.

Some comments that I've heard against this project are:

- **It's damaging the sheep's habitat and disturbing the herd.** This isn't true. There are multiple third-party reports and studies showing this. In addition, VR is designating 75% of the parcel to natural preservation, is funding long-overdue habitat rehabilitation, and has undergone more intense vetting than any of the other 107 structures that already exist in this area.
- **The natural resources make this town what it is.** The natural resources are what have drawn development to this area. The town would not be accessible to enjoy nature if it were not for the development aspect. The economy would not thrive if it weren't for tourism- tourism isn't always a fun part of the community, but it's most definitely the driver of our economy. In addition, this development gives back to the preservation of natural resources.
- **Why not build on Ever Vail?** The plan is to build on Ever Vail, and Ever Vail is not shovel ready, and won't be shovel ready for another 3-5 years.
- **It doesn't look nice.** What also doesn't look nice is a ticket office with 1 window open and a line across international bridge because there isn't staff because there isn't housing. This isn't only a "doesn't look nice" for VR, but it is you- it is the community- that we hear from and that are angry when this is your experience.
- **Vail Resorts helped cause the crisis.** Vail Resorts helped stimulate the economy. Vail Resorts helped make Vail Mountain the place it is today.
- **This housing crisis isn't new.** And since when does it make sense or since when do problems get solved by ignoring them? This has been brought up time and time again since the 1970s, and since the 1970s, the town council has voted against employee housing for things as petty as aesthetic.

Affordable housing is necessary, and it is necessary NOW. Our town and our economy would not function if it were not for the tourism, and we cannot continue to provide an experience that guests from around the world travel to see without the labor force to make it possible.

Affordable housing in East Vail specifically is vital. East Vail specifically should be approved for this project, because it is shovel-ready and can provide relief sooner than any other property. Housing on this side of Dowd Junction ensures that the community can operate even when the road is closed. Housing on this side of Down Junction preserves the natural resources that people seem to care about so much, because it means fewer commuters and less of a carbon footprint. Housing in town on the bus route encourages bus usage, also lessening the carbon footprint AND adding relief to the parking problem that the community is undeniably seeing.

According to the Affordable Housing Transformational Task Force and Subpanel:

- Colorado saw a dramatic decrease (40%) in the number of homes built across the housing continuum between 2010 and 2020. This significant decrease has coincided with a population increase of 14.8% in the state, creating a situation where low supply and high demand have greatly driven up prices.
- While demand for housing has increased, both project-based and naturally occurring affordable housing have been lost to market forces. State data show that the number of units deemed affordable for those making less than \$45,000/year decreased by almost 300,000 units in the last decade. These losses have deep implications for low- to moderate-income individuals and families.
- A convergence of factors have come together, exacerbated by the COVID-19 pandemic, to create more affordability challenges for middle-income households. Housing cost burdens are rising across Colorado, especially in high growth areas, creating a significant gap in middle-income housing. People are pushed further and further away from their place of work due to high price and limited inventory, creating more traffic congestion and longer commutes. Existing state and federal resources are limited to address this housing gap, as they primarily support the development of housing for those earning 60% AMI or less.
- According to recent reports by the National Low Income Housing Coalition (NLIHC), Colorado is ranked the 9th least affordable state for housing. For minimum wage earners to afford a modest two-bedroom apartment, they would need to work 89 hours per week.

Check your motives, Vail Town Council. What are you standing for? I stand for the development of affordable housing in East Vail.

Sincerely,
Karissa Both

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Don't Condemn Booth Heights Parcel
Date: Monday, May 2, 2022 8:52:46 AM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Michael Bruun <mbruun3267@msn.com>
Sent: Saturday, April 30, 2022 12:27 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Don't Condemn Booth Heights Parcel

Dear Vail Town Council,

My name is Mike Bruun and I am writing to ask that you vote to not condemn the Booth Heights parcel in East Vail and allow for affordable workforce housing proposed by Vail Resorts to continue.

I am in hospitality specifically in group events. From when I started doing this work in the valley in 2008 to now is black and white from a workforce standpoint. I can't find any long-term full-time staff and out of the area applicants all say the same thing, "What about housing?". Most applicants are well informed of the housing crisis in this ski resort and others and won't continue an interview until they have answers on the housing the job offers. The strain of the workforce shortage is now being felt by our group attendees as I simply can't get

enough people to work events. This area needs tourism to survive, and if we don't address housing for the workforce that serves our visitors the experience will suffer and then the guests won't come back. What does Vail's budget look like without substantial visitation?

When I moved here from Virginia I was a server and remember many times being able to find multiple listings for somewhat affordable housing in Vail, not to mention countless opportunities down valley. Since, I have put down roots, bought a home and started a family. Came for a winter and now almost 14 years later I can't imagine calling anywhere else home. I've heard my story from 100 people I've encountered over the years. If I started my journey here in present state, if I even came at all, I would've done one season and had to move on because of the absurd cost of living. When interviewing candidates I can't stop talking about how amazing it is to live here and how you can definitely make a life...with the asterisk of "if you can find a place to live". I believe that if housing isn't addressed immediately future transplants who will put down roots here and keep making this valley the amazing destination it is will disappear.

Like most that have made their way here I love nature and the outdoors and I certainly don't want to upset our balance with nature. However, it is my understanding that 75% of this parcel has already been donated by Vail Resorts to be preserved and the 5 acres they are looking to build on is close to the highway and not the most ideal portion of the parcel for the bighorn sheep. All I hear is how Vail Resorts needs to take responsibility for the housing problem and step up as it's mostly they have the largest workforce needs in the area. Why are we getting in the way when they finally want to do something to help address the issue?

I 100% do not approve of \$15 million in tax dollars being spent to buy the land at value and then condemning it so nothing can ever be built on it. Surely there is a path to compromise between VR, the town and the sheep. If we can't come together and do something about the housing crisis crushing this community than before too long it will be a non-issue as guests and workers alike won't want to be here.

Please do the right thing and look for a compromise and do not condemn the best and quickest opportunity to start to turn things around.

Kind Regards,
Mike Bruun
Works in Vail, Lives in Gypsum

Sent from [Outlook](#)

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Proceed with Vail Employee Housing at East Vail Location
Date: Monday, May 2, 2022 8:53:13 AM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Shawn Carney <scarney1978@gmail.com>
Sent: Saturday, April 30, 2022 11:46 AM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Proceed with Vail Employee Housing at East Vail Location

Dear Town Council,

I have been a Vail Mountain employee for over 20 years and witnessed the housing struggle first hand. The Town Council needs to stand by its decision to allow the East Vail Affordable Housing Project. It is obvious that we are in a housing crisis and action needs to be taken immediately. This project is the first piece of what will be a long road to providing more housing opportunities to the workforce of the valley. I don't understand why a multi million dollar mansion can be built for second or even third home owners literally down the road but we can't support a well vetted employee housing project? Everyone talks about the importance of employee housing but doesn't take action, it is in your hands to make a difference.

Thank you for your consideration,

Shawn Carney
Senior Manager Mountain Operations

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Support to Condemn Booth Heights Project
Date: Monday, May 2, 2022 8:53:56 AM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: jacci mckenna <xotic61@yahoo.com>
Sent: Saturday, April 30, 2022 9:51 AM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Support to Condemn Booth Heights Project

Thank you to the Vail Town Council for your efforts to reach a resolution that would satisfy both the needs of Vail Resorts employee housing and preservation of the big horn winter range habitat. It is unfortunate that Vail Resorts did not appear to be bargaining in good faith and is attempting to proceed with the initial plans to build in a location that would result in devastating consequences for the big horn herd.

As a result, the only option is to proceed with condemnation proceedings and I and many other community members fully support that action.

Workforce housing is of paramount importance and so are the lives of the big horn sheep herd which CPW representatives confirm will not survive unless their winter-range habitat is protected. Thankfully, it does not need to be an either/or proposition. The actions you take can and will result in a win-win for both interests.

Your support in protecting the big horn herd is very much appreciated!

Be Well,

Jacci McKenna, Eagle

Be the Change You Want to See in the World, Mahatma Gandhi

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Resolution 22
Date: Monday, May 2, 2022 8:54:37 AM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: mike Halpert <mikehalpert79@gmail.com>
Sent: Saturday, April 30, 2022 9:40 AM
To: PublicInputTownCouncil <publicinput.vailtowncouncil@vailgov.com>
Subject: Resolution 22

I am supportive of the TOV acting in a positive way to condemn the property and further protect it for perpetuity.

Michael Halpert
1054 Homestake Circle
Vail 81657
970 476 5301

--

CEO/PHILHIDE
970 476B 5301

215 790 1717

mikehalpert79@gmail.com

hidemogul@aol.com

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: East Vail development concerns
Date: Monday, May 2, 2022 8:55:03 AM

Tammy Nagel
Town Clerk

75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com

-----Original Message-----

From: Jordan Harrill <jchtravel@gmail.com>
Sent: Saturday, April 30, 2022 8:59 AM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: East Vail development concerns

Vail town council,

I've been a vail resident since 2008. There have been many consistent elements during my time here, most of them amazing. One of the unfortunate and most serious has been a shortage in affordable housing. Now more than ever we should be getting creative to be part of and create the solution.

I couldn't disagree more with using our taxpayer dollars to work against a viable solution which is the proposed development in East Vail.

Jordan Harrill

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Booth Heights
Date: Monday, May 2, 2022 8:55:22 AM

Tammy Nagel
Town Clerk

75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com

-----Original Message-----

From: Joe McHugh <mjoemchugh@comcast.net>
Sent: Friday, April 29, 2022 8:26 PM
To: PublicInputTownCouncil <publicinput.vailtowncouncil@vailgov.com>
Subject: Booth Heights

Had VR been truly interested in land for employee housing it would have pursued the proposed land swap with the TOV, a superior option for employee housing. It's latest ploy proves its goal is a purely profit - driven sale of the condemned land to the TOV.

Joe & Brenda McHugh
4014 Bighorn Road
Vail, CO 81657
979-476-0324
Sent from my iPhone

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vail town Council should support Vail Corporation Affordable housing project
Date: Monday, May 2, 2022 8:55:39 AM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Matt Thompson <mwthompson@disciples.com>
Sent: Friday, April 29, 2022 7:58 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Vail town Council should support Vail Corporation Affordable housing project

Friday April 28, 2022

Dear Vail Town Council,

Everyone is aware of what will happen if our town and valley does not have affordable housing for its employees. I urge the Town Council of Vail **Not to condemn the Vail Corporation East Vail affordable housing project**. I currently live in employee housing at Beaver Creek ski Resort in Avon at the Tarnes and without this employee housing I would not be here and be able to have my current employment with Vail Corporation at Beaver Creek Ski Resorts. I also would not be able to pursue using my master's degree in my field of sports management within the ski industry and Vail Corporation at Beaver Creek Ski Resort. The average apartment and housing rent in Vail and the Vail Valley is about \$1400 a month, which if I had to get housing outside my affordable employee housing with Vail Corporations, I would not be able to afford it since that is almost if not more than I make in pay in a 2 week pay period, and would not be here employed with Vail Corporation and living in the Vail Valley. I know there are other employees and future employees of

Vail Corporation and other employers in Vail and the Vail Valley who would say the same and are in the same situation. The town of Vail and its largest employer Vail Cooperation, and largest employer in the Vail Valley, which runs both Vail Ski Resort here in Vail and Beaver Creek Ski Resort in Avon need more affordable housing for employees. Vail Corporation employee housing in Vail and the Vail Valley is currently can't house all the employees or even a majority of its employees. Stemming from this problem and the many more Vail Corporation employees who want and need affordable employee housing, the new affordable employee housing project in Vail for Vail Corporation should move forward and be completed. Without this affordable housing not only will Vail Corporation suffer by not having enough employees to adequately run Vail Ski Resort and Beaver Creek Ski Resort, but the whole Town of Vail, the whole Valley Vail and the public will suffer because if Vail Corporation does not have enough employees to adequately run Vail Ski Resort and Beaver Creek Ski Resort then the public and people of Vail and the Vail Valley will not be able to do what they like to do which is ski and snowboard on their great mountains and world class destinations. Also, Vail and Vail Valley will lose lots of money in its economy since outside people and vacationers will not be able to come ski and snowboard at Vail ski Resort and Beaver Creek Ski Resort.

Vail Corporation should be allowed to build their affordable employee housing on the East Vail parcel of land that they own since other luxury home construction has been allowed in the same area that is used by the bighorn sheep. Why can luxury homes be built on land that affects bighorn sheep or bighorn sheep use and not affordable housing for Vail Corporation? Wouldn't they both have the same impact on the bighorn sheep? Also Vail Corporation is planning on setting aside some of the land for wildlife habitat and fire mitigation , so Vail Corporation is showing that it took the bighorn sheep, wildlife and fires into accord and cares for the wildlife, unluck the public makes Vail Resorts out to be, not caring for the bighorn sheep and wildlife when Vail Corporations actual does.

Are we going to put the bighorn sheep before humans and the lively hood of our town in jeopardy? I urge the Town Council of Vail to **Support the Vail Corporation affordable housing project in East Vail and not condemn it.**

Matt Thompson

Cheyenne, WY

Winter and Summer Lift Operator & Leadership Essentials Online Training at Beaver Creek Ski Resort & Vail Corporation

0116 Bachelor Gulch Trail

Bldg. #3, Apt. 103

Avon, CO 81620

(307)679-0373

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vail town Council should support Vail Corporation Affordable housing project
Date: Monday, May 2, 2022 8:55:53 AM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Matt Thompson <mwthompson@disciples.com>
Sent: Friday, April 29, 2022 7:56 PM
To: PublicInputTownCouncil <publicinput.vailtowncouncil@vailgov.com>
Subject: Vail town Council should support Vail Corporation Affordable housing project

Friday April 28, 2022

Dear Vail Town Council,

Everyone is aware of what will happen if our town and valley does not have affordable housing for its employees. I urge the Town Council of Vail **Not to condemn the Vail Corporation East Vail affordable housing project.** I currently live in employee housing at Beaver Creek ski Resort in Avon at the Tarnes and without this employee housing I would not be here and be able to have my current employment with Vail Corporation at Beaver Creek Ski Resorts. I also would not be able to pursue using my master's degree in my field of sports management within the ski industry and Vail Corporation at Beaver Creek Ski Resort. The average apartment and housing rent in Vail and the Vail Valley is about \$1400 a month, which

if I had to get housing outside my affordable employee housing with Vail Corporations, I would not be able to afford it since that is almost if not more than I make in pay in a 2 week pay period, and would not be here employed with Vail Corporation and living in the Vail Valley. I know there are other employees and future employees of Vail Corporation and other employers in Vail and the Vail Valley who would say the same and are in the same situation. The town of Vail and its largest employer Vail Cooperation, and largest employer in the Vail Valley, which runs both Vail Ski Resort here in Vail and Beaver Creek Ski Resort in Avon need more affordable housing for employees. Vail Corporation employee housing in Vail and the Vail Valley is currently can't house all the employees or even a majority of its employees. Stemming from this problem and the many more Vail Corporation employees who want and need affordable employee housing, the new affordable employee housing project in Vail for Vail Corporation should move forward and be completed. Without this affordable housing not only will Vail Corporation suffer by not having enough employees to adequately run Vail Ski Resort and Beaver Creek Ski Resort, but the whole Town of Vail, the whole Valley Vail and the public will suffer because if Vail Corporation does not have enough employees to adequately run Vail Ski Resort and Beaver Creek Ski Resort then the public and people of Vail and the Vail Valley will not be able to do what they like to do which is ski and snowboard on their great mountains and world class destinations. Also, Vail and Vail Valley will lose lots of money in its economy since outside people and vacationers will not be able to come ski and snowboard at Vail ski Resort and Beaver Creek Ski Resort.

Vail Corporation should be allowed to build their affordable employee housing on the East Vail parcel of land that they own since other luxury home construction has been allowed in the same area that is used by the bighorn sheep. Why can luxury homes be built on land that affects bighorn sheep or bighorn sheep use and not affordable housing for Vail Corporation? Wouldn't they both have the same impact on the bighorn sheep? Also Vail Corporation is planning on setting aside some of the land for wildlife habitat and fire mitigation , so Vail Corporation is showing that it took the bighorn sheep, wildlife and fires into accord and cares for the wildlife, unluck the public makes Vail Resorts out to be, not caring for the bighorn sheep and wildlife when Vail Corporations actual does.

Are we going to put the bighorn sheep before humans and the lively hood of our town in jeopardy? I urge the Town Council of Vail to **Support the Vail Corporation affordable housing project in East Vail and not condemn it.**

Matt Thompson

Cheyenne, WY

Winter and Summer Lift Operator & Leadership Essentials Online Training at Beaver Creek Ski Resort & Vail Corporation

0116 Bachelor Gulch Trail

Bldg. #3, Apt. 103

Avon, CO 81620

(307)679-0373

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Booth Heights condemnation
Date: Monday, May 2, 2022 8:56:00 AM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Leslie Robertson <leslie@lodgeatlionshead.com>
Sent: Friday, April 29, 2022 6:01 PM
To: PublicInputTownCouncil <publicinput.vailtowncouncil@vailgov.com>
Subject: Booth Heights condemnation

Dear Vail Town Council members,

I am an employee in Vail who fully supports condemnation of the East Vail parcel that has been proposed for the Booth Heights development. Vail Resorts has other land on which it could build employee housing that makes more sense - the former Ever Vail development would be a perfect location based on proximity to the villages and the mountain. Until they build on that, they should not be allowed to build on the only remaining winter habitat for our local bighorn sheep herd.

I am a renter who lives down valley because I cannot afford to live in Vail. I am also someone who has seen - for years - how lack of housing affects hiring, employee retention, morale and

more. I still in no way want to see Vail's bighorn sheep herd "mitigated" to extinction for a project like this. There are other solutions.

Thank you,
Leslie

Leslie Robertson

Marketing Coordinator

Lodge at Lionshead

970-476-2700

800-962-4399

www.lodgeatlionshead.com

www.eastwest.com

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Employee Housing project.
Date: Monday, May 2, 2022 8:56:21 AM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Jason Farmer <Jason.P.Farmer@vailresorts.com>
Sent: Friday, April 29, 2022 4:33 PM
To: PublicInputTownCouncil <publicinput.vailtowncouncil@vailgov.com>; Council Dist List <TownCouncil@vailgov.com>
Subject: Employee Housing project.

To whom it may concern,

Recognizing the unusually harsh and unrealistic reality of finding housing in the valley I'm writing in support of proceeding with the proposed project. The bottom line is that this effects people of low income primarily and is at their expense when projects to support them are stifled for political gain. The arguments opposed to the housing proposal do not ring true, and primarily sound like lip service to impede and obstruct the project, rather than any genuine and authentic concern.

I find it particularly hypocritical that the town of vail allows for the operation of numerous fur shops, replete with countless pelts of exotic animals, yet acts like one proposed building is going

***Kindly,
Jason Farmer***

The information contained in this message is confidential and intended only for the use of the individual or entity named above, and may be privileged. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please reply to the sender immediately, stating that you have received the message in error, then please delete this e-mail. Thank you.

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Booth Heights
Date: Monday, May 2, 2022 8:56:43 AM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Jeffrey Lovelace <jclovelace@earthlink.net>
Sent: Friday, April 29, 2022 2:43 PM
To: PublicInputTownCouncil <publicinput.vailtowncouncil@vailgov.com>
Subject: Booth Heights

Dear Town of Vail Council Members,

As residents of Vail, we believe Vail Resorts should not be allowed to build employee housing in the Booth Heights Area. While we are aware of how serious the need is, there may be more suitable locations closer and more convenient to our Town.

On a recent drive to the area, my wife and I turned up Katsos Ranch Road and to our amazement encountered a herd of bighorn sheep. I counted 37 of them peacefully grazing on the hillside oblivious to us and even a neighbor who drove up and said he has seen as many as

70 or so.

As we watched, two back country skiers were walking east on Frontage Road below us. They were accompanied by a small black and white sheep dog. As they approached, every bighorn sheep stopped eating and turned toward that dog as it walked past $\frac{1}{4}$ of a mile or so below them. Even though we were closer, they didn't care about us. Surprising. But, that dog was a real concern!

With the 100 or so housing units planned for Booth Heights, I'm sure dogs and other pets will come as well. All of whom will have a serious impact on the bighorn sheep.

We believe the area should be protected. We are pleased the Town is considering purchasing Booth Heights from Vail Resorts and taking condemnation action. To protect what's left of the bighorn sheep habitat is the right thing to do. They are incredible creatures. Part of the beauty of Vail. We'd hate to see them lost.

Thank you for your attention,

Jeff and Judy Lovelace
860-391-3015

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Collaboration not Condemnation
Date: Monday, May 2, 2022 2:10:46 PM
Attachments: [image008.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Alison Wadey <alisonw@vailchamber.org>
Sent: Monday, May 2, 2022 1:29 PM
To: Council Dist List <TownCouncil@vailgov.com>; Patty McKenny <PMcKenny@vailgov.com>; Stan Zemler <SZemler@vailgov.com>
Subject: Collaboration not Condemnation

Hello Town Council,

I will keep it short and sweet as I already wrote a more detailed letter to you all two weeks ago. I just want you all to remember tomorrow when you are voting on condemnation the old adage that "you can't put the toothpaste back in the tube once it has been squeezed out".

Once you set the condemnation of the East Vail affordable housing project in motion you are going to start a ripple effect of negative consequences and do irreparable harm to community relationships that we have all worked so hard on the past 8-10 years.

Please take a deep breath, take a step back, and find out another way to collaborate to achieve our

community goals. Please either vote no on condemnation or forego the vote altogether. There is another way forward, we can find it together.

Thank you for all that you do and for considering what is best for the community through level headedness and not emotional decision making.

Thank you,
Alison Wadey

Alison C. Wadey
Executive Director

Vail Chamber & Business Association
241 South Frontage Road Suite 2 Vail, CO 81657
Office: (970) 477-0075 Mobile: (970) 376-1661
www.vailchamber.org

Community-Inspired Guest Experience

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: East Vail Affordable Housing-Public Input
Date: Monday, May 2, 2022 2:24:28 PM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Jane Ivy <Jlvy@vailresorts.com>
Sent: Monday, May 2, 2022 11:48 AM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: East Vail Affordable Housing-Public Input

As a long time worker and resident of the Vail Valley I urge the Town Council NOT to condemn East Vail affordable housing. Our lack of employees this year due to a severe lack of housing put an enormous strain on everyone, including our guests and their experience. It is essential that we as a community look at the future and realize that affordable housing is a priority. We continue to build luxury homes but overlook the need to provide housing for our staff. We cannot have a community made up solely of luxury homes.

At what point do we realize what we are doing isn't sustainable? We must work together solve our housing crisis and have employees living in the community where they work.

Please find a way to collaborate on this project rather than condemn it.

Thank you for your time.

Sincerely,

Jane

Jane Ivy
Club Director
Vail Mountain Club

The information contained in this message is confidential and intended only for the use of the individual or entity named above, and may be privileged. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please reply to the sender immediately, stating that you have received the message in error, then please delete this e-mail. Thank you.

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Condemnation Vote
Date: Monday, May 2, 2022 2:27:06 PM
Attachments: [image008.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Douglas Schofield <DSchofield@vailresorts.com>
Sent: Monday, May 2, 2022 10:18 AM
To: PublicInputTownCouncil <publicinput.vailtowncouncil@vailgov.com>
Subject: Condemnation Vote

Vail Town council-

I am disappointed to have to be here to ask you to **not** condemn land for a project that has **already been approved** by the previous town council and undoing the work of a previous council is a dangerous precedent to set. This project aligns with the Town of Vail's mission to provide additional housing and re-build the lost character of this community. As a 32 year resident I have seen and experienced the desperate need for additional housing and this proposal of condemnation demonstrates the unequal treatment based on the class they are associated with...that is **discrimination**.

The lack of housing IN the Town of Vail has incredibly degraded the **character** of this community with locals only coming 'downtown' for skiing or special events. This town has changed and not for the better, it is no longer the community it once was with vibrant locals, the only locals left are

people that have been here since homes were more affordable, or are part of the 1%. This is a project that is ready to go in a location that is better described as interstate right of way than wildlife habitat, a habitat that will be improved with the approval of this project. The interstate is the greatest risk to the sheep herd and lack of housing is the greatest risk to this community's character.

Speaking of interstate...Dowd junction has been classified as an area of special attention by CDOT with 86% of accidents occurring during the winter months. The recommendation to house employees down valley not only creates increased traffic, a greater demand on parking, increased pollution, but most importantly it makes the problem worse-not better-increasing the risks that our transportation partners and working to fix.

This project is ready to go and is the only project that can be in place in the near future as we continue to plan for additional units at alternative locations. You should take the passion and personal agendas out of this decision and rely on the facts that show the immense importance of this project, lack of fiduciary transparency and lack of accountability for current residences and businesses currently within the winter habitat. **I want my employees in our backyard and you should too.**

Douglas F. Schofield

Sr. Manager Health and Safety

Vail Mountain

O: 970.754.4317

C:970.390.5843

dschofield@vailresorts.com



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From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: East Vail 23 Acre site for employee housing
Date: Monday, May 2, 2022 2:27:35 PM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Bowenarbs <Bowenarbs@comcast.net>
Sent: Monday, May 2, 2022 10:03 AM
To: PublicInputTownCouncil <publicinput.vailtowncouncil@vailgov.com>
Subject: East Vail 23 Acre site for employee housing

I'd simply like to offer one vote for the Bighorn Sheep on this tract.

Dr. Jeff Bowen

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: EverVail Master plan
Date: Tuesday, May 3, 2022 9:39:46 AM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Victoria Frank <vfrank@slifer.net>
Sent: Tuesday, May 3, 2022 9:31 AM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: EverVail Master plan

Agree, it is either time to condemn the Ever Vail land and have TOV build with a private developer, an apartment building where 50% floats with current market rental rates and 50% with a restricted rental rate for Vail Village employees (ONLY) with employers who could offer master leases for their seasonal or long term employees. There would still be space on the lot for VR or whomever to build for profit townhomes or condos along the creek. Go down to the One Riverwalk project at the Westin (currently) under construction in Avon to see how they did it. Or sell the land/plans to someone who can get the job done. It's been too long and the need is great.

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vote NO On Housing Condemnation
Date: Tuesday, May 3, 2022 9:40:08 AM
Attachments: [image008.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Gracie Moody <Gracie.Moody.548464216@p2a.co>
Sent: Tuesday, May 3, 2022 9:30 AM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Vote NO On Housing Condemnation

Vail Town Council,

[please describe your relationship to Vail town]

I ask you to vote to approve the Vail Mountain workforce housing project. The Town should not use condemnation (eminent domain) for a parcel that would be developed within zoning guidelines, and has been approved by a prior council and the Eagle County District Court.

Government seizure of private lands is an extreme action and should be opposed. The Town of Vail has taken strides to be a good partner in addressing workforce housing issues through the development of projects such as Lions Ridge and Residences at Main Vail and programs such as Vail InDeed. Throwing away this partnership through government overreach is ill-advised and I

encourage you to vote NO on condemnation of this property.

Regards,
Gracie Moody
175 Williams St
Minturn, CO 81645
|

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vote NO On Housing Condemnation
Date: Tuesday, May 3, 2022 9:40:25 AM
Attachments: [image008.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Ashley Cummings <Ashley.Cummings.548463992@p2a.co>
Sent: Tuesday, May 3, 2022 9:28 AM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Vote NO On Housing Condemnation

Vail Town Council,

[please describe your relationship to Vail town]

I ask you to vote to approve the Vail Mountain workforce housing project. The Town should not use condemnation (eminent domain) for a parcel that would be developed within zoning guidelines, and has been approved by a prior council and the Eagle County District Court.

Government seizure of private lands is an extreme action and should be opposed. The Town of Vail has taken strides to be a good partner in addressing workforce housing issues through the development of projects such as Lions Ridge and Residences at Main Vail and programs such as Vail InDeed. Throwing away this partnership through government overreach is ill-advised and I

encourage you to vote NO on condemnation of this property.

Regards,
Ashley Cummings
1050 W Beaver Creek Blvd
Avon, CO 81620

|

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: East Vail Big Horn development
Date: Tuesday, May 3, 2022 9:40:44 AM

Tammy Nagel
Town Clerk

75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com

-----Original Message-----

From: Thomas Dimmig, M.D. <Thomas.Dimmig@emergeortho.com>
Sent: Tuesday, May 3, 2022 9:23 AM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: East Vail Big Horn development

All,

We have been coming to Vail since 1969 and are current residents of East Vail.

We are totally and completely against the proposed development in the Big Horn area. East Vail is a community of small homes and condos owned mostly by local residents.

The proposed development is wrong for so many reasons of course the sheep are certainly an important factor. "Affordable housing" for transient employees at this sight makes no sense what so ever. It needs to be located in proximity of other services like grocery stores and other retail, restaurants, easy transportation as well as social entertainment sites like bars. East Vail has none of that!!

Maintaining this site as open space is so important for our local environment. One does not want to enter the valley and first thing look at a large development on the right side of the road.

How this has gotten this far is really beyond me and many others??

Thank you for your time.

Tom and Jane Dimmig

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vote NO On Housing Condemnation
Date: Tuesday, May 3, 2022 9:41:51 AM
Attachments: [image008.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Lindsey Fagerstrom <Lindsey.Fagerstrom.548422816@p2a.co>
Sent: Tuesday, May 3, 2022 8:32 AM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Vote NO On Housing Condemnation

Vail Town Council,

Hello Vail Town Council Members,

I have lived in vail for just shy of 2 years. I work in the village for a small business, Two Arrows. Housing creates an undercurrent of stress among my peers - which affects our day to day lives. There is always fear about having to move, your home being sold, or rent being increased. It is stressful because there are little to no housing solutions happening. Please do not make this a sheep vs. housing issue when it simply is not. PLEASE represent us.

I ask you to vote to approve the Vail Mountain workforce housing project. The Town should not use condemnation (eminent domain) for a parcel that would be developed within zoning guidelines, and has been approved by a prior council and the Eagle County District Court.

Government seizure of private lands is an extreme action and should be opposed. The Town of Vail has taken strides to be a good partner in addressing workforce housing issues through the development of projects such as Lions Ridge and Residences at Main Vail and programs such as Vail InDeed. Throwing away this partnership through government overreach is ill-advised and I encourage you to vote NO on condemnation of this property.

Regards,
Lindsey Fagerstrom
3900 Fall Line Dr
Vail, CO 81657

|

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vote NO On Housing Condemnation
Date: Tuesday, May 3, 2022 9:42:39 AM
Attachments: [image008.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Ryan Kelsey <Ryan.Kelsey.548421501@p2a.co>
Sent: Tuesday, May 3, 2022 8:05 AM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Vote NO On Housing Condemnation

Vail Town Council,

As an active member of the Vail business and residential community and as a 22 year resident in Eagle County, I ask you to vote to approve the Vail Mountain workforce housing project. The Town should not use condemnation (eminent domain) for a parcel that would be developed within zoning guidelines, and has been approved by a prior council and the Eagle County District Court.

Government seizure of private lands is an extreme action and should be opposed. The Town of Vail has taken strides to be a good partner in addressing workforce housing issues through the development of projects such as Lions Ridge and Residences at Main Vail and programs such as Vail InDeed. Throwing away this partnership through government overreach is ill-advised and I encourage you to vote NO on condemnation of this property.

Regards,
Ryan Kelsey
680 Lionshead Pl
Vail, CO 81657

|

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vote NO On Housing Condemnation
Date: Tuesday, May 3, 2022 9:42:41 AM
Attachments: [image008.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Katie Kukar <Katie.Kukar.548421448@p2a.co>
Sent: Tuesday, May 3, 2022 8:04 AM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Vote NO On Housing Condemnation

Vail Town Council,

[please describe your relationship to Vail town]

I ask you to vote to approve the Vail Mountain workforce housing project. The Town should not use condemnation (eminent domain) for a parcel that would be developed within zoning guidelines, and has been approved by a prior council and the Eagle County District Court.

Government seizure of private lands is an extreme action and should be opposed. The Town of Vail has taken strides to be a good partner in addressing workforce housing issues through the development of projects such as Lions Ridge and Residences at Main Vail and programs such as Vail InDeed. Throwing away this partnership through government overreach is ill-advised and I

encourage you to vote NO on condemnation of this property.

Regards,
Katie Kukar
2942 Bellflower Dr
Vail, CO 81657

|

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Condemnation Vote
Date: Tuesday, May 3, 2022 9:43:21 AM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Renner, Trisha <TRenner@rwbaird.com>
Sent: Tuesday, May 3, 2022 7:09 AM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Condemnation Vote

As a frequent visitor and sales tax generator to Vail I urge you to vote no on condemnation. That seems to be a dramatic and inappropriate action. Entering back into discussions with partners will allow the high ground and greater negotiation position. Rushing to this vote lacks transparency and creates ill will towards further development collaborations.

Thank you for your time in advance.

Best,
Trish

Trisha K. Renner
Managing Director

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From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: East Vail development
Date: Tuesday, May 3, 2022 9:43:48 AM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: David Miller <davidmiller3552@gmail.com>
Sent: Tuesday, May 3, 2022 5:25 AM
To: PublicInputTownCouncil <publicinput.vailtowncouncil@vailgov.com>
Subject: East Vail development

Hi there,
I am writing regarding the proposal to condemn the parcel in East Vail.

As a full time East Vail resident and deed restricted home owner, I do not support this decision to condemn the property.

The decision for a government of any size, to condemn and effectively eminent domain a property is not a decision that should be made lightly. It seems that this was the only option considered by the council and no attempts were made for any other resolution.

Additionally the reasons for doing this are lose at best.
I understand the desire to protect the sheep, however there are massive luxury homes being built in

this same habitat, a large school complex and a trail head that sees tens of thousands of visitors annually. One could argue that all of those would be equally if not more disruptive to the sheep habitat.

The need for employee housing in this town is dire. Effectively killing this plan to help ease the employee housing crisis is a poor and short sighted decision by the town council.

The decision to condemn this property says more about where the towns priorities are and sends a clear message to the working class, that they are not wanted in the Town of Vail.

Sincerely,
David Miller
Alexis Patton

East Vail

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vote NO On Housing Condemnation
Date: Tuesday, May 3, 2022 9:44:13 AM
Attachments: [image008.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Anne Somary <Anne.Somary.548406030@p2a.co>
Sent: Tuesday, May 3, 2022 5:10 AM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Vote NO On Housing Condemnation

Vail Town Council,

My husband and I have been visiting Vail from Chicago for the past eight years. We love it so much, we bought a condo during Covid. Now, we spend at least four months a year there. And, one of our sons moved there and bought his own condo nearby.

I ask you to vote to approve the Vail Mountain workforce housing project. The Town should not use condemnation (eminent domain) for a parcel that would be developed within zoning guidelines, and has been approved by a prior council and the Eagle County District Court.

Government seizure of private lands is an extreme action and should be opposed. The Town of Vail has taken strides to be a good partner in addressing workforce housing issues through the

development of projects such as Lions Ridge and Residences at Main Vail and programs such as Vail InDeed. Throwing away this partnership through government overreach is ill-advised and I encourage you to vote NO on condemnation of this property.

Regards,
Anne Somary
180 Daybreak Ridge Rd
Avon, CO 81620

|

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vote NO On Housing Condemnation
Date: Tuesday, May 3, 2022 9:44:42 AM
Attachments: [image008.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Ilse Joyce <Ilse.Joyce.548399840@p2a.co>
Sent: Tuesday, May 3, 2022 2:53 AM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Vote NO On Housing Condemnation

Vail Town Council,

[please describe your relationship to Vail town]

I ask you to vote to approve the Vail Mountain workforce housing project. The Town should not use condemnation (eminent domain) for a parcel that would be developed within zoning guidelines, and has been approved by a prior council and the Eagle County District Court.

Government seizure of private lands is an extreme action and should be opposed. The Town of Vail has taken strides to be a good partner in addressing workforce housing issues through the development of projects such as Lions Ridge and Residences at Main Vail and programs such as Vail InDeed. Throwing away this partnership through government overreach is ill-advised and I

encourage you to vote NO on condemnation of this property.

Regards,
Ilse Joyce
Geneva Dr
Vail, CO 81657

|

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vote NO On Housing Condemnation
Date: Tuesday, May 3, 2022 9:44:52 AM
Attachments: [image008.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Jana Morgan <Jana.Morgan.548394809@p2a.co>
Sent: Tuesday, May 3, 2022 2:30 AM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Vote NO On Housing Condemnation

Vail Town Council,

I have lived and worked in Vail for 35 years. Never in my wildest dreams could I imagine our elected town officials would vote to condemn a parcel of land so workforce housing cannot be built.

I ask you to vote to approve the Vail Mountain workforce housing project. The Town should not use condemnation (eminent domain) for a parcel that would be developed within zoning guidelines, and has been approved by a prior council and the Eagle County District Court.

Government seizure of private lands is an extreme action and should be opposed. The Town of Vail has taken strides to be a good partner in addressing workforce housing issues through the development of projects such as Lions Ridge and Residences at Main Vail and programs such as Vail

InDeed. Throwing away this partnership through government overreach is ill-advised and I encourage you to vote NO on condemnation of this property.

Regards,
Jana Morgan
193 Gore Creek Dr
Vail, CO 81657

|

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vote NO On Housing Condemnation
Date: Tuesday, May 3, 2022 9:45:23 AM
Attachments: [image008.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Sally Caples <Sally.Caples.548394403@p2a.co>
Sent: Tuesday, May 3, 2022 2:29 AM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Vote NO On Housing Condemnation

Vail Town Council,

[please describe your relationship to Vail town]

I ask you to vote to approve the Vail Mountain workforce housing project. The Town should not use condemnation (eminent domain) for a parcel that would be developed within zoning guidelines, and has been approved by a prior council and the Eagle County District Court.

Government seizure of private lands is an extreme action and should be opposed. The Town of Vail has taken strides to be a good partner in addressing workforce housing issues through the development of projects such as Lions Ridge and Residences at Main Vail and programs such as Vail InDeed. Throwing away this partnership through government overreach is ill-advised and I

encourage you to vote NO on condemnation of this property.

Regards,
Sally Caples
PO Box 341
Avon, CO 81620

|

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vote NO On Housing Condemnation
Date: Tuesday, May 3, 2022 9:45:40 AM
Attachments: [image008.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Bartholomew Cuomo <Bartholomew.Cuomo.548349610@p2a.co>
Sent: Tuesday, May 3, 2022 12:19 AM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Vote NO On Housing Condemnation

Vail Town Council,

Full-time resident and business owner.

I ask you to vote to approve the Vail Mountain workforce housing project. The Town should not use condemnation (eminent domain) for a parcel that would be developed within zoning guidelines, and has been approved by a prior council and the Eagle County District Court.

Government seizure of private lands is an extreme action and should be opposed. The Town of Vail has taken strides to be a good partner in addressing workforce housing issues through the development of projects such as Lions Ridge and Residences at Main Vail and programs such as Vail InDeed. Throwing away this partnership through government overreach is ill-advised and I

encourage you to vote NO on condemnation of this property.

Regards,
Bartholomew Cuomo
1750 S Frontage Rd W
Vail, CO 81657

|

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vote NO On Housing Condemnation
Date: Tuesday, May 3, 2022 9:46:02 AM
Attachments: [image008.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Micah Theodor <Micah.Theodor.548364866@p2a.co>
Sent: Monday, May 2, 2022 11:31 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Vote NO On Housing Condemnation

Vail Town Council,

[please describe your relationship to Vail town]

I ask you to vote to approve the Vail Mountain workforce housing project. The Town should not use condemnation (eminent domain) for a parcel that would be developed within zoning guidelines, and has been approved by a prior council and the Eagle County District Court.

Government seizure of private lands is an extreme action and should be opposed. The Town of Vail has taken strides to be a good partner in addressing workforce housing issues through the development of projects such as Lions Ridge and Residences at Main Vail and programs such as Vail InDeed. Throwing away this partnership through government overreach is ill-advised and I

encourage you to vote NO on condemnation of this property.

Regards,

Micah Theodor

2111 N Frontage Rd W

Vail, CO 81657

|

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vote NO On Housing Condemnation
Date: Tuesday, May 3, 2022 9:46:22 AM
Attachments: [image008.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Chris Novak <Chris.Novak.548364848@p2a.co>
Sent: Monday, May 2, 2022 11:31 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Vote NO On Housing Condemnation

Vail Town Council,

[please describe your relationship to Vail town]

I ask you to vote to approve the Vail Mountain workforce housing project. The Town should not use condemnation (eminent domain) for a parcel that would be developed within zoning guidelines, and has been approved by a prior council and the Eagle County District Court.

Government seizure of private lands is an extreme action and should be opposed. The Town of Vail has taken strides to be a good partner in addressing workforce housing issues through the development of projects such as Lions Ridge and Residences at Main Vail and programs such as Vail InDeed. Throwing away this partnership through government overreach is ill-advised and I

encourage you to vote NO on condemnation of this property.

Regards,
Chris Novak
PO Box 1806
Eagle, CO 81631

|

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vote NO On Housing Condemnation
Date: Tuesday, May 3, 2022 9:46:39 AM
Attachments: [image008.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Charlotte Linton <Charlotte.Linton.548363713@p2a.co>
Sent: Monday, May 2, 2022 11:07 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Vote NO On Housing Condemnation

Vail Town Council,

[please describe your relationship to Vail town]

I ask you to vote to approve the Vail Mountain workforce housing project. The Town should not use condemnation (eminent domain) for a parcel that would be developed within zoning guidelines, and has been approved by a prior council and the Eagle County District Court.

Government seizure of private lands is an extreme action and should be opposed. The Town of Vail has taken strides to be a good partner in addressing workforce housing issues through the development of projects such as Lions Ridge and Residences at Main Vail and programs such as Vail InDeed. Throwing away this partnership through government overreach is ill-advised and I

encourage you to vote NO on condemnation of this property.

Regards,
Charlotte Linton
4192 Spruce Way
Vail, CO 81657

|

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Please Do Not Condemn Parcel
Date: Tuesday, May 3, 2022 9:47:00 AM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Christine <christinehamilton45@gmail.com>
Sent: Monday, May 2, 2022 10:04 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Please Do Not Condemn Parcel

Hello,

My name is Christine Hamilton and I am a resident of West Vail. I also work full time in Vail Village. Please stop the condemnation process to allow both sides of this issue to find a long term solution that helps the Big Horn sheep and provides our community with workforce housing that we desperately need. Town of Vail workers are dealing with rising rent prices, inflated costs of living, low wages, and a complete lack of places to rent within reasonable distance to places of employment. Local workers are forced out of their apartments so their landlords can sell for a profit in this inflated market and are unable to find housing afterwards, seasonal workers live with +5 people in 1-2 bedroom apartments so they can afford rent and live close to work, and the local community is becoming increasingly upset with the lack of care and support in the form of workforce housing or assistance from employers. The Big Horn sheep are displaced on the road near

I-70 and wildlife management needs to also come up with a plan to get the big horn sheep back into a suitable habitat. I believe that the town of Vail, Vail resorts, and partners like the Colorado Parks & Wildlife, CDOT, and other non profit wildlife organizations can work together to bring about a plan to help the wildlife survive while also planning for more workforce housing to help the local community. Condemning the land is not the answer.

Thank you for your time,

Christine Hamilton

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vote NO On Housing Condemnation
Date: Tuesday, May 3, 2022 9:47:19 AM
Attachments: [image008.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Jessica Kostelnik <Jessica.Kostelnik.538135366@p2a.co>
Sent: Monday, May 2, 2022 9:47 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Vote NO On Housing Condemnation

Vail Town Council,

I ask you to vote to approve the Vail Mountain workforce housing project. The Town should not use condemnation (eminent domain) for a parcel that would be developed within zoning guidelines, and has been approved by a prior council and the Eagle County District Court.

Government seizure of private lands is an extreme action and should be opposed. The Town of Vail has taken strides to be a good partner in addressing workforce housing issues through the development of projects such as Lions Ridge and Residences at Main Vail and programs such as Vail InDeed. Throwing away this partnership through government overreach is ill-advised and I encourage you to vote NO on condemnation of this property.

Regards,
Jessica Kostelnik
4848 W 28th Ave
Denver, CO 80212

|

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Please Take Action for Vail Valley's Housing Crisis!
Date: Tuesday, May 3, 2022 9:47:38 AM
Attachments: [image008.png](#)
[image012.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: casey@drunkengoatco.com <casey@drunkengoatco.com>
Sent: Monday, May 2, 2022 9:09 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Please Take Action for Vail Valley's Housing Crisis!

Dear Vail Council,

As a small business owner of a local restaurant in the Vail Valley, it is imperative that we take action for our housing crisis, our businesses and community thrive on diversity and those who want to work and live here in our beautiful valley. We know that our locals and guests experienced a decline in service based on our employee housing crisis. We need to ask ourselves if we are willing to live, shop and dine with limited service? I personally know teachers, servers, chefs, young professionals who are leaving the valley due to unaffordable housing, which will continue to be the case if we don't find solutions. I believe collaboration and compromise are the way for Vail Resorts and the Town of Vail to help the sheep and our current and future working residents. Condemning Booth Heights does not save the sheep. The herd will continue to be at risk until the habitat above Katsos Ranch Road is mitigated. If we put a development next to I-70 with a bus stop it will only reduce

carbon footprint, pollution, traffic, parking issues and will increase the value of diversity and the quality of service that our valley deserves.

Respectfully,
Casey Glowacki (Owner for CUT and Drunken Goat)

Casey Glowacki
56 Edwards Village Blvd #104
Edwards, Co 81632
843.345.4683
www.drunkengoatco.com
www.cutvail.com



From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vote No on Condemnation
Date: Tuesday, May 3, 2022 9:50:22 AM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Erin Iba <erin@ibadesignassociates.com>
Sent: Monday, May 2, 2022 5:24 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Vote No on Condemnation

Members of Town Council,

I am writing to respectfully request that you vote no on the condemnation of Booth Heights. This has been passed by PEC, DRB and the previous town council. This proposal has gone through all of the proper channels of government and was approved. To come in after the fact and seize the land via eminent domain sets a dangerous precedent, threatens our relationships with future developers and partners, lacks transparency and in the end neither resolves the security of the bighorn sheep nor address our urgent need for workforce housing. I am aware of the challenging relationship between Vail Resorts and the Town of Vail. The idea of asserting authority over VR, would probably feel great for all of us, but realistically would be cutting our nose off despite our face. Please take this opportunity to instead go back to the table and open a dialog that gives the Town of Vail what it wants; to ensure the restoration of the true bighorn sheep habitat and provide urgently needed workforce housing. I know how committed this town council is to our collective community goals

and encourage you to at the very least go back to the negotiating table instead of blowing up any option of future remedy. Thank you for your time and consideration.

Best,

Erin

IBA
DESIGN ASSOCIATES

Erin Iba

ERIN@IBADESIGNASSOCIATES.COM

TELEPHONE 303-390-1648

2475 Garmisch Dr., #1
VAIL CO 81657

1421 Oneida Street, Suite 11
DENVER CO 80220

45 Carmine Street, Suite 3D
NEW YORK NY 10014

IBADESIGNASSOCIATES.COM

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Meeting regarding the East Vail parcel
Date: Tuesday, May 3, 2022 9:50:40 AM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: DEBRA DIETER <DSDIETER@msn.com>
Sent: Monday, May 2, 2022 5:32 PM
To: PublicInputTownCouncil <publicinput.vailtowncouncil@vailgov.com>
Subject: Meeting regarding the East Vail parcel

Hello--I live in Eagle, but am often affected by the lack of employee housing in Vail. I am a wildlife advocate, so it may be hard for you to understand my position on the East Vail parcel. I believe employee housing should be built there for several reasons.

First, the bighorn habitat in this area is dangerous for the sheep. I have seen the herd on the shoulder of the highway, and I have seen semis swerve to avoid it. The town of Vail should put their ample money where their mouths are and make this area safer for the sheep. This will be bolstered by the habitat improvements in the development plan.

Secondly, the lack of housing in Vail has pushed support workers 30-50 miles away. Adding hundreds of commuters to the highway, many of whom have little experience driving in our

winter conditions, and who can't afford to maintain their cars causes pollution, accidents, congestion and breaches in the wildlife fencing. In January 3 elk were killed in 24 hours due to one such breach. During Saturday's highway cleanup we saw countless animal skeletons in a one-mile stretch on the north side of the highway. We also saw the corpse of a possible lynx, which has been reported to DOW.

Vail has gotten accolades for being a sustainable destination. They are undeserved because there is nothing sustainable about a housing situation that forces support workers to live 30-50 miles away. Given this, sustainability efforts that have been made by the town of Vail are a drop in the bucket. You will not be sustainable from an environmental or economic point of view if you don't solve YOUR problem, and quit making it everyone else's.

Debra and David Dieter
Eagle, CO

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Housing crisis
Date: Tuesday, May 3, 2022 9:51:13 AM
Attachments: [VTC.docx](#)
[image008.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: elisse@sweepingchangevail.com <elisse@sweepingchangevail.com>
Sent: Monday, May 2, 2022 5:46 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Housing crisis

Good afternoon,

Please see the attached regarding the condemnation of Booth Heights.

Thank you,

Elisse Kelley
(970)390-8353
Elisse@SweepingChangeVail.com
SweepingChangeVail.com
Sweeping Change



5/2/2022

To Whom it may concern,

It is certainly well known in the Vail Valley that there is a housing crisis. The Vail Daily has published numerous articles addressing this situation as well as the Vail Valley Partnership. This is not a new issue to our community however this crisis is escalating and impacting the ability to staff every business in the Valley properly. We are a Valley dependent on tourism and without the ability to provide customer service and a meaningful experience our guests simply will not return. This will be a one stop shop for the guest instead of a return destination.

Vail residents voted to pass 2A last November. We understand we are in a housing crisis. We understand the impact it has from a multitude of levels and the trickle-down effect to each guest that comes to this Valley. This winter Vail's guests experienced a decline in service based on our employee housing crisis. This will continue to decline without more housing. As the owner of a small business in the Valley I was grateful for the tourism this past winter however it was brutal to manage with the staffing. My teams were working unhealthy amounts of overtime and exhausted by the end of the season. It is difficult to manage a profit even with the exceptional levels of tourism we saw this winter when the profit margin is being escalated by everything around us right now and one would hope that a problem that could be controlled is staffing. Staffing appropriately to reduce the overtime hours and the exhaustion was not possible in this current climate. I had individuals averaging 50 hours of overtime **ALL** winter on a biweekly payroll and during the holidays had many individuals with 100 hours of overtime! That is simply not a sustainable model from any level.

Our community will lose its diversity without residents and neighbors who live and work in Vail. Vail Valley needs to be a place that tourism is thriving, and we are renowned as a destination known for its service. This will not happen without providing housing for our staff that is the lifeblood supporting tourism.

Habitat mitigation is the only way to save the big horn sheep. Condemning Booth Heights does not save the sheep. The herd will continue to be at risk until the habitat above Katsos Ranch Road is mitigated. A development next to I-70 and a bus stop is the best place for housing. Keeping employees in town and on public transportation reduces our carbon footprint. It will reduce pollution, traffic and parking issues. We are simply dependent on the resources of affordable housing and transportation to maintain and attract staff. My business and every business in this Valley cannot continue to survive winters like this past one due to staffing shortages that are a direct link to the housing crisis in the Valley.

Vail Resorts and the Town of Vail can work together to find a solution that helps the sheep and helps our current and future working residents. Can we not work together to find a resolution? As a resident in this Valley for 28 years I'm hopeful that common ground can be found. We need housing and we cannot continue to bring in tourism without a focus on how to serve the guests that come to this Valley. The Town of Vail needs to work with community partners to create solutions to the housing crisis. Condemning Booth Heights is not the direction we need to go, particularly at this moment in time.

I am hopeful a collaborative solution can be reached.

Thank you,

Elisse Kelley
Sweeping Change LLC.

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Please, do not rush to judgement; proposed Booth Heights development
Date: Tuesday, May 3, 2022 9:56:57 AM
Attachments: [image001.png](#)
[image008.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Matt Ivy <Ivy@vailracquetclub.com>
Sent: Monday, May 2, 2022 5:42 PM
To: Council Dist List <TownCouncil@vailgov.com>
Cc: Stan Zemler <SZemler@vailgov.com>
Subject: Please, do not rush to judgement; proposed Booth Heights development

Dear Town Council,

I was out of town for a few days and just read the letter from Tobin Stone regarding the proposed Booth Heights development which I trust has garnered your attention. I can attest to the accuracy of his viewpoint regarding East Vail residents as it mirrors my experience.

Prior to the rallying cry of "Save the Bighorn Sheep" every East Vail resident I spoke with was against this housing initiative. There was considerable buzz about the project as each passing conversation centered around the topic of the inappropriateness of this employee housing project being located in East Vail.

Numerous times I heard East Vail locals, who rightfully adore this special part of the valley, impart nonsense such as “this employee housing project will make East Vail too crowded”, “we won’t ever be able to get on a bus”, “we don’t need this riff-raff in our community”, “the housing is too close to our neighborhood and the Mountain School and these employees would be a bad element for our kids to be around”, etc. etc. All the comments centered around one theme: yes, we need housing in Vail, but not in my backyard.

Then, eureka! The sentiment suddenly shifted as East Vail locals became aware of the perfect “scapegoat”, the bighorn sheep. Embracing the save the sheep campaign was the perfect avenue for East Vail residents to adjust their viewpoints from NIMBYism to one of noble environmentalism.

I drive past the property in question on my way to work each day and bike past it several times a week in the summer. I continually examine the property, and the environment in which the bighorn sheep reside, and have come to the conclusion that there is room for compromise on this development, not condemnation.

From my perspective, employee housing in East Vail is sorely needed. In spite of our Association owning and renting 19 EHUs, we do not have enough employees to staff our operations and have been forced to reduce our services. Similarly, the restaurant has not had enough employees to properly staff their operations and the situation forced them to open for only four days a week this past winter. We need East Vail housing and employees in our vicinity which can help staff our operations, join our club facility, and eat in the restaurant as well as assist with the staffing needs of the other Vail businesses.

Booth Falls is an affluent neighborhood, and the Mountain School did an extensive remodel several years ago and built employee housing east of the school. So far, the sheep have coexisted in this area since the 1970s. It is difficult to understand that if the sheep are so sensitive why they haven’t been driven to extinction by the residences that have been built (and gutted and rebuilt), or by the Mountain School’s development.

Who knows, perhaps the sheep have discriminating taste. Or is it possible, maybe even likely, that they will be able to coexist with some much-needed employee housing which will be built in an area currently covered with aspen trees which the bighorn sheep do not use?

Please, do not rush to judgement; consider both the needs of the bighorn sheep and the housing needs of the community. As past development has proven, they are not mutually exclusive.

Thank you for your consideration.

Sincerely,

Matt Ivy

General Manager
(970) 476-4233

Vail Racquet Club
Mountain Resort
WWW.VailRacquetClub.com

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: RESOLUTION OF INTENT TO CONDEMN BOOTH HEIGHTS PARCEL
Date: Tuesday, May 3, 2022 9:57:19 AM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Anne Esson <alessen055@gmail.com>
Sent: Monday, May 2, 2022 6:31 PM
To: PublicInputTownCouncil <publicinput.vailtowncouncil@vailgov.com>
Subject: RESOLUTION OF INTENT TO CONDEMN BOOTH HEIGHTS PARCEL

JUST DO IT! then preserve it as Open Space and a wildlife refuge for use by the Bighorn herd for whom it is critical winter habitat. Or else!!! risk an old age tormented by ghosts of civic leaders Tom and Flo Steinberg joined in the not too distant future by me, Anne Esson singing Joni Mitchell's words "You paved over Paradise, and have left only a parking lot."

Comment offered respectfully on my 82nd birthday,

AnneEsson

30+ Vail resident now since December, 2020, a Denver resident.

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vote NO On Housing Condemnation
Date: Tuesday, May 3, 2022 10:01:00 AM
Attachments: [image008.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Samantha Bisantz <Samantha.Bisantz.548465774@p2a.co>
Sent: Tuesday, May 3, 2022 9:46 AM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Vote NO On Housing Condemnation

Vail Town Council,

As a local business owner and homeowner, I ask you to vote to approve the Vail Mountain workforce housing project. The Town should not use condemnation (eminent domain) for a parcel that would be developed within zoning guidelines, and has been approved by a prior council and the Eagle County District Court.

Government seizure of private lands is an extreme action and should be opposed. The Town of Vail has taken strides to be a good partner in addressing workforce housing issues through the development of projects such as Lions Ridge and Residences at Main Vail and programs such as Vail InDeed. Throwing away this partnership through government overreach is ill-advised and I encourage you to vote NO on condemnation of this property.

Regards,
Samantha Biszantz
2897 Timber Creek Dr
Vail, CO 81657

|

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vote NO On Housing Condemnation
Date: Tuesday, May 3, 2022 10:01:20 AM
Attachments: [image008.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Chelsea Zankowski <Chelsea.Zankowski.548465431@p2a.co>
Sent: Tuesday, May 3, 2022 9:42 AM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Vote NO On Housing Condemnation

Vail Town Council,

[please describe your relationship to Vail town]

I ask you to vote to approve the Vail Mountain workforce housing project. The Town should not use condemnation (eminent domain) for a parcel that would be developed within zoning guidelines, and has been approved by a prior council and the Eagle County District Court.

Government seizure of private lands is an extreme action and should be opposed. The Town of Vail has taken strides to be a good partner in addressing workforce housing issues through the development of projects such as Lions Ridge and Residences at Main Vail and programs such as Vail InDeed. Throwing away this partnership through government overreach is ill-advised and I

encourage you to vote NO on condemnation of this property.

Regards,
Chelsea Zankowski
382 Main St
Minturn, CO 81645

|

From: [George Ruther](#)
To: [Tammy Nagel](#); [Patty McKenny](#); [Stephanie Bibbens](#)
Cc: [Suzanne Silverthorn](#)
Subject: FW: FYI
Date: Monday, May 2, 2022 6:50:10 PM
Attachments: [East Vail letter to ToV.pdf](#)
[image002.png](#)
[image003.png](#)

Good Evening –

A copy of his letter came to my attention. I trust you likely received the same. Just in case, I am forwarding the letter to your attention.

Thanks,

George Ruther
Director
Housing Department



From: Chris Romer <cromer@vailvalleypartnership.com>
Sent: Monday, May 2, 2022 2:18 PM
To: George Ruther <GRuther@vailgov.com>
Subject: FYI

--

Connect with others on [VVP Connect](#) - our new online networking platform with community working groups, resource libraries, discussion threads and member profiles.

--



Chris Romer, ACE, IOM
President & CEO

Vail Valley Partnership

[D] 970.477.4016 | [O] 970.476.1000

97 Main Street, Ste. E-201, Edwards, CO 81632

Support. Unite. Lead.

VailValleyPartnership.com • VisitVailValley.com • VailValleyMeansBusiness.com

Recognized as National Chamber of the Year in 2016 and 2020



Town of Vail
Town Council
75 S. Frontage Road
Vail, CO 81657

Town Council members,

Vail Valley Partnership's board of governors – representing over 900 organizations in Eagle County and over 80% of the local workforce – unanimously supports the proposed workforce housing development in East Vail.

Of equal or greater importance, we vehemently oppose the use of eminent domain to condemn this private property. We do not believe that government should be punitive against private businesses because you may disagree with them.

Government seizure of private lands is extreme action and should be opposed. The Town of Vail has taken strides to be a good partner in addressing the workforce housing issue through the development of projects such as Lions Ridge, Chamonix, and Residences at Main Vail and through programs such as Vail InDeed. Throwing away this goodwill through government overreach is ill-advised and unfortunate. We encourage you to avoid the use of eminent domain of private property.

The [courts have ruled](#) development can occur. We should all share the concern about the condemnation of private property regardless of your opinion on workforce housing, or your opinion on environmental impacts of development. It is telling that no opposition or condemnation of private property has occurred for other development in the East Vail bighorn sheep range.

To be clear, we are housing advocates and have a long history of supporting [workforce housing projects](#) throughout the Eagle River Valley. This project meets our criteria for support. Public sentiment for workforce housing has long been favorable and this project meets an important need for housing within the town of Vail limits. But in this case, it's not about housing – it's about the role of government – and we believe that condemnation is unwarranted and unnecessary.

Sincerely,

A handwritten signature in dark ink, appearing to read "Chris Romer", with a long, sweeping horizontal line extending to the right.

Chris Romer
President & CEO
Vail Valley Partnership

97 Main Street, Suite E-201, Edwards, CO 81632

VailValleyPartnership.com

Recognized as Chamber of the Year in 2016 and 2020 by the Association of Chamber of Commerce Executives



Sent on behalf of the Vail Valley Partnership board of governors:

Colter Barnett – Owner, Base Mountain Sports/Ptarmigan Sports
Michael Brown – Regional President, Alpine Bank
Will Cook – President/CEO, Vail Health
John Dawsey – Vice President/Hospitality, Vail Resorts
Sarah Franke – Vice President Marketing & Operations, Vail Valley Foundation
Mark Herron – Vice President Vail Valley, InvitedHome
Bratzo Horruitiner – Executive Director, My Future Pathways
Tiffany Ingoldsby – Controller, Shaeffer Hyde Construction
Jeff Kennedy – Co-Founder, Moe's Original BBQ
Margaret Martinez – Vice President / Branch Manager, JP Morgan Chase Private Client Bank
Madelyn Moses – Owner, Elevated Dental
Kathryn Regjo – Vice President, Colorado Mountain College
Melina Valsecia – Executive Director, Eagle Valley Community Foundation
Gary Woodworth – CEO, Gallegos Corporation

97 Main Street, Suite E-201, Edwards, CO 81632

VailValleyPartnership.com

Recognized as Chamber of the Year in 2016 and 2020 by the Association of Chamber of Commerce Executives

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: East Vail plot condemnation
Date: Tuesday, May 3, 2022 10:45:57 AM

Tammy Nagel
Town Clerk

75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com

-----Original Message-----

From: Grace Poganski <pogansg@bellsouth.net>
Sent: Tuesday, May 3, 2022 10:35 AM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: East Vail plot condemnation

I continue to urge all town council members to go forward with the proposed condemnation for the east Vail property on which Vail Resorts wants to build. I am currently on a naturalist tour in the Galapagos and believe that Vail could take some important lessons about wildlife conservation that the country of Ecuador is so passionate about. Like here, the Town of Vail should put it's dwindling wildlife community at the top of the list above all financial and corporate desires to do otherwise. We all are charged with stewardship of our flora and fauna. Resist any arm twisting or pressure to vote yes for the building project. Since I cannot be there in person to share my comments, please include them in the official record of public comment at this evening's meeting. Thank you.

- Grace Poganski
Sent from my iPhone

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: EAST VAIL EMPLOYEE HOUSING/BIGHORN SHEEP
Date: Tuesday, May 3, 2022 10:46:24 AM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: cindy steimle <cindy@traveloe.com>
Sent: Tuesday, May 3, 2022 10:40 AM
To: PublicInputTownCouncil <publicinput.vailtowncouncil@vailgov.com>
Subject: EAST VAIL EMPLOYEE HOUSING/BIGHORN SHEEP

DEAR MEMBERS OF TOWN COUNCIL AND CONCERNED CITIZENS,
WE LIVE IN A PROPERTY IN EAST VAIL WHERE THE SHEEP GRAZE ABOVE US, AROUND US AND SOMETIMES EVEN IN OUR BACK YARD. IT IS A DELIGHT TO SEE THEM ON MANY OCCASIONS. OUR HOUSE WAS ALREADY BUILT IN 1972 AND ZONED FOR DUPLEX OCCUPANCY. THE BOOTH HEIGHTS DEVELOPMENT HOWEVER HAS HAD A VERY HUSH HUSH HISTORY OF OWNERSHIP AND UNPAID TAXES.

IT IS IRRESPONSIBLE TO PROCEED NOW WITH THE BUILDING OF AN EMPLOYEE HOUSING PROJECT ON A SITE INHABITED BY OUR STATE ANIMAL – THE BIGHORN SHEEP. WE ARE STEWARDS OF THESE SHEEP. BUILDING IN THIS AREA ALSO COMPROMISES OVERCROWDED PUBLIC TRANSPORTATION, ALREADY BEYOND CAPACITY. ADDING HOUSING HERE ON THE BOARDWALK ENTRY TO VAIL WILL AFFECT THE MOUNTAIN SCHOOL AND NEIGHBORHOODS WEST OF THIS

PROJECT.

THERE ARE MANY ALTERNATIVES THAT CAN ACCOMMODATE EMPLOYEE HOUSING THAT ARE ALREADY IN EXISTANCE. THE ALTERNATIVES DO NOT DESTROY SHEEP HERDS NATURAL HABITAT. AFFORDABLE HOUSING? HAS THAT EVER HAPPENED IN VAIL?

IN CLOSING - I WOULD ASK THE COUNCIL TO VOTE RESPONSIBLY ON THE FUTURE OF OUR NATIVE ANIMALS. YOU DO NOT WANT TO BE THE COUNCIL WHO VOTED TO DESTROY A SHEEP POPULATION OF CLOSE TO 100 AND EVER -GROWING. WE NEED TO LISTEN TO OUR EXECUTIVE DIRECTORS OF THE COLORADO WILDLIFE FEDERATION AS THEY AND MANY OTHER INDIVIDUALS SUPPORT A VOICE FOR THE SHEEP.

THE STEIMLES

This email has been checked for viruses by Avast antivirus software.
www.avast.com



From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vote NO On Housing Condemnation
Date: Tuesday, May 3, 2022 10:46:46 AM
Attachments: [image008.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Geoffrey Somary <Geoffrey.Somary.548471308@p2a.co>
Sent: Tuesday, May 3, 2022 10:46 AM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Vote NO On Housing Condemnation

Vail Town Council,

I have purchased a home in Beaver Creek and enjoy Vail on many days both in ski season and in the summer. I have heard many times from employees the challenge of affordable housing. We need to expand it for the good of Vail.

I ask you to vote to approve the Vail Mountain workforce housing project. The Town should not use condemnation (eminent domain) for a parcel that would be developed within zoning guidelines, and has been approved by a prior council and the Eagle County District Court.

Government seizure of private lands is an extreme action and should be opposed. The Town of Vail has taken strides to be a good partner in addressing workforce housing issues through the

development of projects such as Lions Ridge and Residences at Main Vail and programs such as Vail InDeed. Throwing away this partnership through government overreach is ill-advised and I encourage you to vote NO on condemnation of this property.

Regards,
Geoffrey Somary
180 Daybreak Ridge Rd
Avon, CO 81620

|

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: East Vail
Date: Tuesday, May 3, 2022 12:44:59 PM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Matt Morgan <matt@sweetbasilvail.com>
Sent: Tuesday, May 3, 2022 12:26 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: East Vail

Hello Town Council,

I'm sure you've had a million emails, so I'll keep this one brief. Three points:

1. I've read through Robyn Smith's email and research. I'm no expert here, but if half of what she says is true, she has a pretty compelling argument as to the status of things regarding the opposition to the East Vail housing project in question.
2. I'm definitely no expert regarding the condemnation process and all that this entails, but this really seems like a lose-lose proposition that will cause a huge financial burden to the Town of Vail. Seems pretty drastic and I have to believe there is a better way that could be considered before you (and we) jump off that ledge. Can there be discussions with Vail Resorts to commit the East Vail property into a conservation easement? Town of Vail could agree to throw in with Vail Resorts financially and otherwise to ease the path for a successful housing development at EverVail? Again, none of this is in my wheelhouse of expertise, and maybe

these ideas have either already been discussed or are non-starters for a multitude of reasons. That said, this condemnation sounds like a disaster on a lot of levels, and I would hope that there is a better way.

3. I'm sure you already know how I feel about the housing crisis, so I won't repeat what I've said before aside from the fact that the situation is beyond dire and as a result, the quality of the guest experience here in Vail is eroding rapidly.

Good luck tonight. Thanks for your time and service.

Matt

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vote NO On Housing Condemnation
Date: Tuesday, May 3, 2022 12:45:35 PM
Attachments: [image008.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Stuart Lloyd <Stuart.Lloyd.548481316@p2a.co>
Sent: Tuesday, May 3, 2022 12:23 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Vote NO On Housing Condemnation

Vail Town Council,

I live in Eagle County and work for Vail Resorts. This town needs more affordable housing options for local workers, especially those that work for Vail Resorts.

I ask you to vote to approve the Vail Mountain workforce housing project. The Town should not use condemnation (eminent domain) for a parcel that would be developed within zoning guidelines, and has been approved by a prior council and the Eagle County District Court.

Government seizure of private lands is an extreme action and should be opposed. The Town of Vail has taken strides to be a good partner in addressing workforce housing issues through the development of projects such as Lions Ridge and Residences at Main Vail and programs such as Vail

InDeed. Throwing away this partnership through government overreach is ill-advised and I encourage you to vote NO on condemnation of this property.

Regards,
Stuart Lloyd
1061 W Beaver Creek Blvd
Avon, CO 81620

|

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vote NO On Housing Condemnation
Date: Tuesday, May 3, 2022 12:45:54 PM
Attachments: [image008.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Colter Barnett <Colter.Barnett.548480993@p2a.co>
Sent: Tuesday, May 3, 2022 12:19 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Vote NO On Housing Condemnation

Vail Town Council,

My name is Colter Barnett. I come from a family of locals here in the valley of over 40 years. I am a business owner of over 10. We desperately need more workforce housing and to protect our surrounding environment HOWEVER this is not a environmental or workforce issue. It is a land use issue. I urge you TO APPROVE the Booth Heights project because of the precedent it will set for PRIVATELY OWNED land use moving forward. Please reconsider the condemnation of this project. Please. The valley needs your help here, don't let us down.

The Town should not use condemnation (eminent domain) for a parcel that would be developed within zoning guidelines, and has been approved by a prior council and the Eagle County District Court.

Government seizure of private lands is an extreme action and should be opposed. The Town of Vail has taken strides to be a good partner in addressing workforce housing issues through the development of projects such as Lions Ridge and Residences at Main Vail and programs such as Vail InDeed. Throwing away this partnership through government overreach is ill-advised and I encourage you to vote NO on condemnation of this property.

Regards,
Colter Barnett
175 Hurd Ln
Avon, CO 81620

|

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vote NO On Housing Condemnation
Date: Tuesday, May 3, 2022 12:47:49 PM
Attachments: [image008.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Jessica Dwyer <Jessica.Dwyer.548480047@p2a.co>
Sent: Tuesday, May 3, 2022 12:11 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Vote NO On Housing Condemnation

Vail Town Council,

I am local resident here in Vail. I've worked in various service and hospitality jobs here and understand the complications VR Can have but know first hand the implications of housing has in our town.

I ask you to vote to approve the Vail Mountain workforce housing project. The Town should not use condemnation (eminent domain) for a parcel that would be developed within zoning guidelines, and has been approved by a prior council and the Eagle County District Court.

Government seizure of private lands is an extreme action and should be opposed. The Town of Vail has taken strides to be a good partner in addressing workforce housing issues through the

development of projects such as Lions Ridge and Residences at Main Vail and programs such as Vail InDeed. Throwing away this partnership through government overreach is ill-advised and I encourage you to vote NO on condemnation of this property.

Regards,
Jessica Dwyer
3032 Bellflower Dr
Vail, CO 81657

|

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vote NO On Housing Condemnation
Date: Tuesday, May 3, 2022 12:48:09 PM
Attachments: [image008.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Sara Burden <Sara.Burden.548479436@p2a.co>
Sent: Tuesday, May 3, 2022 12:04 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Vote NO On Housing Condemnation

Vail Town Council,

Local for 8 years hopefully future business owner here in the Valley. Resident of West Vail.

I ask you to vote to approve the Vail Mountain workforce housing project. The Town should not use condemnation (eminent domain) for a parcel that would be developed within zoning guidelines, and has been approved by a prior council and the Eagle County District Court.

Government seizure of private lands is an extreme action and should be opposed. The Town of Vail has taken strides to be a good partner in addressing workforce housing issues through the development of projects such as Lions Ridge and Residences at Main Vail and programs such as Vail InDeed. Throwing away this partnership through government overreach is ill-advised and I

encourage you to vote NO on condemnation of this property.

Regards,
Sara Burden
2863 Bellflower Dr
Vail, CO 81657

|

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vote NO On Housing Condemnation
Date: Tuesday, May 3, 2022 12:48:23 PM
Attachments: [image008.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Brian Thomas <Brian.Thomas.548479166@p2a.co>
Sent: Tuesday, May 3, 2022 12:03 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Vote NO On Housing Condemnation

Vail Town Council,

[please describe your relationship to Vail town]

I ask you to vote to approve the Vail Mountain workforce housing project. The Town should not use condemnation (eminent domain) for a parcel that would be developed within zoning guidelines, and has been approved by a prior council and the Eagle County District Court.

Government seizure of private lands is an extreme action and should be opposed. The Town of Vail has taken strides to be a good partner in addressing workforce housing issues through the development of projects such as Lions Ridge and Residences at Main Vail and programs such as Vail InDeed. Throwing away this partnership through government overreach is ill-advised and I

encourage you to vote NO on condemnation of this property.

Regards,
Brian Thomas
51 Stillwater
Edwards, CO 81632

|

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vote NO On Housing Condemnation
Date: Tuesday, May 3, 2022 12:48:45 PM
Attachments: [image008.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: brandon bigalke <brandon.bigalke.548478707@p2a.co>
Sent: Tuesday, May 3, 2022 11:58 AM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Vote NO On Housing Condemnation

Vail Town Council,

[please describe your relationship to Vail town]

I ask you to vote to approve the Vail Mountain workforce housing project. The Town should not use condemnation (eminent domain) for a parcel that would be developed within zoning guidelines, and has been approved by a prior council and the Eagle County District Court.

Government seizure of private lands is an extreme action and should be opposed. The Town of Vail has taken strides to be a good partner in addressing workforce housing issues through the development of projects such as Lions Ridge and Residences at Main Vail and programs such as Vail InDeed. Throwing away this partnership through government overreach is ill-advised and I

encourage you to vote NO on condemnation of this property.

Regards,
brandon bigalke
3971 Big Horn Rd
Vail, CO 81657

|

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vote NO On Housing Condemnation
Date: Tuesday, May 3, 2022 12:49:03 PM
Attachments: [image008.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Lizzy Owens <Lizzy.Owens.548478022@p2a.co>
Sent: Tuesday, May 3, 2022 11:54 AM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Vote NO On Housing Condemnation

Vail Town Council,

I live in Eagle, work in Gypsum, and spend a lot of time in Vail.

I ask you to vote to approve the Vail Mountain workforce housing project. The Town should not use condemnation (eminent domain) for a parcel that would be developed within zoning guidelines, and has been approved by a prior council and the Eagle County District Court.

Government seizure of private lands is an extreme action and should be opposed. The Town of Vail has taken strides to be a good partner in addressing workforce housing issues through the development of projects such as Lions Ridge and Residences at Main Vail and programs such as Vail InDeed. Throwing away this partnership through government overreach is ill-advised and I

encourage you to vote NO on condemnation of this property.

Regards,
Lizzy Owens
49 Soleil Cir
Eagle, CO 81631

|

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Support for Booth Heights
Date: Tuesday, May 3, 2022 12:49:27 PM

Tammy Nagel
Town Clerk

75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com

-----Original Message-----

From: Erik Brofos <brofos@me.com>
Sent: Tuesday, May 3, 2022 11:51 AM
To: PublicInputTownCouncil <publicinput.vailtowncouncil@vailgov.com>
Subject: Support for Booth Heights

To Vail Town Council Members,

I am writing in to show my support for the Booth Heights housing project.

As a 57 year local and 46 year employee of Vail Resorts I am well aware of how this town grew as well as it's current need for employee housing. What I am most disappointed in is the current council reversal of the approvals given to this project several years ago. What has changed? This parcel is as out-of-the-way and low down on the sheep migration path, being next to I 70, as the two recently approved houses to the east of this development. The sheep will adapt as they have over the years to all the other development in the area. I believe there are adequate safeguards being put in to minimize the impact. This parcel should not be the hill we all choose to set an example of but instead used to build wisely our next step to needed employee housing. It's very important that employees have easy access to their place of work without having to bus from Eagle or Gypsum to get to work in the early morning hours.

For the record I have for the last 12 years lived in a Town of Vail EHU and my daughter who was born here currently owns a Eagle County deed restricted housing unit in Edwards. It's also interesting to note that many of the nay sayers live in or near the neighborhood that this project will be located.

I know the value of employee housing and we should build this project.

((
))

((
Erik Brofos

My apologies for typos caused by Autocorrect/Siri while replying from my phone in an alpine environment.

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Do not condemn Booth Heights
Date: Tuesday, May 3, 2022 12:49:47 PM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Jake Futerfas <jakefuterfas@mac.com>
Sent: Tuesday, May 3, 2022 11:40 AM
To: Barry Davis <BDavis@vailgov.com>
Cc: Tammy Nagel <TNagel@vailgov.com>
Subject: Re: Do not condemn Booth Heights

Hi Barry,

Thank you for responding. I don't see my email reflected in the [Public Comment](#) section for tonight's agenda topic. I would like to ensure my comments are entered into the public record.

Thanks,
Jake

On May 2, 2022, at 8:53 AM, Barry Davis <BDavis@vailgov.com> wrote:

Jake,

Thank you for the letter.
I appreciate you taking the time and the insight.
Barry Davis

Get [Outlook for iOS](#)

From: Jake Futerfas <jakefuterfas@mac.com>
Sent: Monday, May 2, 2022 8:23:11 AM
To: PublicInputTownCouncil <publicinput.vailtowncouncil@vailgov.com>
Subject: Do not condemn Booth Heights

I'm writing regarding my opposition to the condemning of the Booth Heights parcel of land and to support workforce housing on the property.

From a purely fiscal standpoint, does the Town of Vail really want a protracted legal and financial fight with Vail Resorts over the amount of money TOV will have to pay VR for their property? Is that really the best look for the town or the best use of the taxpayer's money? I think not.

Workforce housing is needed in Vail for the success of Vail for generations to come. The housing project should continue as approved by the last Town Council and PEC.

Jake Futerfas

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: East vail housing
Date: Tuesday, May 3, 2022 12:50:10 PM

Tammy Nagel
Town Clerk

75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com

-----Original Message-----

From: Kevin Christian <kevin.c.christian@gmail.com>
Sent: Tuesday, May 3, 2022 11:32 AM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: East vail housing

Good Afternoon,

Please allow the east vail housing development by Vail Resorts to proceed. The impact to the community of the housing crisis must outweigh the impact to the sheep habitat in this scenario.

Kevin Christian

Sent from my iPhone

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vote NO On Housing Condemnation
Date: Tuesday, May 3, 2022 12:50:31 PM
Attachments: [image008.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: David Ghysels <David.Ghysels.548475007@p2a.co>
Sent: Tuesday, May 3, 2022 11:21 AM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Vote NO On Housing Condemnation

Vail Town Council,

[please describe your relationship to Vail town]

I ask you to vote to approve the Vail Mountain workforce housing project. The Town should not use condemnation (eminent domain) for a parcel that would be developed within zoning guidelines, and has been approved by a prior council and the Eagle County District Court.

Government seizure of private lands is an extreme action and should be opposed. The Town of Vail has taken strides to be a good partner in addressing workforce housing issues through the development of projects such as Lions Ridge and Residences at Main Vail and programs such as Vail InDeed. Throwing away this partnership through government overreach is ill-advised and I

encourage you to vote NO on condemnation of this property.

Regards,

David Ghysels

1265 N Frontage Rd W

Vail, CO 81657

|

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vote NO On Housing Condemnation
Date: Tuesday, May 3, 2022 12:50:58 PM
Attachments: [image008.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Chloe Blaskiewicz <Chloe.Blaskiewicz.548474396@p2a.co>
Sent: Tuesday, May 3, 2022 11:16 AM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Vote NO On Housing Condemnation

Vail Town Council,

I've lived here for three years and like everyone, I have struggled to find housing and my friends have had difficulties as well. This town is not going to be able to sustain the employee workforce for long at this rate. If the town really wants to maintain the ski mtn town vibe then something needs to be done!

I ask you to vote to approve the Vail Mountain workforce housing project. The Town should not use condemnation (eminent domain) for a parcel that would be developed within zoning guidelines, and has been approved by a prior council and the Eagle County District Court.

Government seizure of private lands is an extreme action and should be opposed. The Town of Vail

has taken strides to be a good partner in addressing workforce housing issues through the development of projects such as Lions Ridge and Residences at Main Vail and programs such as Vail InDeed. Throwing away this partnership through government overreach is ill-advised and I encourage you to vote NO on condemnation of this property.

Regards,
Chloe Blaskiewicz
2399 Chamonix Ln
Vail, CO 81657

|

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vote NO On Housing Condemnation
Date: Tuesday, May 3, 2022 12:51:12 PM
Attachments: [image008.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Kelly Liken <Kelly.Liken.548474170@p2a.co>
Sent: Tuesday, May 3, 2022 11:14 AM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Vote NO On Housing Condemnation

Vail Town Council,

[please describe your relationship to Vail town]

I ask you to vote to approve the Vail Mountain workforce housing project. The Town should not use condemnation (eminent domain) for a parcel that would be developed within zoning guidelines, and has been approved by a prior council and the Eagle County District Court.

Government seizure of private lands is an extreme action and should be opposed. The Town of Vail has taken strides to be a good partner in addressing workforce housing issues through the development of projects such as Lions Ridge and Residences at Main Vail and programs such as Vail InDeed. Throwing away this partnership through government overreach is ill-advised and I

encourage you to vote NO on condemnation of this property.

Regards,
Kelly Liken
15435 Hwy 6
Santa Fe, TX 77517

|

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vote NO On Housing Condemnation
Date: Tuesday, May 3, 2022 12:51:28 PM
Attachments: [image008.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Lindsey Schons <Lindsey.Schons.548473568@p2a.co>
Sent: Tuesday, May 3, 2022 11:08 AM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Vote NO On Housing Condemnation

Vail Town Council,

I have lived and worked in Eagle County for 7.5 years. Housing has always been an issue and it seems to just be getting worse. We need housing for the people who make our town the beautiful, tourist destination that it is. We need housing for the restaurant workers, the mountain workers, the hospital workers, etc, or this town will be not be able to function anymore.

I ask you to vote to approve the Vail Mountain workforce housing project. The Town should not use condemnation (eminent domain) for a parcel that would be developed within zoning guidelines, and has been approved by a prior council and the Eagle County District Court.

Government seizure of private lands is an extreme action and should be opposed. The Town of Vail

has taken strides to be a good partner in addressing workforce housing issues through the development of projects such as Lions Ridge and Residences at Main Vail and programs such as Vail InDeed. Throwing away this partnership through government overreach is ill-advised and I encourage you to vote NO on condemnation of this property.

Regards,
Lindsey Schons
109 Williams St
Avon, CO 81620

|

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vote NO On Housing Condemnation
Date: Tuesday, May 3, 2022 12:51:50 PM
Attachments: [image008.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: John Sumner <John.Sumner.548473423@p2a.co>
Sent: Tuesday, May 3, 2022 11:07 AM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Vote NO On Housing Condemnation

Vail Town Council,

My name is Jack Sumner. I've lived in Vail now for 6 years and have worked in the service industry since being up here. Starting at Mountain Standard, then Matsuhisa, and currently now Sweet Basil. I am working tonight and can't attend the meeting so I am writing this letter to you all.

I ask you to vote to approve the Vail Mountain workforce housing project. The Town should not use condemnation (eminent domain) for a parcel that would be developed within zoning guidelines, and has been approved by a prior council and the Eagle County District Court.

Government seizure of private lands is an extreme action and should be opposed. The Town of Vail has taken strides to be a good partner in addressing workforce housing issues through the

development of projects such as Lions Ridge and Residences at Main Vail and programs such as Vail InDeed. Throwing away this partnership through government overreach is ill-advised and I encourage you to vote NO on condemnation of this property.

Having experienced looking for a new place to live just recently, I know directly how hard it is to live up here and find places to live. We need more workforce housing.

Thank you all,

Regards,
John Sumner
2333 Upper Traverse Way
Vail, CO 81657

|

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vote NO On Housing Condemnation
Date: Tuesday, May 3, 2022 12:52:05 PM
Attachments: [image008.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: James Maguire <James.Maguire.548473072@p2a.co>
Sent: Tuesday, May 3, 2022 11:05 AM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Vote NO On Housing Condemnation

Vail Town Council,

[please describe your relationship to Vail town]

I ask you to vote to approve the Vail Mountain workforce housing project. The Town should not use condemnation (eminent domain) for a parcel that would be developed within zoning guidelines, and has been approved by a prior council and the Eagle County District Court.

Government seizure of private lands is an extreme action and should be opposed. The Town of Vail has taken strides to be a good partner in addressing workforce housing issues through the development of projects such as Lions Ridge and Residences at Main Vail and programs such as Vail InDeed. Throwing away this partnership through government overreach is ill-advised and I

encourage you to vote NO on condemnation of this property.

Regards,
James Maguire
301 Boulder St
Minturn, CO 81645

|

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vote NO On Housing Condemnation
Date: Tuesday, May 3, 2022 12:52:20 PM
Attachments: [image008.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: ANDREW CUOMO <ANDREW.CUOMO.548472802@p2a.co>
Sent: Tuesday, May 3, 2022 11:03 AM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Vote NO On Housing Condemnation

Vail Town Council,

As a Vail Business Owner for over 30 years this project and others like it must move forward. We desperately need employee housing in Vail and around Eagle County. Vail Resorts is trying to be proactive on this problem and we need to support it.

I ask you to vote to approve the Vail Mountain workforce housing project. The Town should not use condemnation (eminent domain) for a parcel that would be developed within zoning guidelines, and has been approved by a prior council and the Eagle County District Court.

Government seizure of private lands is an extreme action and should be opposed. The Town of Vail has taken strides to be a good partner in addressing workforce housing issues through the

development of projects such as Lions Ridge and Residences at Main Vail and programs such as Vail InDeed. Throwing away this partnership through government overreach is ill-advised and I encourage you to vote NO on condemnation of this property.

Regards,
ANDREW CUOMO
302 Hanson Ranch Rd
Vail, CO 81657

|

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Please reconsider
Date: Tuesday, May 3, 2022 12:52:38 PM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: MacKenzie Hanna <mackenzie@craniologie.com>
Sent: Tuesday, May 3, 2022 11:00 AM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Please reconsider

Please consider representing all of vail and not just the homeowners association. The business community needs this project to go through. Is this really the best use of resources/money to block this from moving forward?

<https://coloradosun.com/2022/05/03/vail-resorts-eminent-domain-condemnation-housing/>

Thank you.

MacKenzie Hanna
Craniologie Operations Manager
Vail & Beaver Creek

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vote NO On Housing Condemnation
Date: Tuesday, May 3, 2022 12:52:53 PM
Attachments: [image008.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Naomi Bockian <Naomi.Bockian.548472361@p2a.co>
Sent: Tuesday, May 3, 2022 10:57 AM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Vote NO On Housing Condemnation

Vail Town Council,

I own a condo in the beautiful town of Vail.

I ask you to vote to approve the Vail Mountain workforce housing project. The Town should not use condemnation (eminent domain) for a parcel that would be developed within zoning guidelines, and has been approved by a prior council and the Eagle County District Court.

Government seizure of private lands is an extreme action and should be opposed. The Town of Vail has taken strides to be a good partner in addressing workforce housing issues through the development of projects such as Lions Ridge and Residences at Main Vail and programs such as Vail InDeed. Throwing away this partnership through government overreach is ill-advised and I

encourage you to vote NO on condemnation of this property.

Regards,
Naomi Bockian
300 E Lionshead Cir
Vail, CO 81657

|

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vote NO On Housing Condemnation
Date: Tuesday, May 3, 2022 12:53:09 PM
Attachments: [image008.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Courtney Clark <Courtney.Clark.548471894@p2a.co>
Sent: Tuesday, May 3, 2022 10:52 AM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Vote NO On Housing Condemnation

Vail Town Council,

[please describe your relationship to Vail town]

I ask you to vote to approve the Vail Mountain workforce housing project. The Town should not use condemnation (eminent domain) for a parcel that would be developed within zoning guidelines, and has been approved by a prior council and the Eagle County District Court.

Government seizure of private lands is an extreme action and should be opposed. The Town of Vail has taken strides to be a good partner in addressing workforce housing issues through the development of projects such as Lions Ridge and Residences at Main Vail and programs such as Vail InDeed. Throwing away this partnership through government overreach is ill-advised and I

encourage you to vote NO on condemnation of this property.

Regards,
Courtney Clark
1265 N Frontage Rd W
Vail, CO 81657

|

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Employee Housing Needed
Date: Tuesday, May 3, 2022 12:53:39 PM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Vail Valley Soccer Club <director@vailsoccer.com>
Sent: Tuesday, May 3, 2022 12:49 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: RE: Employee Housing Needed

Hello,

I am writing to request you add and address employee housing with the Booth Heights project. Below is a list of reasons why it is critical to STOP the condemnation of Booth Heights. As the executive director of the Vail Valley Soccer Club, we find it near impossible to have quality coaches move here. Our current coaches are moving out of the county due to the lack of affordable housing. I also own a restaurant in Avon. We cannot staff the restaurant due to the lack of housing. Restaurant workers, teachers and coaches cannot afford to live here. Our businesses are run by these people. Our children are educated by these people. We are in a state of crisis. Please put our employees and community members first!

Thank you for your time and consideration.

Kerri Thelen
Owner Ein Prosit

Vail residents voted to pass 2A last November. Vail residents understand we are in a housing crisis.

This winter Vail's guests experienced a decline in service based on our employee housing crisis. This will continue to decline without more housing.

Our community will lose its diversity without residents and neighbors who live and work in Vail.

Habitat mitigation is the only way to save the big horn sheep. Condemning Booth Heights does not save the sheep. The herd will continue to be at risk until the habitat above Katsos Ranch Road is mitigated.

A development next to I-70 and a bus stop is the best place for housing. Keeping employees in town and on public transportation reduces our carbon footprint. It will reduce pollution, traffic and parking issues.

The Colorado Parks and Wildlife continues to issue 3 hunting tags annually for the Big Horn Sheep herd. Why is no one on Town Council condemning this practice?

75% of the original Booth Heights parcel was donated to open space.

Vail Resorts and the Town of Vail can work together to find a solution that helps the sheep and helps our current and future working residents. Why is there not compromise?

The Town of Vail needs to work with community partners to create solutions to the housing crisis. Declaring war on potential partners is not acceptable.

The Town of Vail and Vail Resorts need to work together on habitat mitigation above the Katsos Ranch Road neighborhood. This will save the herd.

Collaboration is the solution, not condemnation.

Kerri Thelen, MS
Executive Director
Office (970) 390-7994
www.vailsoccer.com
"Developing the Player"

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vote NO On Housing Condemnation
Date: Tuesday, May 3, 2022 12:53:55 PM
Attachments: [image008.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Mark Gordon <Mark.Gordon.548484106@p2a.co>
Sent: Tuesday, May 3, 2022 12:50 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Vote NO On Housing Condemnation

Vail Town Council,

I'm a Vail resident and own two businesses with the town of Vail.

I ask you to vote to approve the Vail Mountain workforce housing project. The Town should not use condemnation (eminent domain) for a parcel that would be developed within zoning guidelines, and has been approved by a prior council and the Eagle County District Court.

Government seizure of private lands is an extreme action and should be opposed. The Town of Vail has taken strides to be a good partner in addressing workforce housing issues through the development of projects such as Lions Ridge and Residences at Main Vail and programs such as Vail InDeed. Throwing away this partnership through government overreach is ill-advised and I

encourage you to vote NO on condemnation of this property.

Regards,
Mark Gordon
1768 Alpine Dr
Vail, CO 81657

|

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vote NO On Housing Condemnation
Date: Tuesday, May 3, 2022 1:03:39 PM
Attachments: [image008.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Gary Woodworth <Gary.Woodworth.548485196@p2a.co>
Sent: Tuesday, May 3, 2022 1:02 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Vote NO On Housing Condemnation

Vail Town Council,

Workforce housing is an issue that must be addressed, embraced and accepted by all members of our community, regardless the neighborhood. I urge you to not let a few private residences, some built just last year to "close the door" to affordable housing on private property in their neighborhoods.

Do not condemn this property.

I ask you to vote to approve the Vail Mountain workforce housing project. The Town should not use condemnation (eminent domain) for a parcel that would be developed within zoning guidelines, and has been approved by a prior council and the Eagle County District Court.

Government seizure of private lands is an extreme action and should be opposed. The Town of Vail has taken strides to be a good partner in addressing workforce housing issues through the development of projects such as Lions Ridge and Residences at Main Vail and programs such as Vail InDeed. Throwing away this partnership through government overreach is ill-advised and I encourage you to vote NO on condemnation of this property.

Regards,
Gary Woodworth
PO Box 821
Vail, CO 81658

|

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vote NO On Housing Condemnation
Date: Tuesday, May 3, 2022 1:16:57 PM
Attachments: [image008.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Mathew Guzzetti <Mathew.Guzzetti.548485600@p2a.co>
Sent: Tuesday, May 3, 2022 1:08 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Vote NO On Housing Condemnation

Vail Town Council,

[please describe your relationship to Vail town]

I ask you to vote to approve the Vail Mountain workforce housing project. The Town should not use condemnation (eminent domain) for a parcel that would be developed within zoning guidelines, and has been approved by a prior council and the Eagle County District Court.

Government seizure of private lands is an extreme action and should be opposed. The Town of Vail has taken strides to be a good partner in addressing workforce housing issues through the development of projects such as Lions Ridge and Residences at Main Vail and programs such as Vail InDeed. Throwing away this partnership through government overreach is ill-advised and I

encourage you to vote NO on condemnation of this property.

Regards,
Mathew Guzzetti
2637 Arosa Dr
Vail, CO 81657

|

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: I SUPPORT EMPLOYEE HOUSING
Date: Tuesday, May 3, 2022 2:10:02 PM
Attachments: [image013.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Sarah Kessler <sarah.kessler@thehythevail.com>
Sent: Tuesday, May 3, 2022 1:53 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: I SUPPORT EMPLOYEE HOUSING

Hello –

I wanted to write and share my support to utilize the East Vail parcel to build affordable housing to drive employment in the valley. I moved here 8 years ago to enjoy the quality of life that the valley has to offer, moved in with 4 other locals and was able to save money while working at the Vail Marriott in events. As I started to move up in my career, I married one of those 4 roommates and we now own two houses in Gypsum and are raising two boys to love this valley as much as my husband and I do. I have watched the housing situation get worse, as many locals have, and not only the impact it has had on staffing at the hotel but also for my husband who owns and operations his own business. My husband and I have done our best to support the local housing crisis by renting out one of our houses to long term local residences at as an affordable rate as we can.

This project is so important in allowing people who love the mountains the opportunity to move here and grow their careers while enjoying everything Vail has to offer. I hope the council supports what our community needs and pushes this project forward.

Thank you for the consideration and look forward to hearing what the final decision is this evening.

**SARAH
KESSLER**

DIRECTOR OF SALES

THE HYTHE VAIL
715 W LIONSHEAD CIR, VAIL, CO 81657 USA
T 970.477.5667 | M 703.489.7455 | F 970.479.6996

www.thehythevail.com

THE LUXURY COLLECTION HOTELS & RESORTS

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vote NO On Housing Condemnation
Date: Tuesday, May 3, 2022 2:10:17 PM
Attachments: [image013.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Luke Herron <Luke.Herron.548489255@p2a.co>
Sent: Tuesday, May 3, 2022 1:52 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Vote NO On Housing Condemnation

Vail Town Council,

I work in Vail in hospitality and have lived in Vail for over 10 years.

I ask you to vote to approve the Vail Mountain workforce housing project. The Town should not use condemnation (eminent domain) for a parcel that would be developed within zoning guidelines, and has been approved by a prior council and the Eagle County District Court.

Government seizure of private lands is an extreme action and should be opposed. The Town of Vail has taken strides to be a good partner in addressing workforce housing issues through the development of projects such as Lions Ridge and Residences at Main Vail and programs such as Vail InDeed. Throwing away this partnership through government overreach is ill-advised and I

encourage you to vote NO on condemnation of this property.

Regards,

Luke Herron

5471 E Beaver Creek Blvd

Avon, CO 81620

|

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vote NO On Housing Condemnation
Date: Tuesday, May 3, 2022 2:10:33 PM
Attachments: [image013.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Luca Bruno <Luca.Bruno.548488878@p2a.co>
Sent: Tuesday, May 3, 2022 1:47 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Vote NO On Housing Condemnation

Vail Town Council,

[please describe your relationship to Vail town]

I ask you to vote to approve the Vail Mountain workforce housing project. The Town should not use condemnation (eminent domain) for a parcel that would be developed within zoning guidelines, and has been approved by a prior council and the Eagle County District Court.

Government seizure of private lands is an extreme action and should be opposed. The Town of Vail has taken strides to be a good partner in addressing workforce housing issues through the development of projects such as Lions Ridge and Residences at Main Vail and programs such as Vail InDeed. Throwing away this partnership through government overreach is ill-advised and I

encourage you to vote NO on condemnation of this property.

Regards,
Luca Bruno
1990 Chamonix Ln
Vail, CO 81657

|

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vote NO On Housing Condemnation
Date: Tuesday, May 3, 2022 2:10:50 PM
Attachments: [image013.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Craig Bonder <Craig.Bonder.548488058@p2a.co>
Sent: Tuesday, May 3, 2022 1:39 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Vote NO On Housing Condemnation

Vail Town Council,

[please describe your relationship to Vail town]

I ask you to vote to approve the Vail Mountain workforce housing project. The Town should not use condemnation (eminent domain) for a parcel that would be developed within zoning guidelines, and has been approved by a prior council and the Eagle County District Court.

Government seizure of private lands is an extreme action and should be opposed. The Town of Vail has taken strides to be a good partner in addressing workforce housing issues through the development of projects such as Lions Ridge and Residences at Main Vail and programs such as Vail InDeed. Throwing away this partnership through government overreach is ill-advised and I

encourage you to vote NO on condemnation of this property.

Regards,
Craig Bonder
701 W Lionshead Cir
Vail, CO 81657

|

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Vote NO On Housing Condemnation
Date: Tuesday, May 3, 2022 2:11:20 PM
Attachments: [image013.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Mark Herron <Mark.Herron.548488012@p2a.co>
Sent: Tuesday, May 3, 2022 1:39 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Vote NO On Housing Condemnation

Vail Town Council,

I serve as Chairman of the Vail Valley Partnership that represents over 900 businesses. I ask you to vote to approve the Vail Mountain workforce housing project. The Town should not use condemnation (eminent domain) for a parcel that would be developed within zoning guidelines, and has been approved by a prior council and the Eagle County District Court.

Government seizure of private lands is an extreme action and should be opposed. The Town of Vail has taken strides to be a good partner in addressing workforce housing issues through the development of projects such as Lions Ridge and Residences at Main Vail and programs such as Vail InDeed. Throwing away this partnership through government overreach is ill-advised and I encourage you to vote NO on condemnation of this property.

Regards,
Mark Herron
PO Box 2767
Edwards, CO 81632

|

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Please Preserve Big Horn Sheep Habitat
Date: Tuesday, May 3, 2022 2:13:13 PM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Gina Grisafi <ginagrisafi@comcast.net>
Sent: Tuesday, May 3, 2022 1:33 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Please Preserve Big Horn Sheep Habitat

Dear Mayor Langmaid, Mayor Pro Tem Coggin, Mr. Davis, Mr.Foley, Ms. Mason, Mr. Seibert, and Mr. Staufer,

I would like to thank the council members voting to condemn the Big Horn Sheep habitat for the benefit it will bring to all inhabitants of Vail.

For those of you opposed I ask you to reconsider your opposition and vote for the preservation of this land and the wildlife you will be saving.

Thank you
Gina Grisafi

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Please Vote to Preserve the Bighorn Sheep Habitat
Date: Tuesday, May 3, 2022 3:07:10 PM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: L G <lily.c.grisafi@gmail.com>
Sent: Tuesday, May 3, 2022 2:16 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Please Vote to Preserve the Bighorn Sheep Habitat

Dear Mayor Langmaid, Mayor Pro Tem Coggin, Mr. Davis, Mr.Foley, Ms. Mason, Mr. Seibert, and Mr. Staufer,

I write to ask that you please vote to preserve the bighorn sheep habitat in perpetuity. I would like to thank the town council members voting to preserve this habitat.

For those who plan to vote against the preservation of the habitat, I ask you to please consider the wildlife you will be saving for our community and for generations to come, and that you change your vote and preserve the habitat.

Thank you,
Lily

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: PLEASE Stop and Talk
Date: Tuesday, May 3, 2022 3:07:28 PM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Robert Boselli <bob@obosent.com>
Sent: Tuesday, May 3, 2022 2:48 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: PLEASE Stop and Talk

Vail Town Council-

Thank you for stepping up and representing the Town – committing yourselves to the overall betterment of our community – Thank you!

I desperately implore you to Stop & Talk.

Stop this public infighting – this obnoxious display of residents bantering and disagreements is NOT necessary. This subject should never have gotten to this point in front of the public. Talk with Vail Resorts – this should have been handled in a meeting room with Vail Resorts, Kirsten Lynch (a Vail Homeowner) and team to work through the options and negotiate an outcome that benefits everyone. This is so NOT Vail – everyone lives here for the beauty, quality of life, restaurants, shopping, adventure, friends, neighbors, etc... Not for fighting with your neighbors.

I will NOT be attending tonight!! Tonight should not Happen! Step up as leaders of Vail and take back control of this issue. Yes, we can regain control and request a meeting to handle this opportunity – this is an opportunity if you handle it correctly – it's called give-and-take and everyone can win – Everyone can Win!!

Again, Thank You – I do appreciate each and every one of you – For Vail!!

Bob Boselli, Owner

Vail Style

Covered Bridge Store

Vail T-shirt Company

Generation Vail

Homeowner – West Vail & East Vail

From: [Robyn Smith](#)
To: [Tammy Nagel](#); [Stephanie Bibbens](#)
Subject: Fwd: Comments on East Vail Workforce Housing
Date: Wednesday, May 4, 2022 10:10:14 AM
Attachments: [image.png](#)
[image.png](#)
[image.png](#)
[PublicComment_SmithR_EastVailHousingDiscrimination.pdf](#)
[EastVailHousingDiscriminationMap-01.png](#)

Hello!

I know you had a ton of public comment to include regarding resolution 22 last night. I appreciate your work on putting all of the information together.

I noticed my letter and map that I submitted on Thursday April 28th - well in advance of the meeting - were not included in the public comment documents. My introductory email is included on page 15-16, but not the letter or map which was the substance of my comment. I wanted to follow up and make sure they are added to public record (Booth_Heights_Public_Comment.pdf). Both documents are attached again to this email.

The original attachments are the best documents to use for clarity and fidelity. However, if you needed them to be in the body of an email instead of an attachment please see below. I thought I followed the public input instructions correctly by emailing publicinput.vailtowncouncil@vailgov.com pursuant to your [website](#). Please let me know if I did something wrong.

Thanks!

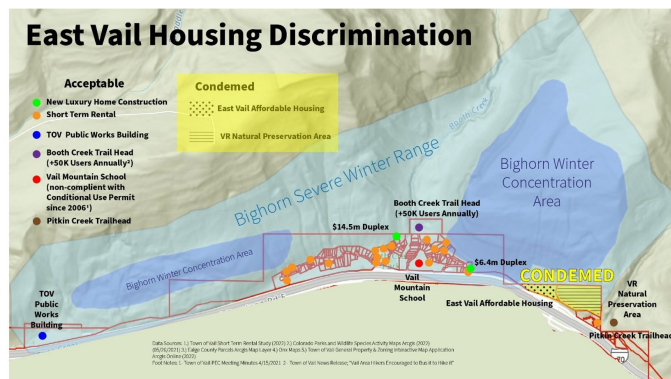
Comments below:

April 28th, 2022

Vail Town Council,

Please consider my comments prior to voting on a condemnation action for the East Vail Workforce Housing Project. I hope that upon consideration you will **vote NO**, and **allow the housing project to proceed**.

This is what systemic inequality and housing discrimination looks like.



(Please see attachment titled "EastVailHousingDiscriminationMap-01" for high resolution PDF version)

Leveraging the full force of local government to systemically exclude and discriminate against a marginalized demographic – and using millions of dollars of taxpayer money to do it – is wrong. It's prejudice and discriminatory. It's bad for business. It will not save the bighorn sheep.

Please do not vote to condemn 23 acres of private property owned by Vail Resorts in order to prevent the construction of affordable residential employee housing in East Vail. It would be disingenuous to say that this action is necessary to protect East Vail's bighorn sheep herd. The sheep don't consult plat maps, and they make no distinction between tourists, homeowners, and employees. The Town of Vail makes those clean distinctions – and the crisp clean lines they form are a textbook example of housing discrimination.

Is this decision discriminatory?

Discrimination is defined as the unjust or prejudicial treatment of different categories of people or things, especially on the grounds of income, race, age, or sex.

The underlying **prejudice** is the assumption that the human disturbance perpetrated by workforce housing residents demands extraordinary environmental intervention – while the same existing human disturbance perpetrated by current residents, visitors, and students does not warrant the same analysis or action. The actions of individuals in both groups are the same. The impacts of those individuals' actions are the same. Yet the **treatment of individuals differs based on the class they are associated with**.

That is discrimination.

The **vehicle of discrimination in this case is exclusionary zoning** that keeps affordable housing out of neighborhoods through land use and building code requirements. It's a legal practice that has been used for decades to keep lower-income people out of wealthy and middle-class neighborhoods. It harms lower-income people by denying them access to education and employment opportunities – and environmental protections – typically found in wealthier neighborhoods.

The most proximate and primary beneficiaries of the East Vail Affordable Housing Development will be predominately composed of individuals that have one or more of the characteristics that constitute a marginalized minority in the Vail Valley:

- Individuals earning less than 100% of the area median income
- Between 18-40 years old
- Hourly employees
- Persons of color
- Immigrant, temporary, or seasonal workers
- Employees of Vail Resorts

Condemnation, also called eminent domain or simply "a taking," is the right of a government to seize private property for public use. A municipality typically condemns a piece of property because it is unsafe or hazardous. **Denying access to housing to 'undesirable' populations by defining their neighborhood as hazardous is textbook redlining**, a historical tool used by government and industry to systemically oppress and exclude certain groups. An easy exercise in understanding the motivations for and impacts of redlining can be seen by browsing through the original redlining maps and taking note of the reasons an area was determined to be hazardous. Redlined areas were almost universally comprised of "wage earners" and "laborers". (Reference: Mapping Inequality by the University of Richmond: <https://dsl.richmond.edu/panorama/redlining/#loc=12/39.722/-105.043&city=denver-co&area=D8>).

Unequal Standards & Discriminatory Actions

All parties involved agree that the human disturbance-associated impacts on surrounding land is of “paramount concern”. Yet the actions of the Town of Vail to analyze or mitigate human impacts within the bighorn sheep severe winter range are not applied equally and consistently to the existing occupants and projects.

“Of paramount concern on this project is prohibiting all recreational use of Town of Vail (TOV) open space to the west, the East Vail parcel Natural Area Preservation Parcel to the east, a National Forest Service lands to the north, some of which are vital to the small bighorn sheep herd”. Environmental Impact Report - EVWHS Development Application (2019)

“A May 14, 2018 meeting was held between Vail Resorts and Colorado Parks and Wildlife representatives to discuss the East Vail Workforce Housing project, after the sheep winter range study (Thompson, 2018c) had ended. **All biologists agreed** that the **issue of potential development** on the 5.4-acre parcel related to sheep **was not the loss of habitat on the parcel as much as the potential for impacts** (i.e., displacement and reduced habitat effectiveness on nearby winter range) **from East Vail parcel residents recreating** in the high-quality sheep winter range below the Booth Creek cliffs and in the NAP area where winter range enhancement is expected.” - Environmental Impact Report - EVWHS Development Application (2019)

Examples of Inconsistent Standards and Discriminatory Action

The Town of Vail’s own **Public Works facility** – which is still undergoing a significant expansion project – is **located entirely within the very same Bighorn Sheep Severe Winter Range**, and is similarly situated next to the very same road as the affordable housing project to be condemned.

Vail Mountain School – the entirety of which is located within Bighorn Sheep Severe Winter Range has been in breach of their conditional use permit issued by the Planning and Environmental Commission (PEC) since 2006 by exceeding enrollment limits. This matter was discussed at the April 12, 2021 PEC meeting. There appears to be **no consequence for non-compliance**. Although there is extensive discussion concerning the traffic impacts to residents. There is no mention of sheep.

The impacts of the East Vail Affordable Housing Project have been studied extensively and detailed in the Environmental Impact Report, Wildlife Mitigation Plan, and Booth Heights biologist round table. **No assessment or impact mitigation has been required** for the 20+ licensed **short term rental units**, or multimillion dollar **luxury housing projects** operating within the same Bighorn Sheep Severe Winter Range.

The Town of Vail has taken **no action to limit recreational use of the surrounding area by any of the existing occupying class** of Booth Falls residents, tourists, or students. The Town has taken action to discourage use of the surrounding area by *non-residents* by suspending parking and drop off at the Booth Falls Trailhead using Town of Vail public property to limit public access to public land.

Two mitigation proposals were commissioned for the affordable housing project. The Wildlife Mitigation Plan for the East Vail Workforce Housing Subdivision and Suggestions for EVWFHS Booth Heights Mitigation Measures are extensive and detailed. Both are strict and imposing on the affordable housing residents. The Town of Vail has taken **no action to apply any of the mitigation recommendations to the existing occupying class** of “not-at-all affordable housing” residents, short-term rental occupants, or luxury housing developments. All but the first recommendation listed below are within the Town of Vail’s power to enact, if the human impacts to sheep were applied by neighborhood area – and not exclusively to the working class.

- Prohibiting access to adjacent public land managed by the US Forest Service.
- Installing fencing as physical barrier to restrict and discourage resident use from extending into the important Surrounding Wildlife Areas of Concern
- Implement rigorous enforcement and signage to limit access
- Ban dogs
- Remove small parks and open space to minimize the footprint of the development area and native habitat loss.
- Reduce number of housing units
- Fund a bighorn sheep movement study
- Prohibit bike paths and sidewalks along the frontage road
- Schedule dirt work and major construction for summer-time months while also avoiding peregrine falcon conflicts from June 1 to Nov. 15.
- Prohibit drones

Why is this decision bad for business?

Government seizure of private lands is extreme action. The decision **undermines the public trust in government**. This project was approved by the Planning and Environmental Commission, the Design Review Board, and the Town of Vail. The decision was reaffirmed by the State of Colorado after a lawsuit challenging the legality of the decision was dismissed. Condemnation is an extraordinary step to impose the political will of a slim majority on a 7 member council. There is no overwhelming public mandate or clear benefit to take this action.

The decision signals to the private sector that the **Town of Vail is not a reliable partner in employee housing development**. Even the favored and chosen developers are put through excruciating hoops to get affordable housing projects off the ground in Vail. The East Vail Affordable Housing Project made it through the many processes, and in the final leg is being undermined.

The move to vote for condemnation is not indicative of **transparency in government** - a surprise motion before the video recording of the meeting even began, for an issue not on the agenda, after hours of closed door executive session.

The Vail Town Council has **a fiduciary responsibility to the taxpayer**. There has been no public disclosure of the anticipated cost of this action or the inevitable lengthy litigation that will follow. The swift timing of the action makes it seem unreasonable that the Town of Vail even has a realistic understanding of the cost or the measurable benefits of the investment.

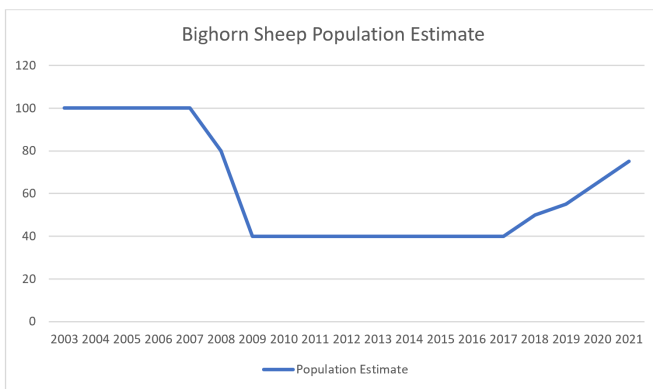
Public sentiment is not a reasonable motivation for action if the public is not informed of the cost and consequences of the action. Condemnation would require the Town of Vail to pay fair market value for the land – 23 acres of Vail real estate which is likely to fetch at least 15 to 20 million dollars.

The Council should consider, and publicly address the following questions prior to proceeding with a vote to condemn. At minimum, these **questions should be answered well in advance of a public comment period**.

- How much will this cost?
- What projects will be cut in order to seize this empty lot?
 - The 2022 budget has \$24.9 million for public improvements to be funded from the Capital Projects Fund and the Real Estate Transfer Tax Fund.
- What other housing or environmental initiatives could be undertaken for a \$15-20 million dollar price tag?
- Would an investment of this magnitude in environmental protection efforts have public support if invested elsewhere?
- Could these funds be used for additional habitat enhancement and impact mitigation to push the project forward?
- Is condemnation the best use of public funds to accomplish the goal of protecting bighorn sheep?

What about the Sheep?

Each year, Colorado Parks and Wildlife analyzes and publishes population estimates for bighorn sheep by area. Those records are available to the public going back to 2003. Vail’s bighorn sheep fall into unit S02; and that population has been increasing since 2017. The population had been stagnant for a decade following a harsh winter in 2007 that reduced the herd by 60%.



Data Source: <https://cpw.state.co.us/thingstodo/Pages/Statistics-Rocky-Mountain-Bighorn-Sheep.aspx>.

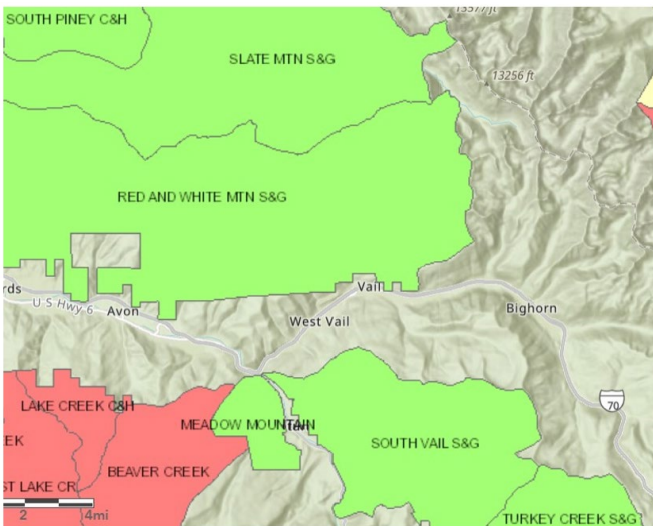
The species faced extinction in the early 1900's and have been the subject of decades of conservation and reintroduction efforts, funded primarily by hunting licenses pursuant to the North American Model of Conservation. Although most populations are now stable and growing, the threats these animals still face are numerous.

Habitat loss and fragmentation is a threat to bighorn sheep. The 8 lanes of heavy traffic from the frontage road and I-70, the ski resort, as well as the entire town of Vail all fall within historical summer and winter range for bighorn sheep and several other native species. Every brick laid, every footfall, and every tire track impact wildlife.

Human presence is detrimental to both wildlife and habitat. Recreation and tourism within the Town of Vail and the surrounding public lands has greatly impacted much of our large mammal population. While the East Vail Affordable Housing Project will likely increase human presence in the Booth Falls neighborhood – those impacts have been extensively studied and mitigated for. The same cannot be said for existing private development, profit businesses, and current occupants – whose growth is unmonitored, uncapped, and unchecked.

Mineral deposits attract and concentrate herds, and also entice them to stay in areas that are detrimental to their health and safety. Congregating animals are susceptible to disease, predation, and overgrazing. CDOT's mag chloride on I-70 and the Town of Vail salty cinders are without question an attractant to the bighorn sheep – which continue to lick the road regardless of traffic, construction, development, or human presence. The Environmental Impact Report - EVWHS Development Application found some East Vail residents **illegally bait sheep with salt blocks** and mineral licks on their properties or the surrounding land. There has been no meaningful action from Vail Town Council on this issue.

The **predominate threat to bighorn sheep is disease transmitted from domestic sheep** that are asymptomatic carriers. Pneumonia (<https://www.nps.gov/articles/bhs-pneumonia.htm>) quickly spreads through bighorn sheep populations and often causes all-age herd die-off, and 100% lamb mortality. The threat is so severe bighorn sheep that are known to come into contact with domestic sheep are killed whenever possible to prevent them from returning to their herds and infecting the others. The East Vail bighorn sheep are well within range of active domestic sheep grazing allotments. There has been no meaningful action from the Vail Town Council on this issue.



US Forest Service Range Allotment (<https://data.fs.usda.gov/>)

Please vote no on the condemnation action for the East Vail Workforce Housing Project.

Thank you for all that you do.

Best,

Robyn Smith

West Vail Resident, Vail Business Owner, Vail Home Owner, Beneficiary of TOV Residential Housing, Conservationist

References:

Environmental Impact Report - EVWHS Development Application (2019) Town of Vail: <https://www.vailgov.com/government/town-council/council-agendas-meeting-materials>

Wildlife Mitigation Plan for the East Vail Workforce Housing Subdivision (2019) Town of Vail: <https://www.vailgov.com/government/town-council/council-agendas-meeting-materials>

Suggestions for East Vail Work Force Housing Subdivision (Booth Heights) Mitigation Measures (2019) Town of Vail: <https://www.vailgov.com/government/town-council/council-agendas-meeting-materials>

Town of Vail Short Term Rental Study (2022) Town of Vail: <https://www.vailgov.com/government/town-council/council-agendas-meeting-materials>

Town of Vail PEC Meeting Minutes 4/15/2021. Town of Vail: <https://www.vailgov.com/government/town-council/council-agendas-meeting-materials>
US Forest Service Range Allotment (<https://data.fs.usda.gov/>)
Bighorn sheep population estimates by Colorado Parks and Wildlife: <https://cpw.state.co.us/thingstodo/Pages/Statistics-Rocky-Mountain-Bighorn-Sheep.aspx>.
Bighorn Sheep Pneumonia by National Park Service: <https://www.nps.gov/articles/bhs-pneumonia.htm>
Colorado Parks and Wildlife Species Activity Maps Arcgis (2022): <https://cpw.state.co.us/learn/Pages/KMZ-Maps.aspx>
Eagle County Parcels Arcgis Map Layer; Eagle County GIS Open Data: <https://eagle-county-open-data-eaglecounty.opendata.arcgis.com/>
Town of Vail General Property & Zoning Interactive Map Application Arcgis Online (2022): <https://www.vailgov.com/government/departments/public-works/gis/interactive-maps/interactive-maps>
Town of Vail News Release (5/26/2021); "Vail Area Hikers Encouraged to Bus it to Hike it":
<https://www.vailgov.com/Home/Components/News/News/110/15#:~:text=With%20parking%20restrictions%20to%20address,closed%20for%20the%20summer%20season>.

----- Forwarded message -----

From: **Robyn Smith** <robyn@embuzi.com>
Date: Tue, May 3, 2022 at 11:49 PM
Subject: Re: Comments on East Vail Workforce Housing
To: <publicinput.vailtowncouncil@vailgov.com>
Cc: <towncouncil@vailgov.com>

Hi!

I noticed my letter and map attached was not included in the public comment file.

Please let me know if you are able to conclude it. I sent it last Thursday.

Cheers,

Robyn Smith

Embuzi

Phone: 917-596-7618
Email: robyn@embuzi.com
www.embuzi.com

Sent from my iPhone

On Apr 28, 2022, at 16:15, Robyn Smith <robyn@embuzi.com> wrote:

Hello,

Please consider my attached comments prior to voting on a condemnation action for the East Vail Workforce Housing Project. Please also include these attachments in the Citizen Participation documents for the May 3rd meeting.

I hope you will vote NO, and allow the housing project to proceed.

Thank you for all that you do.

Best,

Robyn Smith

West Vail Resident, Vail Business Owner, Vail Home Owner, Beneficiary of TOV Residential Housing, Conservationist

--

Robyn Smith
EMBUZI
m: 917.596.7618
w: embuzi.com e: robyn@embuzi.com

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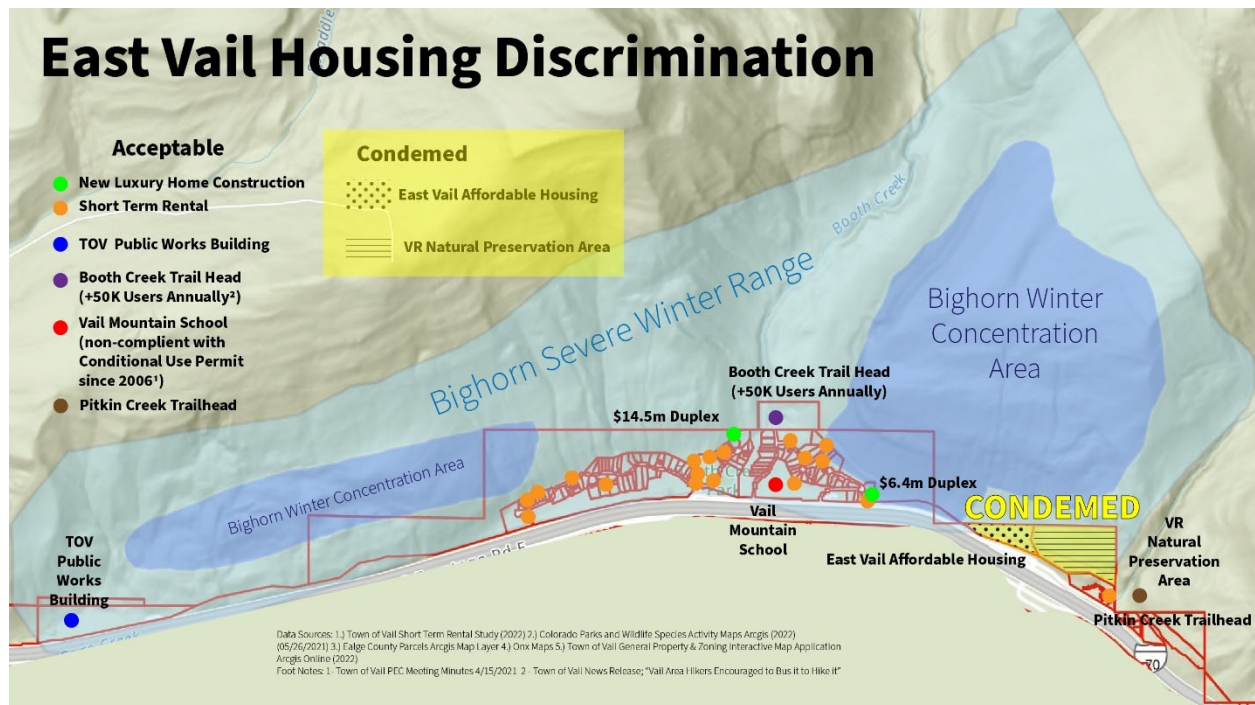
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April 28th, 2022

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- Prohibit drones

Why is this decision bad for business?

Government seizure of private lands is extreme action. The decision **undermines the public trust in government**. This project was approved by the Planning and Environmental Commission, the Design Review Board, and the Town of Vail. The decision was reaffirmed by the State of Colorado after a lawsuit challenging the legality of the decision was dismissed. Condemnation is an extraordinary step to impose the political will of a slim majority on a 7 member council. There is no overwhelming public mandate or clear benefit to take this action.

The decision signals to the private sector that the **Town of Vail is not a reliable partner in employee housing development**. Even the favored and chosen developers are put through excruciating hoops to get affordable housing projects off the ground in Vail. The East Vail Affordable Housing Project made it through the many processes, and in the final leg is being undermined.

The move to vote for condemnation is not indicative of **transparency in government** - a surprise motion before the video recording of the meeting even began, for an issue not on the agenda, after hours of closed door executive session.

The Vail Town Council has a **fiduciary responsibility to the taxpayer**. There has been no public disclosure of the anticipated cost of this action or the inevitable lengthy litigation that will follow. The swift timing of the action makes it seem unreasonable that the Town of Vail even has a realistic understanding of the cost or the measurable benefits of the investment.

Public sentiment is not a reasonable motivation for action if the public is not informed of the cost and consequences of the action. Condemnation would require the Town of Vail to pay fair market value for the land – 23 acres of Vail real estate which is likely to fetch at least 15 to 20 million dollars.

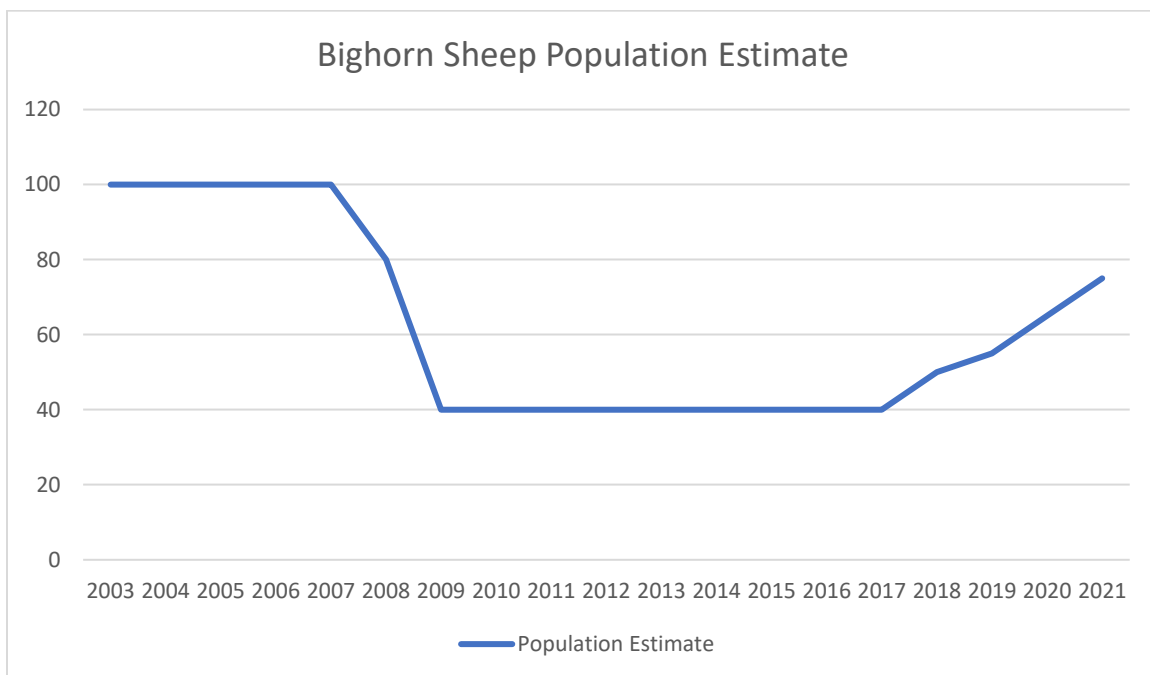
The Council should consider, and publicly address the following questions prior to proceeding with a vote to condemn. At minimum, these **questions should be answered well in advance of a public comment period**.

- How much will this cost?
- What projects will be cut in order to seize this empty lot?
 - The 2022 budget has \$24.9 million for public improvements to be funded from the Capital Projects Fund and the Real Estate Transfer Tax Fund.
- What other housing or environmental initiatives could be undertaken for a \$15-20 million dollar price tag?
- Would an investment of this magnitude in environmental protection efforts have public support if invested elsewhere?

- Could these funds be used for additional habitat enhancement and impact mitigation to push the project forward?
- Is condemnation the best use of public funds to accomplish the goal of protecting bighorn sheep?

What about the Sheep?

Each year, Colorado Parks and Wildlife analyzes and publishes population estimates for bighorn sheep by area. Those records are available to the public going back to 2003. Vail's bighorn sheep fall into unit S02; and that population has been increasing since 2017. The population had been stagnant for a decade following a harsh winter in 2007 that reduced the herd by 60%.



Data Source: <https://cpw.state.co.us/thingstodo/Pages/Statistics-Rocky-Mountain-Bighorn-Sheep.aspx>).

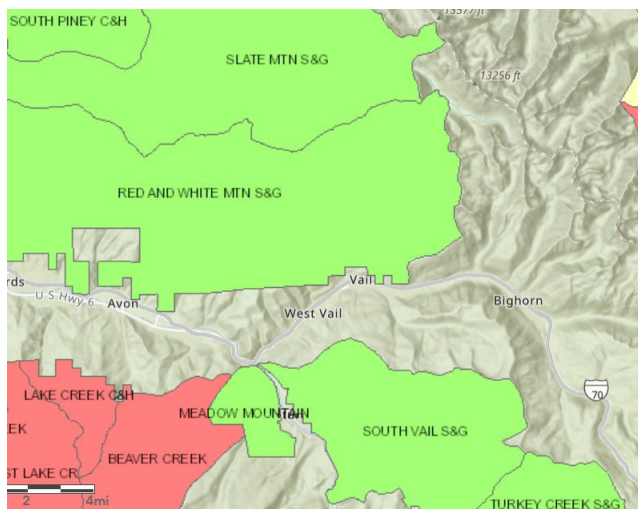
The species faced extinction in the early 1900's and have been the subject of decades of conservation and reintroduction efforts, funded primarily by hunting licenses pursuant to the North American Model of Conservation. Although most populations are now stable and growing, the threats these animals still face are numerous.

Habitat loss and fragmentation is a threat to bighorn sheep. The 8 lanes of heavy traffic from the frontage road and I-70, the ski resort, as well as the entire town of Vail all fall within historical summer and winter range for bighorn sheep and several other native species. Every brick laid, every footfall, and every tire track impact wildlife.

Human presence is detrimental to both wildlife and habitat. Recreation and tourism within the Town of Vail and the surrounding public lands has greatly impacted much of our large mammal population. While the East Vail Affordable Housing Project will likely increase human presence in the Booth Falls neighborhood – those impacts have been extensively studied and mitigated for. The same cannot be said for existing private development, profit businesses, and current occupants – whose growth is unmonitored, uncapped, and unchecked.

Mineral deposits attract and concentrate herds, and also entice them to stay in areas that are detrimental to their health and safety. Congregating animals are susceptible to disease, predation, and overgrazing. CDOT's mag chloride on I-70 and the Town of Vail salty cinders are without question an attractant to the bighorn sheep – which continue to lick the road regardless of traffic, construction, development, or human presence. The Environmental Impact Report - EVWHS Development Application found some East Vail residents **illegally bait sheep with salt blocks** and mineral licks on their properties or the surrounding land. There has been no meaningful action from Vail Town Council on this issue.

The **predominate threat to bighorn sheep is disease transmitted from domestic sheep** that are asymptomatic carriers. Pneumonia (<https://www.nps.gov/articles/bhs-pneumonia.htm>) quickly spreads through bighorn sheep populations and often causes all-age herd die-off, and 100% lamb mortality. The threat is so severe bighorn sheep that are known to come into contact with domestic sheep are killed whenever possible to prevent them from returning to their herds and infecting the others. The East Vail bighorn sheep are well within range of active domestic sheep grazing allotments. There has been no meaningful action from the Vail Town Council on this issue.



US Forest Service Range Allotment (<https://data.fs.usda.gov/>)

Please vote no on the condemnation action for the East Vail Workforce Housing Project.

Thank you for all that you do.

Best,

Robyn Smith

West Vail Resident, Vail Business Owner, Vail Home Owner, Beneficiary of TOV Residential Housing, Conservationist

References:

Environmental Impact Report - EVWHS Development Application (2019) Town of Vail:

<https://www.vailgov.com/government/town-council/council-agendas-meeting-materials>

Wildlife Mitigation Plan for the East Vail Workforce Housing Subdivision (2019) Town of Vail:

<https://www.vailgov.com/government/town-council/council-agendas-meeting-materials>

Suggestions for East Vail Work Force Housing Subdivision (Booth Heights) Mitigation Measures (2019)

Town of Vail: <https://www.vailgov.com/government/town-council/council-agendas-meeting-materials>

Town of Vail Short Term Rental Study (2022) Town of Vail: <https://www.vailgov.com/government/town-council/council-agendas-meeting-materials>

Town of Vail PEC Meeting Minutes 4/15/2021. Town of Vail:

<https://www.vailgov.com/government/town-council/council-agendas-meeting-materials>

US Forest Service Range Allotment (<https://data.fs.usda.gov/>)

Bighorn sheep population estimates by Colorado Parks and Wildlife:

<https://cpw.state.co.us/thingstodo/Pages/Statistics-Rocky-Mountain-Bighorn-Sheep.aspx>).

Bighorn Sheep Pneumonia by National Park Service: <https://www.nps.gov/articles/bhs-pneumonia.htm>

Colorado Parks and Wildlife Species Activity Maps Arcgis (2022):

<https://cpw.state.co.us/learn/Pages/KMZ-Maps.aspx>

Eagle County Parcels Arcgis Map Layer; Eagle County GIS Open Data: <https://eagle-county-open-data-eaglecounty.opendata.arcgis.com/>

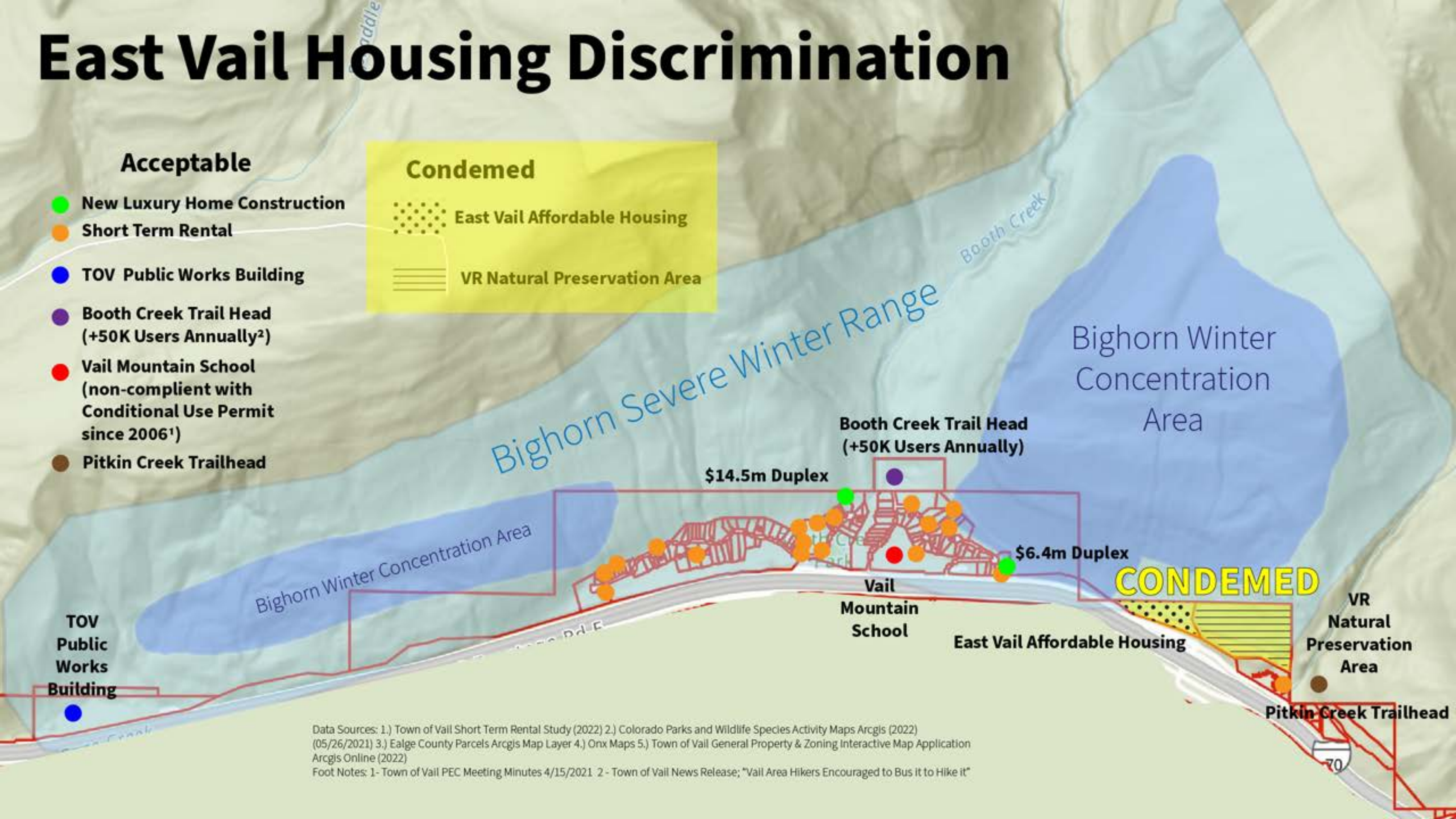
Town of Vail General Property & Zoning Interactive Map Application Arcgis Online (2022):

<https://www.vailgov.com/government/departments/public-works/gis/interactive-maps/interactive-maps>

Town of Vail News Release (5/26/2021); "Vail Area Hikers Encouraged to Bus it to Hike it":

<https://www.vailgov.com/Home/Components/News/News/110/15#:~:text=With%20parking%20restrictions%20to%20address,closed%20for%20the%20summer%20season.>

East Vail Housing Discrimination



Data Sources: 1.) Town of Vail Short Term Rental Study (2022) 2.) Colorado Parks and Wildlife Species Activity Maps Arcgis (2022) (05/26/2021) 3.) Eagle County Parcels Arcgis Map Layer 4.) Onx Maps 5.) Town of Vail General Property & Zoning Interactive Map Application Arcgis Online (2022)

Foot Notes: 1- Town of Vail PEC Meeting Minutes 4/15/2021 2 - Town of Vail News Release; "Vail Area Hikers Encouraged to Bus it to Hike it"

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Thank you
Date: Wednesday, May 4, 2022 11:04:43 AM

Tammy Nagel
Town Clerk

75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com

-----Original Message-----

From: Runblondie49@comcast.net <runblondie49@comcast.net>
Sent: Wednesday, May 4, 2022 4:50 AM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Thank you

Dear Council Members,

We would like to offer our sincere thanks for your diligence, patience and professionalism during the May 3, 2022 meeting. Of course, we were pleased with the 4-3 vote but equally important is the environment created by you during a very challenging evening. Madame Mayor, you ran a very civil, inclusive meeting and this was appreciated by the community. You are all part of a promising chapter ahead for the Town of Vail.

Many thanks,
Blondie and Tom Vucich

Sent from my iPad

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW:
Date: Wednesday, May 4, 2022 11:06:49 AM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Tom Vucich <vucicht@gmail.com>
Sent: Tuesday, May 3, 2022 9:05 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject:

Good Evening ,

I am not exactly sure why the battle weary debate of developing the Booth Heights parcel is again being discussed. The Residences at Main Vail is now under construction and represents what is referred to as the "Alternative Housing Initiative"that's right, "alternative"the alternative to Booth Heights. This was the "win win" option the community was asked to support; a win for housing and a win for the Bighorn Sheep. It was a loss for the displaced Children's Garden of Learning but hopefully a permanent site for them will soon be identified.

Many of us in the community squirmed in silence as we entrusted our elected officials and staff to

negotiate with Triumph Development and Vail Resorts. The TOV did its best and spent days, weeks and months acting in good faith. We appreciate that. Thank you.

The Residences at Main Vail REPLACED the Booth Heights site and is a far superior location.

Employees can even walk to work and there are no Bighorn sheep. Win. Win.

The only problem is Vail Resorts walked away from negotiations after scoring several winning points for future developments. The January 18, 2021 letter to the TOV was threatening, bullying and not representative of a corporation committed to the environment, sustainability, wildlife or the values of our community.

I respect the individuals who are petitioning for more housing and I commend all the county wide efforts to address affordable housing. However, resurrecting Booth Heights is not legitimate. This was an "Alternative Housing Initiative" and the TOV has delivered. Vail Resorts must be held accountable for their reckless and disingenuous actions. There are no remaining options. Please move forward with condemnation and accept the support this community continues to offer. Thank you.

Sincerely,
Blondie Vucich
East Vail

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW:
Date: Wednesday, May 4, 2022 11:07:05 AM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Tom Vucich <vucicht@gmail.com>
Sent: Tuesday, May 3, 2022 9:02 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject:

I'm encouraging council to continue pursuing condemnation tonight. Many of us in the Vail community were cautiously hopeful for far too long, as many of you on council were, on getting Vail Resorts "back to the table."

The 13-month long negotiations for an alternative site for both Vail Resorts and Triumph Development were hard on this community. Vail Resorts' disturbing and threatening letter to the town on Jan. 18, 2021 stating they had always intended to develop Booth Heights was the ultimate betrayal to good faith negotiations.

That letter was presented to the town just days before council was to approve a predevelopment agreement on The Residences at Main Vail

and Timber Ridge.

Why was Vail Resorts' letter so shocking? I would like to give you a few exact quotes from both past and present council members, as well as town staff, which I hope sheds light on why it was.

These are all from the Feb. 2nd 2021 council meeting to approve the predevelopment agreement.

From Councilmember Jenn Bruno "144 beds is exactly the commitment Vail Resorts needs and this gives us the opportunity to bring Vail Resorts back—we can trade them these rights to make sure nothing is built on the Booth Hts. property."

From Matt Mire, town attorney, "If we get a negotiation accomplished and we get a deal done then these plans and his right to those plans can be permanently extinguished."

From Councilmember Travis Coggin "It seems to me the safest route to extinguish those rights—the fastest way to get there is to get a deal negotiated that defines everything and we move forward."

From Town Manager Scot Robson "We would not have brought this PDA to you with a recommendation for approval with it being drafted in large part by our town attorney and staff if we didn't feel like there were safety provisions here to get us to the finish line that we've all, I think, agreed upon".

Additionally, in a separate email later from George Ruther, the town's housing director, he states "This whole Alternate Housing Sites Initiative has taken its toll on a lot of people. It is truly unfortunate Vail Resorts opted out of the collaborative partnership we have been attempting to forge. Hang in there though, every step we take forward with CGL, Lot 3, Timber Ridge, preservation of EHU credits and the title to land, lease assignability, etc. makes it easier for Vail Resorts to simply walk back in and take advantage of the opportunity the Town Council is creating. "(end quote)

So I hope you can understand how and why so many of us feel misled. Do you honestly think Vail Resorts will come to the table without you pursuing condemnation? What we have today with Ford Park is a reality because a prior council had the vision and fortitude to condemn that land way back in the 70's.

Future generations in Vail, and the bighorn sheep, may not know that you tried in good faith to negotiate with Vail Resorts, but they will know that ultimately you did the right thing and preserved this land.

Tom Vucich
Vail

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Employee Housing Project
Date: Wednesday, May 4, 2022 11:08:20 AM
Attachments: [Outlook-oelugmrw.png](#)
[image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Luke Proffitt <luke.proffitt@thehythevail.com>
Sent: Tuesday, May 3, 2022 5:01 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Employee Housing Project

Good evening,

I am reaching out regarding the proposed employee housing development. As an employer here in Vail, CO, these housing opportunities mean everything to us and our staff. Without the guarantee of housing, we often cannot hire the people that we need to operate. This dramatically impacts our guest experience, and diminishes the overall experience of Vail, CO. Staffing shortages were so incredibly challenging for so many businesses in Vail this year, and more employee housing would go a long way to helping fix this issue.

It also means a better quality of life for those that we employ. Long term employment in Vail has become something that most of our staff could never conceive of. It is impossible to

imagine yourself settling down in a place that requires you to live multiple people to a single bedroom or have countless roommates that disrupt your privacy. More housing opportunities are critical in making Vail a sustainable choice for employees. If Vail is not a sustainable place to live for those who are its foundation, then it will never be a sustainable place by any metric.

This housing opportunity is critical to the longevity of Vail. Without it, we risk ruining the Vail experience not just for employees, but for everyone who visits.

Thank you for time,

**LUKE
PROFFITT**

BEVERAGE MANAGER

THE HYTHE VAIL
715 W LIONSHEAD CIR, VAIL, CO 81657 USA
T 970.476.4444 | M 404.513.3843 | F 970.479.6996

www.thehythevail.com

THE LUXURY COLLECTION HOTELS & RESORTS

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: east vail workforce housing project
Date: Wednesday, May 4, 2022 11:08:32 AM

Tammy Nagel
Town Clerk

75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com

-----Original Message-----

From: Paige Bolman <paiger.bolman@gmail.com>
Sent: Tuesday, May 3, 2022 4:41 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: east vail workforce housing project

Hello,

i hope this email finds you well. my name is paige bolman. although i am not a resident of vail, co, i am a nurse here at vail health and have worked here for just over a decade. my husband is a fire fighter at eagle river fire. we make decent money for living up here, and yet attempting to purchase a home of our own, in the community in which we work, is not an option for us. we still live in summit, only because we were able to gain a small foothold there a few years ago.

please do not vote to condemn the east vail workforce housing project. i don't know of a single business in this valley that is fully staffed, and it's only getting worse. both of our places of employment are struggling with staffing, and my department at vail health is dealing with critical staffing shortages. no one is even applying. the tourism of your town depends on staffing the businesses of vail effectively to provide a "like no place else on earth" experience to the tourists that come here to spend their money. the town of vail must recognize this, and you must act to remedy this problem. i argue that the bighorn sheep are no more threatened by this project then they are by the general mass of humanity that is welcomed here to recreate year-round, or the multi-million dollar homes that litter this valley, yet house no one. please do not vote to condemn that property. thank you for your time.

paige bolman

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: LETTER TO COUNCIL 5.3.22
Date: Wednesday, May 4, 2022 11:08:50 AM
Attachments: [vail town hall - k.branch.pdf](#)
[image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Katie Branch <katielbranch@yahoo.com>
Sent: Tuesday, May 3, 2022 4:29 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: LETTER TO COUNCIL 5.3.22

Vail Town Hall
Tuesday, May 3rd 2022
Affordable Housing: Letter of Petition
Katie Branch, valley resident / resort employee

The town council ought to stand by its decision to allow the East Vail affordable housing plan to move forward out of duty and service to the vail valley community it represents!

As an hourly employee myself I can say that I see the direct impact my job has on bringing in tourist dollars into the valley as visitors are dependent on my and my hotel's services and the hotel not only brings in tax dollars and employ several people

who also pay taxes, but a large part of my job as a concierge is encouraging visitors to spend money at our resorts, restaurants, spas and clubs, and various local businesses! Also as an hourly worker and contributor of this community, I can attest that it is nearly impossible for me to find affordable housing in the Vail Valley or commutable areas - if not for my employee housing arrangement there is absolutely no way myself or anyone could afford to live here while working most any job currently available in the area.

Outside of my own experiences, to objectively speak to the need to invest in affordable housing opportunities - it's worth noting that the valley depends on its unique economic system to be a successful, safe, and comfortable home for all of its full and part-time residents... a big part of that system generating prosperity for the valley as a whole are inarguably its hourly and seasonal workers making less than \$55k annually (anyone paying average rent in Vail, around \$1,500/mo with rent totalling maximum $\frac{1}{3}$ of their monthly income would have to make at least \$55k annually). The kind cashier that helps you purchase your groceries for your families, the wait staff members that kindly take care of you and create a wonderful dining experience for you, your friends and travelers coming long distances to visit our home, the seasonal resort worker who plays a vital part in keeping people safe on the mountain and improving the reputation of this destination are all *at most* making \$20 or less per hour - often around or less than \$40k annually pre-tax! If the town council votes against the affordable housing initiative, it votes against the many members of the community that make vail valley the wonderful place that it is, and chooses to ignore the blatant fact that people who want to work here will not be able to live here very soon, and chooses to ignore how detrimental that would be to all residents and community members!

WE need this fully approved housing project NOW and the council is the only thing standing in the way of that. Please do the right thing.

Vail Town Hall

Tuesday, May 3rd 2022

Affordable Housing: Letter of Petition

Katie Branch, valley resident / resort employee

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From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: LETTER TO COUNCIL 5.3.22
Date: Wednesday, May 4, 2022 11:09:03 AM
Attachments: [vail town hall - k.branch.pdf](#)
[image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Katie Branch <katielbranch@yahoo.com>
Sent: Tuesday, May 3, 2022 4:28 PM
To: PublicInputTownCouncil <publicinput.vailtowncouncil@vailgov.com>
Subject: LETTER TO COUNCIL 5.3.22

Vail Town Hall
Tuesday, May 3rd 2022
Affordable Housing: Letter of Petition
Katie Branch, valley resident / resort employee

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From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Thank you!
Date: Wednesday, May 4, 2022 1:28:03 PM

Tammy Nagel
Town Clerk

75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com

-----Original Message-----

From: Deborah K Ford <debbiekingford@me.com>
Sent: Wednesday, May 4, 2022 1:16 PM
To: Council Dist List <TownCouncil@vailgov.com>
Cc: Tammy Nagel <TNagel@vailgov.com>
Subject: Thank you!

Hi Vail Town Council,

I want to thank you for all your diligence, hard work, and perseverance in passing the resolution to condemn the Booth Heights parcel. As a majority of you stated last last, it truly is the last option available to bringing VRI to the negotiating table. We all know there are more suitable sites available for housing, and your collaborative efforts will bring about the appropriate solutions.

Once again, thank you for all you do on behalf of our community.

Debbie King Ford
(970) 390-4392
debbiekingford@me.com

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Booth Heights
Date: Wednesday, May 4, 2022 1:28:19 PM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Pati Marsh <captpati@gmail.com>
Sent: Wednesday, May 4, 2022 1:09 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Booth Heights

I wish to thank the TOV council members who voted to pass resolution 22. In addition, I thank all 7 of the council members for their thoughtful comments regarding the resistance they have faced from Vail Resorts while trying to negotiate various alternative workforce housing options over the past several years. Clearly, VR tried to use their employee base to vilify the current town council. It was quite clear at the May 3 meeting that everyone in attendance is in favor of creating more affordable workforce housing, most especially the Town Council. The negotiating leverage that was sought in voting to explore eminent domain by the council was necessary to encourage VR to come to the table after it became obvious they had no intention to do so. Let's hope it works. If it doesn't, I fully support going forward with condemnation so that our herd of Bighorn Sheep will be saved.

Pati Marsh
Vail homeowner

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Condemning
Date: Wednesday, May 4, 2022 1:28:50 PM

Tammy Nagel
Town Clerk

75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com

-----Original Message-----

From: mary e. anderson <dezinz@icloud.com>
Sent: Wednesday, May 4, 2022 12:55 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Condemning

Thank you, you four stalwart Council members, for doing the right thing condemning the land to protect and preserve the longhorn sheep habitat!

Mary Ellen Douglas Anderson



44 Union Blvd.
Suite 620
Lakewood, CO 80228
www.geosyntec.com

May 3, 2022

Town Council
Town of Vail
75 S. Frontage Road West
Vail, CO 81657

**Subject: Resolution No. 22, Series of 2022, Regarding the Vail Resorts Property
Located at 3700 North Frontage Road in Vail**

Dear Council Members:

I am a Project Scientist/Ecologist at Geosyntec with fourteen years of experience in environmental resources management and eleven years specializing in ecological risk assessment and the impacts of development on wildlife species. I also have specific experience relating to bighorn sheep. I've reviewed the Impact Report that was prepared as part of the development plan for this site as well as the Mitigation Plan put into place relating to it, the Wildlife Monitoring Report that was the basis for the Impact Report, and the Town of Vail's "Roundtable Summary" that was included in the record at the Planning and Environmental Commission's hearing in 2019. Based on my review, I have some specific comments and expert opinions to relay relating to the bighorn sheep.

Background

My job is to work with published scientific data and experts to understand how wildlife may be affected by human activity. I have worked with clients, agency and tribal representatives, and public stakeholders to find solutions that balance the need for sustainable development, clean energy, and contaminated site cleanup with the needs of wildlife. I have worked on a wide range of sites in sensitive environmental areas across the country, but primarily in the Rocky Mountain west.

In my work, I have had the opportunity to work with a variety of wildlife species, from bats to large game. From 2013 until 2019, I worked closely with state and federal agency representatives, private industry, and large game experts on a long-term project evaluating bighorn habitat utilization, diet, and health of bighorn sheep occupying a closed mine site in a neighboring state. Using location data from bighorn sheep that we fitted with GPS-tracking collars, we were able to

understand how these animals use different habitats and how they behave when their movements intersect with human activity. I believe that this experience gives me a unique perspective when evaluating the potential impacts of development in the Rocky Mountain bighorn sheep's range.

For purposes of the May 3rd Town Council meeting, I have reviewed the multiple reports and mitigation plans prepared in 2018 and 2019 relating to the prior development application submitted to the Town of Vail by Vail Resorts. I have evaluated the reports, and with my education and experience relating to Rocky Mountain bighorn sheep ecology and behavior, I provide my independent and expert opinions about the impacts the proposed development would have on the Gore-Eagles Nest Herd.

While I was asked by Vail Resorts to conduct this review and share my opinions, my compensation is in no way tied to my opinions and I do not have any personal or vested interest in this matter. What I am sharing here are my own expert opinions based on my knowledge and expertise relating to bighorn sheep.

Habitat Quality

First, I think it is important to talk about the current state of the anticipated development, which I'll refer to as the Vail Resorts Property, and its attractiveness to and usability by the Bighorn Sheep.

I have read some comments from people who have expressed great concern that because a small portion of the Vail Resorts Property is depicted within the estimated Bighorn Sheep Winter Range, going forward with the development will somehow result in the Gore-Eagles Nest Herd's ultimate demise. As an expert ecologist who has done an extensive study on bighorn sheep, I am hopeful that I can provide this Town Council some comfort in saying that I think these concerns are unfounded for four critical reasons:

- First, the Vail Resorts Property is not prime habitat for bighorn sheep. It mostly has dense aspen and tall shrub cover that bighorn sheep tend to avoid because it offers poor visibility to detect their predators. Biologists have also noted that there are abundant fallen trees and woody debris that impede easy movement and is similarly unattractive to bighorn sheep, as they cannot easily evacuate to the safety of steep terrain if they become startled. And, although bighorn sheep eat a wide range of different plants, most of the forage available within the area is not as palatable as elsewhere.

- Second, the Vail Resorts Property does not provide any useful connectivity with other preferable habitat areas or access to any critical resources for the herd except for the grassy right-of-way area along the I-70 Frontage Road. Because the site is on the outer edge of the herd's range, developing the site will not block the bighorn sheep from other key habitat areas that they would prefer.
- Third, there are areas adjacent to the development to the west that are much more attractive to the bighorn sheep and provide much better habitat. Specifically, the slopes below Booth Creek Cliffs provide lower vegetative cover and steep terrain for safety and more palatable forage. This combination provides a much better and more attractive habitat for bighorn sheep than anything on the Vail Resorts Property. These areas are important habitat areas that were shown to have much higher utilization by the bighorn sheep in Mr. Thompson's monitoring report. In the span of 244 days during the winter of 2017-2018, game cameras on the Vail Resorts Property caught images of bighorn sheep on only four days. During that same period, one camera with a view of the Booth Creek Cliffs caught images of sheep on forty days.
- Fourth, the only marginally beneficial area for the bighorn sheep that will be impacted by the development parcel is a narrow grassy strip of land adjacent to the frontage road where the bighorn sheep have been observed in the past and which we sadly know can result in potentially fatal encounters between cars and the sheep. The bighorn sheep are often drawn to roads during winter where there is easier access to forage and especially if road de-icing salt is present. No one wants to encourage any herds to congregate around streets, especially major highways. Thus, for the safety of both humans and animals, bighorn sheep are already excluded from this area by a temporary fence.

And while it is true that any additional development or the addition of people to an area with currently existing wildlife will have an impact on the behavior of any species, it is always important to compare the benefits and drawbacks of leaving the property as-is with those of any proposed development rather than just looking at the development in a vacuum.

Along these lines, it is important to remember that both action *and inaction* can have an impact on wildlife. For example, fire suppression and failing to control overgrown vegetation has already significantly reduced useable area for bighorn sheep.

So as an ecologist whose goal is to study, preserve, and find ways to protect wildlife, it is important for me to always look not just at the impacts of human *action* on a species, but also the costs of *inaction* on the species and focus on any potential mitigation measures that can hopefully lead us to a result where both humans and wildlife can be better off.

The Mitigation Plan

With that goal in mind, I have carefully reviewed the revised mitigation plan put into place by the Town of Vail for this site, Mr. Thompson's 2019 Impact Report, his 2018 Monitoring Report, and the Roundtable Summary. In my search for materials since those reports were created, I have not seen anything to indicate that there has been a change with respect to the Gore-Eagles Nest Herd which would alter Mr. Thompson's findings or ultimate conclusions.

In my review, it was important to me that the mitigation plan was developed by a certified wildlife biologist who completed an intensive study documenting the behaviors and movements specific to this herd and that his proposed plan was further refined based on recommendations provided by CPW bighorn biologists. Oftentimes mitigation measures are prepared based on general knowledge about a species, without the benefit of a study specific to the actual organisms it is intended to protect. Here, both the developer and the Town had the benefit of a very specific and thorough study that included documentation from trail cameras, a tracking study, and observational data for this site. They also benefitted from specific recommendations provided by the bighorn biologists who know this herd best.

From my review of the amended mitigation plan, and the other materials I listed earlier, it is my opinion that the benefits contemplated by the mitigation plan would outweigh the marginal loss of the 4 acres of infrequently utilized foraging area along the frontage road. Specifically, there are several things that stand out to me as particularly beneficial in the mitigation plan:

- The developer will provide \$100,000 in funds so that any lost foraging area along the frontage road will be replaced with new and enhanced existing foraging areas further away from human development. It is my understanding that there is an intent to vegetate the rockfall berm behind the property. In my opinion, such an enhancement to the sheep's existing preferred foraging habitat would be much safer for the bighorn sheep (and humans) than continuing to allow them to congregate near the road.

- The contemplated enhancements will also encourage the bighorn sheep to congregate in areas away from human development, which is important for their overall survival. In my studies of bighorn sheep, we found that after initial non-aversive encounters, sheep quickly habituated to human activity. Open trash receptacles, de-icing salts, and organic waste tossed by a careless passerby oftentimes encouraged the herd to roam into areas with human presence, even areas where heavy construction equipment was operating. Generally speaking, habituation to humans is often detrimental to wildlife's survival.
- The design and ongoing control of the Vail Resorts project has been tailored to minimize impacts on wildlife. Specifically, as the owner and operator of this site, Vail Resorts can manage the behaviors of residents through enforceable restrictions:
 - There are limitations on dogs.
 - Trash receptacles must be closed and inaccessible by wildlife.
 - No feeding of any wildlife, even using birdfeeders, is allowed.
 - No human activity can take place outside of the developed parcel – including hiking or off leash pets. I note that the plan contemplates actually installing cameras to monitor and enforce activity around the property.

On this point, it is important to point out that a combination of the Town's prior actions and inaction has already altered the bighorn sheep behavior much more than any proposed development on the Vail Resorts Property. First and foremost, the failure to invest in enhancements along the entire winter bighorn sheep range has resulted in degraded habitat that the sheep would otherwise prefer and has forced the herd closer to development and the frontage road. Further, building out the road itself has created enticing foraging habitat in road rights-of-way and the salt used for de-icing in the winter has further attracted the bighorn sheep to the roads.

The Town's continued approvals of ongoing construction and certain uses of residences within the bighorn sheep's Winter Concentration Habitat (which the Vail Resorts Property does not impact) may have pushed the herd further into marginal habitat areas. The neighboring privately owned residences in particular, which based on my research include a significant number of properties being listed as short-term rentals, are not subject to any of the robust mitigation measures being applied to the Vail Resorts Property. This means that people – some of whom are totally naive to

the impact their behavior may have on the bighorn sheep – are under no restrictions similar to what the residents of the Vail Resorts Property will face. Off-leash pets, off-trail walking, and improperly managed trash in this sensitive area all impact bighorn sheep.

In fact, if the Town wants to protect the bighorn sheep herd, it is my opinion that restricting potential human interaction, access, and engagement with the herd in this more central portion of the bighorn sheep winter range would be more impactful. For example, it may make sense to prohibit short-term rentals in the neighborhood to the west. As many permanent residents in similar vacation rental areas can attest, short-term renters can be some of the worst offenders at following local rules, regulations, and even basic courtesies to surrounding neighbors. Unfortunately, in this instance, the neighbors are the bighorn sheep.

Finally, another benefit I see in allowing the development to move forward relates to the environmental impacts of employee commutes. As an ecologist, I must consider environmental impacts beyond just the bighorn sheep. At the April 19, 2022 meeting, several Vail Resorts employees described commutes of forty miles each way. Based on this assumption, the workforce housing project at this location could save up to 11,000 miles of car travel *each day*. If Vail's workforce could instead walk, bike, take public transit, or even just drive a short distance to their jobs, it would help lower greenhouse gas emissions, improve air quality, decrease traffic, and help lessen the chances of fatal vehicle collisions with wildlife like bighorn sheep.

Overall Impressions

My review of the materials associated with the entitlement of the Vail Resorts Property leads me to conclude that that enhancements contemplated by the mitigation plan would outweigh the impact the limited development on that property will ultimately have on the bighorn sheep herd in that area.

To be clear – I am not saying that in a vacuum all development is good for wildlife – but I am saying that in my review of the studies and the mitigation plan, it is my opinion that the bighorn sheep could benefit from the enhancements required by this mitigation plan and the controls put onto the human activity on the site, which benefits may outweigh any benefits of leaving the property vacant and forgoing \$100,000 in funding for studies and enhancements.

The proposed actions in the mitigation plan are simple, consistent with our scientific understanding of bighorn sheep ecology, and informed by Mr. Thompson's direct, recent observation of this

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specific herd. In particular, prescribed burns, one mitigation action that could be enacted using the \$100,000 in conservation funds, would benefit not only the bighorn sheep but also the community, reducing potential fuel for future catastrophic fires that could threaten existing homes in East Vail.

And, in fact, I would suggest to the Town Council that if it really wants to preserve the bighorn sheep herd in this area, the money it would spend on the condemnation process and to acquire the Vail Resorts Property would be much better spent on even more enhancements to the entire bighorn sheep winter range; or even better yet, on studies of the bighorn sheep's movements and behavior that could help inform future Town enhancement projects that may benefit this herd.

Sincerely,

A handwritten signature in black ink, appearing to read "Marianne Batchelder", followed by a long horizontal line.

Marianne Batchelder
Project Scientist/Ecologist



Dear Neighbor:

Before the close of the 2021-22 school year, we wanted to provide you with an update on our near-term efforts with our students and parents to help solve traffic delays.

We increased our communications with our campus community this year, due to safety concerns and feedback we received from you, our neighbors, to ensure those driving to and from Vail Mountain School understood parking rules during drop-off and pick-up. We have been more closely monitoring Bald Mountain Road, Manns Ranch Road and Katsos Ranch Road where we have emphasized no parking, stopping or waiting.

We were excited to launch a new VMS Carpool app in February in our attempts to be environmentally responsible and cut down on morning drop-off traffic. While the program has only been in effect for a short time, we are very hopeful that with an increasing number of VMS parents utilizing the tool next school year we will see positive impacts being made. The app is a safe and convenient way to form a carpool, bikepool or walkpool.

The Vail Police Department has also continued to assist the head of school and additional school staff with their presence in the afternoon during pick-up to ensure smooth traffic flow.

While seasonal sport schedules and after-school programming can impact traffic, our presence during pick-up and more and more participants using the carpool app have made a significant difference.

This Summer

VMS has offered its parking lot to hikers and skiers throughout the year. The Town of Vail has asked us not to open our parking lot to hikers this year in their attempts to get people out of their cars and use the free town buses instead.

In addition to complying to this request, for an expected two-four week period, we will be making internal parking lot improvements to further enhance traffic flow once school resumes in the fall. The improvements likely include adding a new exit lane so that there are both left and right turn lanes at the current exit.

All that we're currently doing and will do this summer are first steps in a comprehensive transportation and traffic plan that we continue to develop with the Town of Vail. We continue to welcome your input and ideas.

Sincerely,

Mike Imperi
Head of School



Members of Gore / Eagle's Nest Bighorn Sheep Herd enjoy a warm spring day above East Vail on April 11, 2021. In partnership with the Town of Vail and Colorado Parks & Wildlife, the sheep were documented with a high-resolution DSLR camera trap triggered by an infrared sensor.

This remote technology permits more intimate views of wildlife in context with their native habitat, acting naturally and undisturbed by a human presence.

In the summer, this herd of approximately 75 charismatic individuals thrives in the high alpine terrain of the Gore Range. Conversely, their sole winter home is severely restricted to a couple of small, south-facing slopes adjacent to I-70 in East Vail. Given bighorn sheep are not a pioneering species, this endemic herd has likely endured on these slopes for millennia.

Ironically, as their meager winter domain comes under threat from further development, their survival, or demise, can be sealed with the stroke of a pen.

Image and Text © Todd Winslow Pierce

EagleValleyWild.org