VAIL TOWN COUNCIL MEETING

Afternoon Session Agenda

Vail Town Council Chambers and virtually by Zoom.
Zoom meeting link: https://vail.zoom.us/webinar/register/WN_Rw9jPJaTSpaLUSU-UpoKUg

4:00 PM, July 21, 2026

Notes:
Times of items are approximate, subject to change, and cannot be relied upon to determine what time Council will consider an item.

1. **Call to Order (4:00pm)**

2. **Presentation/Discussion (4:00pm)**

   2.1 **Update on Traffic Management in Vail Village (4:00pm)** 30 min.
   Information update.

   Presenter(s): Chad Salli, Town Engineer and Chief Ryan Kenney, Vail Police Department

   Background: The purpose of the Pedestrian Village Safety Project is to control vehicular access into Vail's high pedestrian activity areas and restrict access when necessary during special events.

   Council Memo 7-21-26.docx
   VailGateLocationsDRAFT-July 2026.pdf
   Public Input Traffic Management.pdf

3. **DRB/PEC (4:30pm)**

   3.1 **DRB/PEC Update (10 min.)**
   07-13-26 PEC Meeting Minutes.pdf
   07-15-26 DRB Meeting Minutes.pdf

4. **Information Update (4:40pm)**

   4.1 **June 1, 2026 AIPP Meeting Minutes**
   June 1, 2026 Minutes.pdf

   4.2 **June 9, 2026 VLHA Meeting Minutes**
   2026_06_09 VLHA Meeting Minutes.pdf

   4.3 **June 19, VLHA Special Meeting Minutes**
   2026_06_19 VLHA Special Meeting Minutes.pdf

5. **Matters from Mayor, Council, Town Manager and Committee Reports (4:40pm)**

   5.1 **Matters from Mayor, Council and Committees (15 min.)**

   5.2 **Town Manager Report (10 min.)**
   TM Update 072126.docx
   ECRPI LOS- Town of Vail.docx

2026 ToV Customer Service Program RFP - Copy.docx

5.3 **Council Matters and Status Update**
260721 Matters.docx

6. Executive Session (5:05pm)
(20 min.)Executive Session pursuant to:
Executive Session pursuant to C.R.S. § 24-6-402(4)(b) to hold a conference with the Town Attorney, to receive legal advice on specific legal questions and C.R.S. § 24-6-402(4)(e) to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations and instruct negotiators on the topics of 1. negotiations with a certain event producer; and 2. Concert Hall Development Agreement

7. Break (5:25pm)

Meeting agendas and materials can be accessed prior to meeting day on the Town of Vail website www.vail.gov. All Town Council meetings will be streamed live by High Five Access Media and available for public viewing as the meeting is happening. The meeting videos are also posted to High Five Access Media website the week following meeting day, www.highfivemedia.org.

Please call 970-479-2460 for additional information. Sign language interpretation is available upon request with 48 hour notification dial 711.

AGENDA ITEM NO. 2.1

Item Cover Page

VAIL TOWN COUNCIL AGENDA ITEM REPORT

DATE:	July 21, 2026
TIME:	30 min.
SUBMITTED BY:	Chad Salli, Public Works
ITEM TYPE:	Presentation/Discussion
AGENDA SECTION:	**Presentation/Discussion (4:00pm)**
SUBJECT:	**Update on Traffic Management in Vail Village (4:00pm)**
SUGGESTED ACTION:	Information update.
PRESENTER(S):	Chad Salli, Town Engineer and Chief Ryan Kenney, Vail Police Department

ATTACHMENTS:
Council Memo 7-21-26.docx
VailGateLocationsDRAFT-July 2026.pdf
Public Input Traffic Management.pdf

TOWN OF VAIL

Memorandum

To: Town Council

From: Public Works Department, Vail Police Department

Date: July 21, 2026

Subject: Vail Village Traffic Management Update

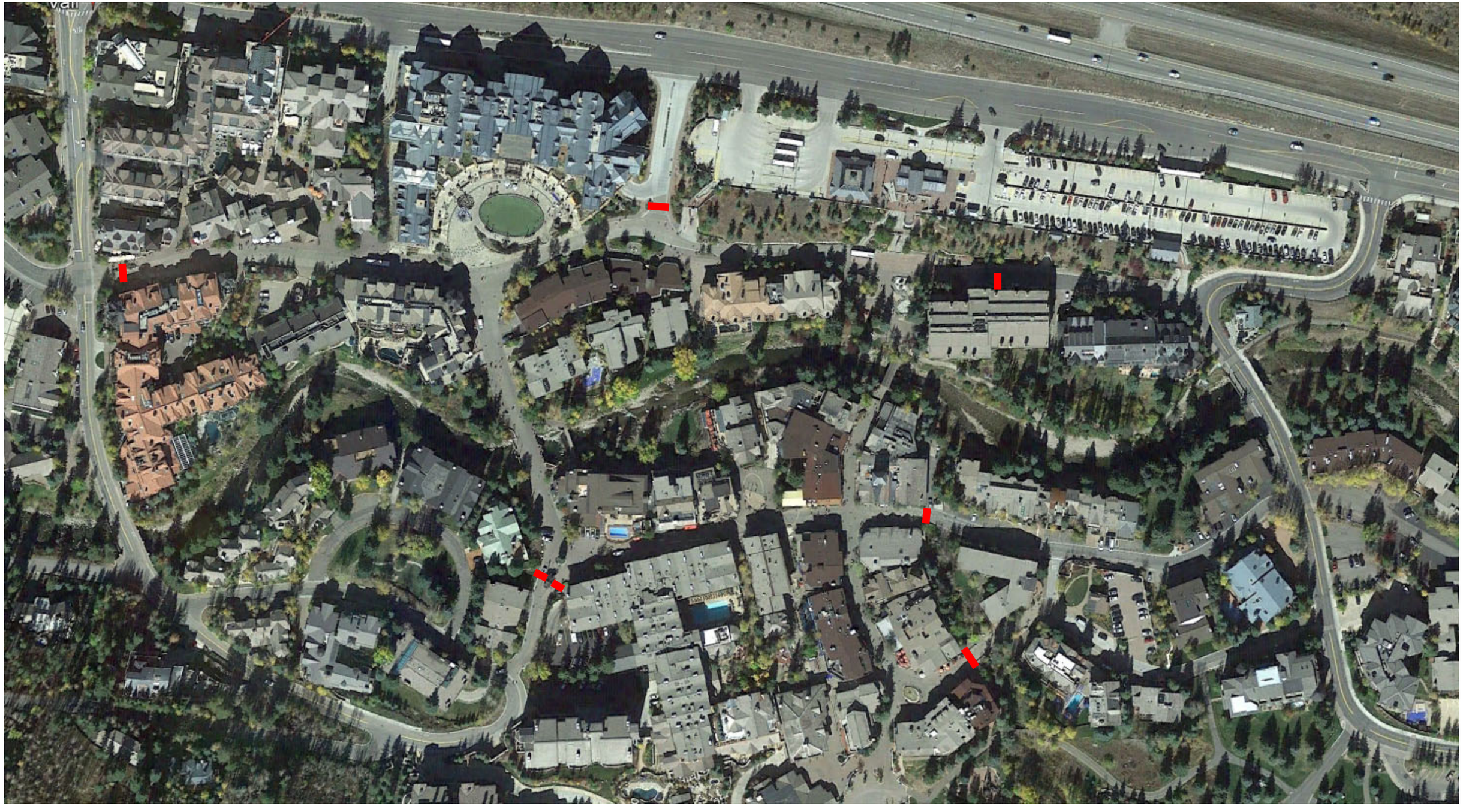
I. SUMMARY

Over the past few years, the Town has been working toward implementing the *Vail Pedestrian Village Safety Improvements Project* which initially included the selection of and the design of approximately 70 bollards and or equivalent safety measures and barricades at various locations within the Vail Village, Lionshead Village, and Ford Park. To date, the Town has installed four bollards on East Betty Ford Way at Ford Park, 2 retractable and 2 removable.

The purpose of the *Pedestrian Village Safety Project* is to control vehicular access into Vail's high pedestrian activity areas and restrict access when necessary during special events. To control vehicular access into Vail Village staff is recommending installing a gate system, similar to the gates at the Town parking structures and Town parking lots, at 6 entry locations to the Village. Access through the gates would be restricted to authorized vehicles only and direct all other vehicles to Checkpoint Charlie. The gates would serve as access control to the Village and not security. During special events the vehicular barricades currently used would still need to be in place.

II. STAFF RECOMMENDATION

Staff recommends issuing a request for proposals for design and construction documents to install vehicular gates in Vail Village to restrict access.



Note:
Final locations to be field verified.

VAIL VEHICULAR GATE LOCATION (DRAFT)
Vail Village - Access Control

GATE LOCATIONS

Note:
Final locations to be field verified. Some locations may allow for alternate solutions (i.e. Combination of fixed and retractable bollards and/or combination of fixed planters and retractable bollards)

VAIL BOLLARD LOCATION (DRAFT)
Lionshead Village - Safe & Secure Access Control

- Retractable Bollard (High Impact)
- Static/Removable/Manual Bollard (High Impact)
- Retractable Bollard (Low Impact)
- Entry Feature (High Impact)
- Planter Wall Feature (High Impact)
- Landscape Neckdown

Note:
Final locations to be field verified. Some locations may allow for alternate solutions (i.e. Combination of fixed and retractable bollards and/or combination of fixed planters and retractable bollards)

VAIL BOLLARD LOCATION (DRAFT)
Ford Park - Safe & Secure Access Control

- Retractable Bollard (High Impact)
- Static/Removable/Manual Bollard (High Impact)
- Retractable Bollard (Low Impact)
- Entry Feature (High Impact)
- Planter Wall Feature (High Impact)
- Landscape Neckdown

From: Steven Kisielica
To: Public Input Town Council
Cc: Council Dist List
Subject: FW: Traffic Management in Vail Village
Date: Monday, July 20, 2026 3:57:45 PM

Caution: This is an external email. Please take care when clicking links or opening attachments. When in doubt, contact Vail IT Department

Hi. This is Steve Kisielica, owner of the Sitzmark Vail. I noticed with interest the agenda item for tomorrow's meeting regarding Traffic Management as well as the proposed traffic gates.

First, I would like to say that I am a strong proponent of creating a safe traffic environment for Vail Village. We generally work well with the TOV police and code enforcement staff to work within the challenges these special events create. We are committed to continuing to do so.

I will be in attendance at the meeting and would like to discuss the following items with respect to this plan:

1. Restricting vehicular access to the Sitzmark hotel parking spaces and loading/unloading areas is extremely disruptive and at times unworkable for our business. What is the plan and accommodations proposed to ensure our property rights and access are preserved?
2. What "events" specifically, and how many times per year to you intend to implement the gate restrictions?
3. What is the protocol for informing the property owners of these restrictions? We have had a lot of difficulty getting timely and accurate information, with the much-needed advanced notice, necessary to properly inform our guests and staff of the ever-changing protocols. This is especially the case in dealing with the TOV event planning staff. Some event operators (such as GoPro games) do an excellent job. Almost all event operators disregard the needs and property rights of the Sitzmark, Hotel Gramshammer and other businesses who have been in place long before the pedestrian village and the advent of town-wide events.
4. There is a significant lack of directions and signage during these events, and what is available is either confusing and inaccurate. What is the plan to rectify this?
5. A much better plan of communication, cooperation and accommodation with the business owners and the town & events staff must be implemented. Strict adherence to a mutually agreed plan (in advance) is essential to make this safe and workable for all parties.

Thanks for your consideration and I look forward to discussing at the meeting on Tuesday. If you have any questions or need additional information, please do not hesitate to contact me in advance.

Best,

Steve Kisielica
LCPK Vail Owner, LLC
312-342-2532
skisielica@lodgingcapital.com

From: Steven Kisielica
To: Barry Davis
Cc: Council Dist List
Subject: Re: Traffic Management in Vail Village
Date: Tuesday, July 21, 2026 6:43:23 PM

Caution: This is an external email. Please take care when clicking links or opening attachments. When in doubt, contact Vail IT Department

Hi all, thank you for the responses and hosting tonight's council meeting. As a longtime hospitality veteran, and an immense passion for Vail, I would like to add some additional comments for your consideration.

In my humble opinion, putting unmanned security gates at Checkpoint Charlie will be an unmitigated disaster.

This is the gateway to our world-class destination. Imagine guests arriving from all over the world, driving over a mountain pass during a snowstorm, arriving late in the night only to be greeted by a mechanical gate. This guest then, what, pushes a button in hopes that some remote code enforcer is available to let them in? This is NOT what you want….trust me.

Other, much smaller communities (beaver creek, cordillera, etc) find it feasible to have a 24/7 ambassador to manage access into their neighborhoods. How is it that Vail, a world-class destination, cannot do the same?

If cost is the issue (it shouldn't be), then consider hiring an outside security firm (like CVC does) to manage the gate. Or, staff the gate with lower-cost (non police) personnel. In my humble opinion, pulling up to our village entrance and not being greeted by an armed guard, but rather a trained "welcome concierge," who is able to provide directions, recommendations, etc to our guests and community would be a welcome change and more in line with our resort community.

Please Do not waste taxpayer money to install a system that is not technologically ready to handle both residents and out of town guests alike. I promise you, these expensive gates, if installed, will be removed within the first season. Instead, use these gates at other entryways, and direct the traffic to a 24/7 checkpoint Charlie that is welcoming, cost effective, and in line with the experience we want to portray to the world.

Thank you for listening and if I can ever be of assistance, please rely on me.

Best,

Steve Kisielica
Partner
Lodging Capital Partners, LLC
183 Gore Creek Drive
Vail, CO 81657
312-342-2532 cell
skisielica@lodgingcapital.com
www.lodgingcapital.com

On Jul 21, 2026, at 3:54 PM, Barry Davis <BDavis@vail.gov> wrote:

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

Get Outlook for iOS

From: Steven Kisielica <skisielica@lodgingcapital.com>
Sent: Monday, 20 July 2026 15:57:32
To: Public Input Town Council <publicinput.vailtowncouncil@vail.gov>
Cc: Council Dist List <towncouncil@vail.gov>
Subject: FW: Traffic Management in Vail Village

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Best,

Steve Kisielica
LCPK Vail Owner, LLC
312-342-2532
skisielica@lodgingcapital.com

AGENDA ITEM NO. 3.1

Item Cover Page

VAIL TOWN COUNCIL AGENDA ITEM REPORT

DATE: July 21, 2026

SUBMITTED BY: Heather Knight, Community Development

ITEM TYPE: DRB/PEC Update

AGENDA SECTION: **DRB/PEC (4:30pm)**

SUBJECT: **DRB/PEC Update (10 min.)**

SUGGESTED ACTION:

ATTACHMENTS:
07-13-26 PEC Meeting Minutes.pdf
07-15-26 DRB Meeting Minutes.pdf

Planning and Environmental Commission Minutes
Monday, July 13, 2026
1:00 PM
Vail Town Council Chambers

Present:	William A Jensen Kathryn Middleton Lauren Wallace Brad Hagedorn Margaret H Brown
Absent:	Craig H Lintner Jr John Rediker

1. Virtual Link
Register to attend the **Planning and Environmental Commission meeting**. Once registered, you will receive a confirmation email containing information about joining this webinar.

2. Call to Order

3. Main Agenda

3.1 A request for a review of an Administrative Lot Line Adjustment, pursuant to Section 13-14-3 Submittal Requirements, Plat Procedure and Criteria for Review, Vail Town Code, to allow for the amendment to a building envelope, located at 1675 Aspen Ridge Rd, Lot 6, Block 4, Lions Ridge Subdivision Filing 3. (ADM-26-14)

Planner: Heather Knight

Applicant Name: Kenneth M Parker Trust, represented by Berglund Architects, LLC

Time: 45 minutes

Staff memo - Aspen Ridge- Final.pdf
Attachment A. Vicinity Map.pdf
Attachment B. Applicant Narrative.pdf
Attachment C. Applicant Plan Set.pdf
Attachment D. PEC Final Slope Severity Study.pdf
Attachment E. Geohazard Report.pdf
Attachment F. Proposed Restrictive Covenant Language - plat.pdf
Timestamp (00:01:51)

Hagedorn introduced agenda item 3.1, a request for review of an administrative lot line adjustment pursuant to Section 13 -14-3 of the Vail Town Code to allow for the amendment to a building envelope located at 1675 Aspen Ridge Road, Lot 6, Block 4, Lyons Ridge Subdivision Filing 3. Hagedorn noted that the on the file was Heather Knight and the applicant was the Kenneth M. Parker Trust, represented by Berglund Architects. Middleton stated that she needed to recuse herself from this application.

Hagedorn noted that the commission retained a quorum with four commissioners remaining.

Heather Knight presented the staff update, noting that the applicant and staff had met to review the project since the previous commission meeting on July 2nd. Knight explained that staff now possessed a

revised recommendation of approval based on new findings and updates. She identified the property location as 1675 Aspen Ridge Road, positioned directly above the post office. She noted that town open space encompasses the west, north, and south sides of the subdivision area, and that adjacent homes to the east contain platted building envelopes due to the sensitive natural features of their lots.

Knight explained that building envelopes are reserved for properties with sensitive characteristics to restrict the allowable area of disturbance, and that these particular lots are subject to excessive slopes and high -severity rockfall hazards. She presented a high-severity rockfall hazard map outlining the site, showing that a portion of the southern edge of the property falls within the hazard zone. She noted that a narrow swath in the center of the property is relatively flat with an eight percent grade, while the slope increases moving outward from the center.

Knight explained that the proposed amendment would shift the building envelope on the site, resulting in a new envelope that is slightly smaller than the existing one by one square foot. She noted that a closer staff evaluation of surrounding properties revealed that adjacent lots contained their built structures and decks within their platted building envelopes, whereas this specific property historically included its driveway but omitted its decks from the envelope. The proposed adjustment corrects this error by including all outdoor decks within the building envelope and removing the driveway area, which establishes consistency with adjacent lots. Knight specified that the only improvement remaining outside the proposed building envelope would be a below-grade egress stair required by code for a crawl space occupancy, which can be omitted from the envelope dimensions.

Addressing the expansion into the hazard zone, Knight stated that conversations regarding steep slopes do not strictly dictate whether an area is buildable, but rather impose parameters that must be addressed. She stated that the geologic rockfall hazard is the primary metric used to determine building envelopes, noting that Section 12-21-13 of the Vail Town Code permits development if a site-specific investigation by an engineer or geologist concludes the site can be developed without corrective engineering and without impacting structures or properties below.

Knight stated that staff agreed to a condition of approval requiring restrictive covenant language on the final plat to identify the permitted improvements within the expanded envelope. The covenant will explicitly mandate that the blue-hatched area can only ever contain a deck, ensuring no habitable structures are built above or below it, and will restrict the dimensions of the separate below-grade egress stair. She stated that staff found all review criteria were met, primarily because the adjustment does not increase density, intensity of use, or allowable building area. She concluded that the development will not increase hazards or require corrective engineering, and that staff recommended approval with conditions requiring a Design Review Board application and a final amended plat recorded prior to final building inspection.

Wallace asked if the condition requiring the final plat could include a prior review by the town attorney.

Knight agreed to the addition.

Wallace asked if staff was confident that the restrictive covenant would prevent any enclosed or unenclosed storage space from being constructed underneath the deck structure. Knight confirmed that no habitable or enclosed space would be permitted.

Wallace observed that the previous hearing focused heavily on the architectural view from the valley floor and asked why the topic was minimized in the current presentation, questioning if staff was relying entirely on the Design Review Board for that aspect.

Knight responded that visual impact falls within the commission's purview, but noted that specific design attributes discussed by the applicant, such as paint colors, materials, and a cantilevered design to minimize grading impacts on the slope, are primarily focused topics for the Design Review Board. She

noted that the existing house is white and highly visible from the valley floor, but because the proposed adjustment does not increase massing or density, staff determined the review criteria were met.

Hans Berglund introduced himself on behalf of the applicant and stated that Knight had covered the details thoroughly. Berglund clarified that a site-specific study performed by Kumar and Associates demonstrated that the proposed extension of the building envelope does not fall within the severe geological hazard zone. He noted that a submitted site drawing illustrated that the property sits outside the hazard area marked by the severe hazard line. Berglund explained that the town- wide hazard mapping was drawn at a large scale, such as one inch equaling one thousand feet, to identify general areas of potential concern, whereas their finely detailed, site- specific study proved the proposed improvements reside outside the hazard area and contribute no risk to the site.

Hagedorn opened the floor to public comment. Seeing no public comment in the room and no hands raised online, Hagedorn closed public comment.

Brown thanked both staff and the applicant for the additional work and the clarification regarding the location of the improvements relative to the geological hazard zone. Brown stated that technology has advanced since the original town mapping was conducted, and she appreciated the verification that the property does not fall within the hazard area. On that basis, Brown expressed support for the application and agreed that the town attorney should review the plat language.

Jensen expressed appreciation for the collaborative work performed by town staff and the applicant. Jensen stated that the deep review of the details provided the commission with much more confidence that the request is functional, and he confirmed he would support the application with the recommended conditions and findings.

Wallace stated that she agreed with the comments of her fellow commisoners. Wallace explained that she primarily supported the application due to the deeper site-specific review of the geological hazard zone. She stated that the Design Review Board should ultimately decide whether the execution of the architectural design fits appropriately within the visibility of the valley floor, though the current facts indicate it will. Wallace noted that she had spoken with Knight regarding other properties in the subdivision and supported the redesign because the use of the sitemap ensures the decks line up consistently with neighboring properties.

Hagedorn echoed the comments of commissioner, noting that while he was prepared to approve the application with conditions at the previous hearing, the reworked submittal achieved the goal in a cleaner fashion. Hagedorn stated that all of his comments from the previous hearings stood, including his references to code sections governing site-specific geological hazard studies. He thanked Berglund for adding the hazard line to the plan to visually demonstrate that the footprint is clear of the severe hazard zone mapped by Kumar and Associates. Hagedorn supported the condition requiring the plat restrictions to be reviewed by the town attorney, noting that while it is standard practice, it remains good to include explicitly. Hagedorn noted that the previous discussion regarding an offer of usage to the fire department was appreciated but was not a factor in approving the application, as public good trade-offs apply to commercial developments but cannot be legally considered in this case.

William A Jensen made a motion to Approve with the findings and conditions outlined on page 17 of the staff memo, with one additional condition: To have the town attorney review the plat conditions before recording; Margaret H Brown seconded the motion Passed (4 - 0). (Kathryn Middleton abstained)

3.2 A request for review of variances from Section 12-6C-6, Setbacks, Section 12-6C-9, Site Coverage, and Section 14-6-7 Retaining Walls, Vail Town Code, pursuant to Chapter 17, Variances, Title 12, Vail Town Code, to allow a garage addition and basement-level living

space within the required front and side yard setbacks, an increase in allowable site coverage and retaining wall height exceeding an exposed face height of three feet in the front setback, located at 4259 Nugget Lane, Bighorn Estates Townhouses, Lot 2, A Resubdivision of Lots 10 & 11 (PEC-26-13).

Planner: Cole Michaelsen

Applicant Name: John Altman, represnted by Michael Hazard

Time: 45 minutes

PEC-26-13 Staff Memo.pdf
Attachment A. Vicinity Map.pdf
Attachment B. Applicants Narrative.pdf
Attachment C. Project Plan Set.pdf
Attachment D. Project Documents.pdf
Attachment E. Public Comment.pdf
Timestamp (00:22:01)

Hagedorn introduced agenda item 3.2, a request for review of variances from Section 12-6C -6 Setbacks, Section 12- 6C -9 Site Coverage, and Section 14-6-7 Retaining Walls of the Vail Town Code, pursuant to Chapter 17 of Title 12, to allow a garage addition and basement-level living space within the required front and side yard setbacks, an increase in allowable site coverage, and a retaining wall exceeding an exposed face height of three feet in the front setback. The property is located at 4259 Nugget Lane, Bighorn Estates Townhouses, Lot 2, a re-subdivision of Lots 10 and 11. Hagedorn noted that the on the file was Cole Michaelsen and recorded that Middleton had returned to the room.

Cole Michaelsen presented the application for multiple variances at the duplex property, utilizing a vicinity map to identify its location in East Vail off of Bighorn Road, accessed via a single-lane bridge. Michaelsen provided background context, explaining that the neighborhood was originally developed under Eagle County jurisdiction before being annexed into the Town of Vail, which overlaid town zoning and development standards onto the existing structures. He noted that numerous properties along Nugget Lane have received variance approvals over the years, most notably for setbacks, due to the highly narrow and irregular shape of the lots and their immediate proximity to Gore Creek. He explained that the rear property line rests in the center line of Gore Creek, placing a 25-foot setback from the flood line that severely restricts the buildable area and creates nonconformity.

Michaelsen detailed the variance requests, which include an encroachment into the front and east side setbacks to construct a partially below-grade garage associated with surface parking. The applicant also requested a side yard setback variance to excavate an existing crawl space and convert it into habitable basement living space. Additionally, the applicant requested a site coverage variance to increase the allowable site coverage from the single-family and two-family residential maximum of 20 percent up to 23 percent, alongside a variance to allow front setback retaining walls to exceed an exposed height of three feet to accommodate a depressed driveway lowering off Nugget Lane.

Michaelsen displayed a site map where the red dotted line represented current town setbacks, showing that the existing home already encroached into the setbacks in multiple locations. The green hatched area identified the building footprint encroaching into the side yard setback where the basement would be converted into habitable space without changing the foundation walls. The brown hatched area showed the proposed sunken garage within the front and side setbacks, which would sit very close to the eastern property line, creating a side setback of zero feet. Retaining walls would be required within the front setback to border the depressed driveway, exceeding three feet in height in multiple places.

Michaelsen noted that the garage addition is the element pushing the property over the allowable site

coverage, but verified that the gross residential floor area (GRFA) remains well within the maximum shared allowance allowed across both sides of the duplex.

Michaelsen reiterated that neighboring properties had received similar approvals, noting that the adjoining duplex unit at 4257 Nugget Lane was granted an eight -foot side setback encroachment to build out its basement in 2004, while the neighbor to the east at 4269 Nugget Lane received a six-foot side setback variance. He noted that the subject property currently holds an old variance for an encroaching rear deck, which the applicant proposes to completely remove and replace with an on-grade patio that does not encroach into the creek setback. Providing street context,

Michaelsen stated that Nugget Lane becomes exceptionally tight during the winter because most homes park vehicles within the public right-of-way or on small front setback pads that were originally designed for smaller vehicles. As modern vehicles have grown larger, they frequently protrude into the right-of-way. He stated that Public Works inspected the road and agreed with the applicant that removing vehicles from the right-of-way and placing them entirely on private property represents the best-case scenario for traffic management.

Michaelsen presented renderings illustrating that the garage would add considerable massing to the front of the home, which is unprecedented for the north side of Nugget Lane as none of those properties currently possess garages. He noted the applicant's intent to bury the garage structure with earth grading to blend it into the site, but stated that staff maintained concerns regarding the massing in the front setback.

Michaelsen stated that staff determined the variance did not align with the established relationship to other uses in the vicinity, as no other homes on the north side feature such prominent front massing. Regarding the degree of relief, staff determined that granting the site coverage variance would constitute a special privilege, as neighboring variance history focused on expanding livable space within existing footprints rather than introducing front setback garages. He stated that staff supported the below-grade basement expansion but could not support the garage or site coverage increases, though staff found the criteria regarding light, air, and public safety were met.

Jensen asked if the driveway would be heated, noting it might mitigate snow storage issues.

Michaelsen confirmed that the applicant plans to install a heated driveway, which alters the required snow storage percentages, and verified that all proposed snow storage areas fit within the private property boundaries without spilling into the right-of-way.

Jensen asked exactly how far the proposed retaining walls would exceed the three-foot height limit.

Michael Hazard, representing the applicant, came forward and stated that they are depressing the garage as much as possible and utilizing a snow- melted driveway to address the slope and storage capacity. Hazard stated that they are attempting to eloquently fit a large project onto a constrained lot and estimated that the retaining walls would stand between three and three and a half feet at most, noting they would only be visible from the home itself due to the depressed grade. Hagedorn requested that further questions be directed to staff until after the formal applicant presentation.

Hagedorn asked staff to confirm if his research was correct that while side yard variances exist historically on Nugget Lane, no front setback variances have ever been granted in the immediate vicinity.

Michaelsen confirmed that no front setback variances exist nearby. He verified that the subject property's eastern duplex partner obtained a basement variance in 2004, whereas the subject side remained unexcavated.

Hagedorn asked if the existing side encroachments of the home were backed by an old variance or if

they were merely legally nonconforming structures dating back to the county days.

Michaelsen confirmed they were legally nonconforming structures from before annexation, noting the only historical variance on the lot was approved in the 1990s for a deck built into the side setback.

Michael Hazard presented on behalf of the applicant, stating that the lot is a legally nonconforming two-family residential parcel platted prior to town annexation. Sitting at 10,195 square feet, the lot is 32 percent smaller than the town's standard 15,000-square-foot minimum for two-family districts. He explained that town code requires a two-family lot to comfortably accommodate an 80-foot square shape within its legal setbacks. Hazard presented a comparative schematic showing that a standard conforming lot easily accommodates a duplex footprint and two standard garages within legal setbacks. In contrast, the subject lot is heavily impeded on its green rear section by Gore Creek and the associated floodplain, leaving less than 8,000 square feet of net usable area and forcing the home to the extreme front of the property. He stated that on a standard conforming lot, their requested building footprint would actually sit 20 percent below the maximum allowable site coverage, but due to the undersized lot, the addition of the garage pushes them 19.5 percent over the restriction. He noted that these homes were originally built as simple weekend cabins with basic parking pads, forcing all modern occupants to park in the public right-of-way. Hazard stated he met with Town Engineer Chad Salli, who expressed professional support for the variance because it successfully extracts vehicles from the right-of-way, facilitates superior municipal snow plowing, and creates a roadside green space for drainage. He added that for homes valued between two and four million dollars, a garage is an expected standard rather than a luxury.

Hazard stated that the project is a comprehensive remodel that adds zero residential density or use changes. He argued that the town code offers a 300-square-foot exemption per vehicle as a policy incentive to screen cars, and their sunken garage directly responds to that mandate. He explained that they proactively reached out to their immediate neighbors; the western duplex partner enthusiastically signed a letter of support, and they are actively negotiating a cooperative grading, landscaping, and parking alignment plan with the two partners owning the property to the east. Because they received a late response from the eastern neighbors, Hazard stated they would ask for a continuance rather than a final ruling today to finalize the agreement. He noted that their home sits at a lower elevation than the eastern lot, meaning their depressed garage and patio design will actually reduce the visual presence of outdoor activity, correcting an existing condition where the eastern lot naturally drains onto the applicant's land. He stated that they are considering a minor variation to pull the garage six to eight feet away from the eastern property line to alleviate neighbor concerns and assist with structural maintenance.

Hazard presented turning radius diagrams using an Audi Q7 to demonstrate that while the existing front pad forces vehicles to back out into opposing traffic lanes, the proposed design allows three town-standard parking spaces to be fully contained on private property with functional maneuvering space. He concluded that the project remedies an exceptional physical hardship imposed by an undersized lot restricted by a floodplain.

Jensen asked for clarification on the retaining walls, noting that some people interpret six feet as close to three feet.

Hazard responded that the wall heights would exceed three feet by less than 20 percent, translates to roughly six inches to a foot, and promised to provide exacting engineering profiles at the next meeting.

Jensen noted that the basement expansion was omitted from the presentation.

Hazard explained that the crawl space features a high clearance that may already be nonconforming under current height limits, and they wish to excavate it to a full, uniform ceiling height to establish usable square footage directly beneath the existing side yard encroachment.

Jensen stated that he appreciated the sensitivity shown toward the eastern neighbors and the opportunity to correct historical drainage deficiencies.

Hagedorn asked if Hazard was aware of any front setback variances on the south side of the street.

Hazard recalled a property to the west that expanded a master bedroom and garage encroachment into the front setback, noting they were not the first to cross that threshold.

Hagedorn asked about the garage roof design, questioning if it would function as a fully soil-capped green space or if structural components would be visible.

Hazard explained that the structure is fully contained, and the retaining wall sloping up toward the residence is the element exceeding three feet. He noted a design trade-off exists between maximizing earth berm screening or exposing more of the garage wall to keep the retaining wall lower, which would be resolved with the Design Review Board. He confirmed that the project is a substantial gut renovation that reclads the existing bulk without exceeding the current roof heights.

Hagedorn asked if there was any structural alternative to build a drive-under garage entirely within the existing footprint to avoid the front setback variance. Hazard responded that kinking a standard garage into the main level would obliterate 40 to 45 percent of the existing living area, making it functionally impossible under the lot's unique constraints.

Hagedorn opened the floor to public comment.

Kent Johnson, a resident of Nugget Lane, stepped forward and expressed strong opposition to granting a zero -foot side setback, stating it sets a dangerous precedent that would turn the charming block into a dense condo-style complex of interconnected garages. Resident Johnson argued that the project is an extensive expansion rather than a simple remodel, and that maneuvering three large vehicles down a steep, depressed driveway during a major East Vail snowstorm would be completely dysfunctional, ultimately encouraging more street parking. He concluded that the applicant bought the property in the fall of 2025 with full knowledge of the zoning restrictions and should throttle back their design to fit the constraints of the bag.

Hagedorn closed public comment.

Michaelsen added a clarification that certain retaining walls near the front setback would go significantly over the three -foot limit. Hagedorn told the applicant that the commission would provide feedback before entertaining a motion for a continuance.

Wallace stated her primary concern centered on the zero-foot side yard setback, noting that the presence of reasonable structural alternatives made the request difficult to support. She stated she had no issue with the below-grade basement expansion, and noted that the final aesthetic execution of the front grading and driveway walls would be a question for the Design Review Board.

Jensen stated he shared the serious concerns regarding the zero -foot setback, noting that town code strictly prohibits the commission from granting a special privilege. He remarked that the applicant's disclosure of an alternative plan to pull the garage away from the property line already sounded like a superior approach. Jensen observed that while permanent residents might get used to navigating the steep, sunken driveway grade, visiting guests would be severely challenged, and emphasized that the dramatic slope and drainage variations between the properties must be heavily scrutinized to prevent structural damage. He noted he would not get hung up on a few inches of wall height but did not want to see a wall exceeding four feet in the front setback.

Brown stated that she agreed with the sentiments of her fellow commissioners. While she acknowledged the unique shape and county history of the lot, she was deeply troubled that the proposed solution placed a garage at a zero-foot side setback while consuming a significant portion of the front setback space. Brown emphasized that the small scale of the neighborhood was a known, pre-existing constraint when the property was purchased, and she found it difficult to authorize placing a massive structural box almost entirely within the regulated setback space based purely on a desire for economic justification. She stated she would need to see alternative structural solutions.

Middleton stated she was glad the item would be continued to allow for further coordination with the eastern neighbors, as she retained a high level of concern regarding the zero-foot setback. She noted that while a heated driveway provides a clear private benefit for snow removal, the physical reality of a severe four -foot East Vail snowstorm would create an enormous, hazardous snow berm when town snowplows pass the heated apron. She warned this would create a dangerous dip where standard vehicles would bottom out unless the public road itself was snow-melted. Middleton stated that the proposal risked overcrowding the land with structures, and concluded that despite its attractive architectural appearance, it constituted a clear grant of special privilege within a historic neighborhood.

Hagedorn concurred with the commission, stating that the below-grade side setback improvements for the basement were perfectly reasonable and possessed ample neighborhood precedent, but the front garage introduced too much bulk and mass into the front setback. He noted that the six-foot structural rise from the curb to the top of the garage created an intense visual presence, and concluded that because the request was a self-inflicted hardship driven by an economic desire to maximize square footage, granting it as submitted would confer an impermissible special privilege.

Hagedorn noted that the applicant requested a continuance.

William A Jensen made a motion to Continue to the July 27th PEC meeting. ; Lauren Wallace seconded the motion Passed (5 - 0).

3.3 A request for a review of an Exterior Alteration, pursuant to Section 12-7B-7 Exterior Alterations or Modifications, Vail Town Code, to allow for the renovation and addition to a residential unit located at the Red Lion Inn Condominium Building, 304 Bridge Street Unit R2, Vail Village Filing 1, Block 5A, Lots E-H. (PEC-26-18)

Staff has requested this item be tabled to the August 10, 2026 PEC meeting.

Planner: Heather Knight

Applicant Name: Red Lion Condominiums LLC, represented by Judge+Associates

Time: 75 minutes

Timestamp (01:27:20)

William A Jensen made a motion to Table to the August 10th PEC meeting. ; Lauren Wallace seconded the motion Passed (5 - 0).

3.4

A request for review of a variance from Section 12-7B-16, Landscaping and Site Development, pursuant to Chapter 17, Variances, Title 12, Vail Town Code, to allow for a reduction in the existing landscape area at the Red Lion Inn Condominium Building, located at 304 Bridge Street and 297 Hanson Ranch Road/Vail Village Filing 1, Block 5A, Lots E-H. (PEC-26-17)

Planner: Heather Knight

Applicant Name: Red Lion Building LLC, represented by Ruther Associates LLC

Time: 45 Minutes

PEC-26-17 Red Lion Landscape Variance staff memo.pdf Attachment A. Vicinity Map.pdf Attachment B. Applicant Narrative.pdf Attachment C. Applicant Plan Set.pdf Attachment D. Applicant Renderings.pdf

Timestamp (01:28:13)

Hagedorn introduced agenda item 3.4, noting it was interrelated with item 3.5 and would be opened first. The file is a request for a variance from Section 12-7B-16 Landscaping and Site Development of the Vail Town Code, pursuant to Chapter 17 of Title 12, to allow for a reduction in the existing landscape area at the Red Lion Inn Condominium Building, located at 304 Bridge Street and 297 Hanson Ranch Road.

Heather Knight presented the staff report, displaying a map highlighting the high-profile commercial property located at the corner of Bridge Street and Hanson Ranch Road.

Knight explained that the overarching renovation project focuses on upgrading the ground-floor commercial spaces and excavating below-grade areas beneath the Red Lion restaurant, excluding the Shakedown bar space. To activate the southwest corner for a proposed restaurant tenant, the applicant requested an expansion of outdoor patio spaces. Because the expanded patio footprint displaces existing landscape beds without altering the building walls, the applicant requested a landscape variance to authorize a permanent reduction of 314 square feet of landscaping. Knight cited Section 12-7B-16 of the Vail Town Code, which explicitly mandates that no reduction in landscape area shall be permitted without sufficient cause shown by the applicant.

Knight provided background context, noting that a major exterior alteration and a conditional use permit (CUP) for the building were unanimously approved by the commission last year on December 22nd by a vote of 6- 0. That previously approved design successfully maintained 100 percent of the property's historical landscaping, which rendered a variance unnecessary at that time, causing the applicant to withdraw their initial landscape request. The new proposal introduces a patio expansion that reduces the permanent on-site landscaping from 723 square feet down to 409 square feet, resulting in the net loss of 314 square feet.

Knight noted that the expanded patio footprint projects further onto Hanson Ranch Road than the previously approved version, increasing the private utilization of the Town of Vail right-of-way and narrowing the clearance zone required for municipal emergency vehicle access.

Knight reviewed the applicable frameworks, referencing the Vail Village Urban Design Guide Plan, which seeks to preserve the pedestrian character and visual vitality of the CC1 commercial core district. She noted that the design guide emphasizes permanent landscape elements across four frameworks: the streetscape framework, the street edge, decks and patios, and landscape elements. She stated that the proposed site coverage for the property stands at 83 percent, which exceeds the zoning district maximum of 80 percent. While this represents a minor improvement over the property's historical coverage of 85 percent, it demonstrates that the building footprint could have been structurally scaled back further to comply with the 80 percent maximum, which would naturally preserve the required landscape acreage on private property. Knight displayed a site map illustrating that the proposed patio extension projects into the Hanson Ranch Road right-of-way, extending past the front edge of the adjacent Big Bear Bistro deck to accommodate four additional tables.

Knight stated that while the CC1 district is characteristically dense, the surrounding streetscapes

deliberately incorporate robust permanent landscaping to soften the visual transition from built architecture to hard pavement, which is a core pedestrian principle of the design guide. Staff determined that stripping the permanent landscaping along the Hanson Ranch Road elevation would severely weaken the village character. She stated that because the applicant previously proved the absolute feasibility of executing the commercial redevelopment while fully maintaining the landscaping requirements, the new request constitutes a special privilege driven by a desire to maximize private patio space on public land. Furthermore, she noted that permanent landscaping provides a vital safety and privacy buffer separating dining patrons from street traffic.

Knight concluded that because the design guide utilizes permanent masonry planters to provide public seating, street character, and winter snow accumulation, staff recommended a formal denial of the variance request.

Hagedorn asked if the plan had been formally reviewed and approved by emergency services and the fire department.

Knight invited Town Engineer Chad Salli forward to address recent municipal reviews.

Salli stated that while the applicant submitted an auto-turn diagram illustrating that an aerial ladder fire truck could physically navigate past the expanded patio space, the diagram completely omitted the pre-existing permanent deck encroachments situated straight across the street on the south side of Hanson Ranch Road, specifically at Basecamp and the Crepe Girl property. He stated that Public Works and the Fire Department require the applicant to update their turning models to include the southern structures to verify that a safe emergency clearance width is maintained.

Knight added that concrete and stone patios are treated as hardscape, and town code does not permit patios to be factored into softscape landscape area calculations. Portable planter pots or boxes hung from decorative railings do not satisfy the legal definition, as the code strictly requires permanent, integrated landscape installations. The permanent encroachments on the south side of the street, such as the Basecamp deck, were granted final, permanent variance approvals in the past.

Hagedorn noted that the Town Council has placed an immense policy emphasis on enhancing the commercial vibrancy and street-level vitality of Vail Village.

Hagedorn asked if staff recognized street-level activation as a valid code consideration, or if their analysis was restricted strictly to the relationship between architecture and physical massing.

Knight responded that the design guide treats village vitality as a layered, multi-element effect where patios and permanent landscaping work in harmony rather than replacing one another. She stated that the code explicitly prohibits a reduction in landscape acreage without just cause, and staff determined the applicant possessed ample spatial opportunities to alter the internal dimensions of their building footprint to accommodate the desired patio space on private land rather than eliminating mandatory landscaping in favor of private tables on public right-of-way.

George Ruther introduced himself on behalf of the applicant, accompanied by project owners Jeff, Charlie, and Turner Selby, alongside project architects Reed Kildow and Kit Austin.

Ruther noted that this landscape variance was part of their original master plan submittal initiated 18 months ago, and was temporarily withdrawn due to logistical town rules preventing the concurrent review of overlapping applications. He presented comparative renderings showing the building as approved in December 2025 alongside the newly proposed southwest patio activation.

Ruther explained that their proposal eliminates an existing J-shaped planter bordering the historical Red Lion deck and two minor planters flanking the nano-style accordion doors to consolidate space. He noted

that the CC1 district's no-net-loss landscape standard is uniquely rigid compared to other town districts that utilize flexible, proportional percentages, which makes satisfying standard variance hardship criteria mathematically difficult because every historic downtown lot is treated as an individual exception. Addressing safety, he stated their auto-turn modeling proved an aerial fire truck moving at a standard municipal response speed of four to five miles per hour could clear the area, but stated the applicant would gladly accept a condition to pull the outer row of tables back to maintain a flawless 20-foot travel lane regardless of the conditions on the south side of Hanson Ranch Road.

Ruther displayed photographs of existing village streetscapes, highlighting that prominent commercial properties, such as the Gasthof Gramshammer and Vendetta's, utilize integrated masonry planters where the structural stone coping frequently exceeds the actual dirt planting bed, and noted that other mandated village planters are frequently covered by utilitarian trash enclosures or ADA lifts.

Austin added that integrated stone planters require a massive spatial footprint to support permanent roots, meaning the strict letter of the law forces a business to sacrifice vital guest seating in exchange for a skinny, non-functional sliver of masonry that provides zero public vitality or winter value.

Ruther concluded by presenting their proposed conditions, which included a commitment to schedule a formal field inspection with Public Works and the Fire Department prior to installing a semi -permanent, easily relocatable railing anchor detail to guarantee a 20-foot right- of- way width under any future circumstance. He requested the commission approve the variance to fulfill the town's broader mandate for street activation, noting that if the solution was unacceptable, the owners would withdraw the activation and proceed with the previously approved structure.

Hagedorn asked if a structural middle ground existed where the applicant could optimize commercial seating while retaining a functional, impactful segment of permanent green space to soften the corner rather than completely maximizing tables at the expense of all landscape features.

Austin responded that a permanent corner planter wall would structurally disrupt the internal flow of the open accordion doors, creating a major operational obstacle for servers circulating between the patios.

Ruther added that they could potentially integrate a larger, high-scale permanent planter on the left-hand side of the nano doors where it would not impede server circulation, and stated they would gladly explore hanging high-end seasonal flower boxes along the perimeter railings subject to Design Review Board approval.

Middleton observed that permanent planter walls are highly practical because they double as casual public benches for pedestrians, and noted that unlike flat pavement, permanent beds capture winter snow to create the classic alpine auditory and visual experience that defines Vail's seasonal charm. She suggested shifting the planters toward the edges.

Wallace suggested utilizing the existing 16-inch stone capstone boundary wall to embed permanent planter boxes to achieve the required softening without losing tables.

Hagedorn opened the floor to public comment.

Anderson stated that his name is Ed Anderson and identified his family as the owners of the historic Hill Building at 311 Bridge Street. Anderson noted that the area surrounding the fountain is a dense, hard cityscape devoid of remaining landscaping, explaining that when his family redeveloped their building in the village across from the Red Lion, Mr. Ruther strictly required no loss of landscaping, down to the single inch. Anderson stated that they put back less square footage than what originally existed and went to immense expense to install and maintain vibrant summer gardens and lit winter holiday trees.

Anderson explained that as someone who drives the area constantly, navigating a standard Subaru

Outback around the fountain is exceptionally difficult, noting that fire trucks face greater transit issues and that his building has already experienced difficulties receiving emergency fire services. Anderson stated that he does not believe the second row of seating, combined with the encroachments at Basecamp and Almirisi, creates a safe environment for residents living on Seibert Circle, emphasizing that the spatial hazard is worsened by the four million pedestrians passing through the area annually.

Regarding the presentation pictures of compromised planters, Anderson expressed hope that the town standard would not sink to the lowest common denominator of a few poorly maintained areas. Anderson stressed that beautification is a critical component of the Town of Vail, noting that while a planter near Pepe's showed exposed plumbing and electrical infrastructure, the actual gardens outside of Pepe's add immense value to the community. Anderson stated that his family hoped their redevelopment would encourage others to do the right thing, and concluded that arguing derisively to sacrifice beautiful village landscaping in favor of commercial tables was the wrong standard for Vail.

Anderson concluded by stating that the rules are the rules, reminding George that the town previously refused to let his family increase their garage size by even an inch and a half due to strict regulatory compliance. Anderson noted that this restriction was a favor in retrospect because a Subaru Outback is all that fits in the garage, and negotiating the fountain area is already incredibly hard. Anderson reiterated that regardless of what linear foot measurements indicate on paper, adding another set of private tables next to Basecamp's current setup will make navigation impossible and create an unsafe environment for the residents who made a significant commitment to the bottom of the mountain.

Hagedorn closed public comment.

Middleton stated that while she appreciated the architectural design of the legacy building, the rigid goals of the Vail Village Master Plan heavily focus on preserving street character alongside economic vitality. She noted that Section 2.5.2 mandates town flexibility regarding building codes only if life safety and right-of-way clearances are completely uncompromised. She expressed comfort with a compromise that integrated a functional landscape segment near the accordion doors to soften the streetscape while preserving emergency access.

Brown stated that she was part of the commission that approved the major exterior alteration last year. She explained that she initially authorized the building's excessive 83 percent site coverage precisely because the approved plans strictly protected the property's historical landscaping obligation. Brown emphasized that losing 314 square feet of landscaping—an area equivalent to the size of a standard hotel room—was too massive a sacrifice for the high-profile pedestrian core. She stated that the no-net-loss landscape rule in the CC1 district was an intentional, non-accidental standard designed to preserve the experiential charm of the village, and she could not support an application that completely eliminated mandatory softening features in favor of private commercial gain.

Jensen stated he agreed with Brown’s sentiments. He remarked that the spacious scale illustrated in the applicant's renderings appeared drastically downplayed compared to the tight spatial dimensions shown on the official site plans, raising practical operational questions regarding how servers would navigate the right- of-way. Jensen emphasized that seasonal flower arrangements and permanent landscaping are core elements of Vail's historic identity and European village culture, which is why they are deeply embedded in the municipal code. He stated that outdoor dining only provides vibrancy for four and a half months out of the year, whereas permanent landscaping serves the community year-round. He concluded he was completely uncomfortable with the double row of seating and would vote to deny the variance to uphold the code requirement.

Wallace stated she aligned with the previous comments, noting that this specific corner represents a highly critical pedestrian component of the village core. She stated that the complete removal of the landscape buffer transformed the area into a harsh, cityscaped pavement, and emphasized that the safety concerns raised during public comment regarding fire truck clearance and could not be ignored.

Hagedorn stated that he leaned more toward approval of the variance than the rest of the commission members, though he still maintained some of the same core sentiments regarding the spatial configuration. Hagedorn acknowledged that the deep discussion might appear to resemble minor nitpicking but emphasized that the commission must understand the necessity of refining the details given that the application represents a highly high-profile project situated on a premier corner in the village. He expressed formal appreciation for the thorough thought and consideration demonstrated by his fellow commissioners during the hearing. Commissioner Hagedorn stated his firm belief that street-level vibrancy is absolutely critical to the success of this specific corner. He explained that he differed from the interpretation of some commissioners who argued that the patio would only provide seasonal vibrancy for four months out of the year, noting instead that the space would remain active for a much longer duration because patrons actively utilize the existing Red Lion patio during the winter season. He stated that the expanded seating will be heavily occupied during the winter months because high-value exterior seats can be easily filled by utilizing high-end heaters.

Hagedorn noted that the corner frequently feels dead to pedestrians walking to Gondola One, and he stated that failing to introduce activation and vibrancy into one of the most highly traveled pedestrian pathways in the village would be a clear mistake. He remarked that vibrant base areas are standard scenes across other major ski resorts when skiers step off the slopes, and he expressed a strong desire to establish that exact standard in Vail.

Hagedorn requested that the applicant provide a meaningful compromise regarding the permanent on-site landscaping rather than proposing a complete reduction down to zero square feet in this section. He stated that while the current proposal dropped the landscaping significantly, the space must be designed to look functional and activated while retaining sections that can realistically hold winter snow and soften the architecture.

Hagedorn suggested that the applicant bifurcate the space to add structural divisions, leaving the final aesthetic location up to the designers, and noted that a functional, full-depth planting space could be ideally positioned on the left side of the accordion nano doors. He clarified that his position did not mandate satisfying the absolute original landscape calculation of 314 square feet, but he reiterated that he could not support a total reduction to zero.

Hagedorn observed that the permanent planters integrated along the decorative perimeter railings serve as a valid mitigating factor to soften the hardscape for a good portion of the year, though they would not hold snow unless the business explicitly chose to maintain them throughout the winter months. Regarding the private utilization of the public right-of-way, Hagedorn stated he would completely defer to the professional judgment of the municipal engineering staff and emergency services to determine if the travel lane remains functional, noting that if compliance requires a re-evaluation of the approved structures on the south side of Hanson Ranch Road, he would support their findings.

Ruther requested clarification from the commission regarding the spatial details of the request and asked for the presentation screen to be returned to the applicant.

Ruther highlighted the official site plan to address the safety concerns raised along Hanson Ranch Road, stating that the International Fire Code mandates an emergency vehicle path of no less than 20 feet in width. He stated that the applicant's updated turning diagrams successfully demonstrated a clearance greater than the 20-foot requirement, effectively resolving the safety and circulation issues surrounding the public fire hydrant.

Ruther acknowledged that the inclusion of a double row of exterior seating along Hanson Ranch Road could potentially restrict the emergency path to less than 20 feet when factored against the historic encroachments situated on the south side of the right -of-way, and he formally committed to completely eliminating those specific four tables from the master plan to maintain structural compliance. He stated

that the proposed field inspection condition would guarantee that fire safety is flawlessly maintained during installation, and clarified that the applicant was not seeking a total reduction down to zero landscaping across the entire property.

Ruther explained that the master design actually preserves a substantial amount of green space on the north side, and noted that the variance simply seeks to reduce the total on-site landscaping from 723 square feet down to 409 square feet, resulting in the 314-square-foot variance request. He stated that the applicant fully understood the unique spatial challenges highlighted by the Planning and Environmental Commission members throughout the lengthy review process.

Ruther requested that the commission proceed with a final vote on the application today, explaining that the property possesses a valid alternative plan that was previously approved in December 2025. He noted that the alternative plan represents an excellent design for a legacy building that successfully incorporates large masonry planters on both flanks and permits the accordion nano doors to fully open, with the singular commercial operational difference being that guest seating would be restricted from the exterior right-of-way bordering the fountain.

Middleton stated that the applicant's alternative structural adjustment represented a significant alteration to the visual appeal and pedestrian vibrancy of the corner compared to the original design discussions. Middleton noted that she was not a member of the Planning and Environmental Commission when the initial building design was reviewed, and observed that the alternative plan appeared visually enclosed and significantly less inviting to passing pedestrians.

Hagedorn stated that if the decision rested strictly on a binary choice between the two plans, he would lean directly toward supporting the activated commercial patio space.

Jensen noted, however, that he shared the professional discomfort of his fellow commissioners regarding the absolute loss of the landscape buffer. He asked staff for clarification regarding the specific enforcement mechanisms available to properly regulate the layout, questioning how the commission would legally ensure the second row of commercial tables is permanently extracted from the right-of-way.

Ruther responded that the removal of the second row of tables would be made a binding condition of approval attached to the permit. He explained that the applicant proposed an amended condition requiring a formal on-site field meeting with Public Works and the Fire Department prior to locking the perimeter railing to the ground. Ruther stated this process guarantees that a minimum travel clearance of 20 feet is physically established and verified by town staff, ensuring the public interest is fully protected regardless of any future changes or structural developments that might occur on the opposite side of the street. He reiterated that the applicant would formally remove the four tables to satisfy the commission's baseline requirements.

Middleton asked if the applicant could integrate a compromise that added permanent, in-ground plantings directly into the structural stone wall that surrounds the historical deck footprint. She noted that adding landscaping next to the accordion doors would successfully soften the visual edge of the building without creating the server circulation obstacles associated with placing a masonry bed directly out in the fenced dining space. Middleton asked if the perimeter fence could be converted into an integrated planting trough to satisfy the softscape requirements.

Austin responded that expanding the masonry assembly to support permanent roots would require doubling the thickness of the stone capstone from 16 inches to over three feet, which would become counterintuitive to the open layout and operation of the patio. He explained that the existing site possesses a plain stone retaining wall wrapped by a menu box sign, meaning there is zero natural landscaping in that specific section today.

Ruther stated that while the applicant must maintain a thin wall to protect the historic presence of the entry, they could easily mount high-end seasonal flower boxes along the top of the secure perimeter railing. He stated that the detailed design of the flower boxes would be formally deferred to the Design Review Board and concluded that the applicant was ready to proceed to a motion.

William A Jensen made a motion to Approve with the findings and conditions outlined on page 14 of the staff memo, with two additional conditions:

1. To remove the second row of four tables from the site plan.
2. To require the developer to request a town inspection prior to the installation of the fence.

; Lauren Wallace seconded the motion Passed (4 - 1).
Voting For: Brad Hagedorn, Lauren Wallace, Kathryn Middleton, William A Jensen
Voting Against: Margaret H Brown

3.5

A request for review of a conditional use permit, pursuant to Chapter 12-16, Conditional Use Permit, Title 12, Vail Town Code, to allow for outdoor patios at the Red Lion Inn Condominium Building in accordance with Section 12- 7B-3 Permitted And Conditional Uses; First Floor or Street Level, located at 304 Bridge Street and 297 Hanson Ranch Road/Vail Village Filing 1, Block 5A, Lots E-H. (PEC-26-16)

Planner: Heather Knight

Applicant Name: Red Lion Building LLC, represented by Ruther Associates LLC

Time: 45 minutes

PEC-26-16 Red Lion CUP staff memo.pdf
Attachment A. Vicinity Map.pdf
Attachment B. CUP Plan Set.pdf
Attachment C. Applicant's narrative.pdf
Timestamp (02:52:14)

Hagedorn introduced agenda item 3.5, a request for review of a conditional use permit pursuant to Chapter 12-16 of the Vail Town Code to allow for outdoor patios at the Red Lion Inn Condominium Building in accordance with Section 12-7B-3 for first-floor or street-level uses, located at 304 Bridge Street and 297 Hanson Ranch Road.

Knight and George Ruther both stated they had no separate presentations to add, as the spatial facts had been thoroughly discussed during the concurrent landscape variance debate.

Hagedorn opened the floor to public comment.

Hagedorn closed public comment.

Lauren Wallace made a motion to Approve with the conditions on pages 12 and 13 and the findings on page 13 of the staff memo. ; William A Jensen seconded the motion Passed (5 - 0).

3.6 A request for a recommendation to the Vail Town Council for the establishment of a new

Special Development District, pursuant to Section 12-9(A), Special Development Districts, Vail Town Code, to allow for the development of a multi-family project, located at 442 South Frontage Road East/ Vail Village Filing 5, Tract D. (PEC-26-11)

The Applicant has requested that this item be continued to the July 27, 2026 PEC meeting.

Planner: Heather Knight
Applicant Name: Lunar Vail Land Investment, LLC, represented by Ruther Associates LLC
Time: 2 Minutes
Timestamp (00:00:59)

This item was opened at the start of the meeting to allow the public in attendance to know that this item will be continued.

Hagedorn announced that agenda item 3.6, regarding a Request for Recommendation to the Vail Town Council for the Establishment of a New Special Development District pursuant to Section 12-9A of the Vail Town Code to allow for the development of a multifamily project located at 442 South Frontage Road East, Vail Village Filing 5, Tract D (File PEC2611), would be continued.

William A Jensen made a motion to Continue to the July 27 PEC meeting. ; Margaret H Brown seconded the motion Passed (4 - 0). Kathryn Middleton arrived after the vote.

3.7 A request for a recommendation to the Vail Town Council for an Ordinance amending Chapter 6 of the Vail Town Code, repealing Sections 12-6A-8(A), 12-6B-8(A), 12-6C-8(A), and 12-6D-8(A), Density Control, to remove maximum dwelling unit limits and instead regulate residential density through permitted uses and applicable development standards. (PEC-26-21)

This application has been withdrawn by the applicant.

Planner: Matt Gennett
Applicant Name: Town of Vail
Time: 2 minutes
This item was withdrawn.

4. Approval of Minutes

4.1 06-22-26 PEC Minutes
06-22-26 PEC Minutes.pdf

William A Jensen made a motion to Approve ; Lauren Wallace seconded the motion Passed (5 - 0).

5. Information Update

Knight reminded the commission that the annual Board Appreciation Night would take place the following evening at the Gerald R. Ford Amphitheater, noting that commissioners who had not yet RSVP'd were still welcome to attend.

Hagedorn observed that the commission had experienced a large volume of project tablings and continuances over recent months and asked if these files were facing terminal details or were simply stuck in regulatory limbo.

Knight clarified that the majority of recent continuances stemmed from applicants failing to submit

technical information to staff in a timely manner to resolve engineering comments, or from complex external project coordination issues that required resolution on the applicant's side before returning to the commission.

Hagedorn raised a point of order regarding his ongoing efforts to improve his performance as commission chairman. He noted that while the official town packet frequently utilized the word tabling to describe delayed files, the correct parliamentary terminology under their rules was continuing. Hagedorn explained to the room that tabling strictly means temporarily setting an item aside to be taken back up later within the exact same meeting, whereas continuing represents formally moving an active file to a completely separate future meeting date.

6. Adjournment

William A Jensen made a motion to Adjourn ; Lauren Wallace seconded the motion Passed (5 - 0).

Design Review Board Minutes
Wednesday, July 15, 2026
2:00 PM
Vail Town Council Chambers

Present:	Rys Olsen Roland J Kjesbo Anthony J Grandt Herbert B Roth
Absent:	Mary C Egan

1. Virtual Meeting Link
Register to attend Design Review Board Meetings. Once registered, you will receive a confirmation email containing information about joining this webinar.

2. Call to Order

3. Main Agenda

3.1 DRB-26-212 - Downey Residence
Final review of a separation request
Address/ Legal Description: 4196 Columbine Drive E/Lot 20-6, Bighorn Subdivsion
Planner: Heather Knight
Applicant Name: Gale T & Veverley Anne Downey, represented by Suman Architects
4196 Separation Request Summary.pdf
4196 Columbine Site photos.pdf
4196 Existing Survey.pdf
4196 Columbine aerial map.pdf
4196 Proposed Site Plan.pdf
4196 Hazard Map.pdf

Anthony J Grandt made a motion to Approve ; Roland J Kjesbo seconded the motion Passed (4 - 0).

3.2 DRB-26-207 - Parker Residence
Final review of a deck addition
Address/ Legal Description: 1675 Aspen Ridge Road/Lot 6, Block 4, Lion's Ridge Subdivision Filing 3
Planner: Heather Knight
Applicant Name: Kenneth M. Parker Trust, represented by Berglund Architects
1675 Aspen Ridge Final Existing Photos.pdf
1675 Aspen Ridge Final Material Sheet.pdf
1675 Aspen Ridge Final DRB Set.pdf

Roland J Kjesbo made a motion to Approve with the findings that it meets sections 14-10-3, 14-10-4 and 14-10-5 of the Vail Town Code.; Rys Olsen seconded the motion Passed (4 - 0).

3.3 DRB -26 -6 Change to Approved Plans 2 - Kaye Residence
Final review for a change to approved plans
Address/ Legal Description: 4126 Columbine Drive W/Lot 16, Bighorn Subdivision

Planner: Cole Michaelsen

Applicant Name: Jonathan H Kaye Delcaration of Trust, represented by Nedbo Construction

DRB-26-6 CTAP 2 Documents.pdf
DRB-26-6 CTAP 2 Plans.pdf
Change of Scope Letter change garage door.pdf
Written Authorization.pdf

Anthony J Grandt made a motion to Approve With the findings it meets Town Code sections 14-10-1 and 14-10-2. ; Rys Olsen seconded the motion Passed (3 - 0).

3.4 DRB-26-57 - Marvel Family Headquarters

Final review of a new construction

Address/ Legal Description: 1517 Vail Valley Drive 1 & 2/Lot 12, Block 3, Vail Valley Filing 1

Planner: Cole Michaelsen

Applicant Name: Marvel Family Headquarters at Vail LLC & Marvelous LLC, represented by KH Webb Architects

DRB-26-57 Project Documents.pdf
DRB-26-57 Project Plans.pdf

Roland J Kjesbo made a motion to Approve With the findings it meets Town Code sections 14-10-2, 14-10-3, 14-10-4, 14-10-5, and 14-10-6 and the following conditions:

1. That boulders on Spring Hill Lane will be below the grade of the road
2. That prior to the issuance of a building permit, the applicant shall address and resolve all outstanding staff comments.

; Anthony J Grandt seconded the motion Passed (4 - 0).

4. Staff Approvals

4.1 DRB25 -0050 Change to Approved Plans 1 - Black Dog Acquisition Group

Final review of a application extension request

Address/ Legal Description: 400 Vail Valley Drive 9/Tract B, Vail Village Filing 1

Planner: Heather Knight

Applicant Name: Black Dog Aquisition Group LLC, represented by Coleman Custom Homes

4.2 DRB25- 0116 Change to Approved Plans 2 - 1119 Ptarmigan LLC

Final review for a change to approved plans (materials)

Address/ Legal Description: 1119 Ptarmigan Road/Lot 4, Block 5, Vaill Village Filing 7 & 10

Planner: Cole Michaelsen

Applicant Name: 1119 Ptarmigan LLC, represented by KH Webb Architects

4.3 DRB25 -0151 Change to Approved Plans 3 - 5016 Main Gore Drive North LLC

Final review of a change to approved plans (landscape, windows, fireplace)

Address/ Legal Description: 5016 Main Gore Drive North/Lot 2, Gore Creek Meadows Filing 1

Planner: Heather Knight

Applicant Name: Mark Delvin, represented by John G Martin Architect

4.4 DRB25-0223 - Luciani Lang Residence

A final review of an exterior alteration (AC)

Address/ Legal Description: 521 East Lionshead Circle 303 & 505/ Lot 3, Block 1, Vail Lionshead Filing 1

Planner: Grace Stranik

Applicant Name: Luciani Lang & Gama Vail LLC, represented by Esquiar LLC

4.5 DRB25 -0367 Change to Approved Plans 1 - Caulkins Residence

Final review of a change to approved plans (windows and deck)

Address/ Legal Description: 3010 Booth Creek Drive/Lot 4, Block 3, Vail Village Filing 11

Planner: Cole Michaelsen

Applicant Name: David Caulkins, represented by Shepard Resocures Inc.

4.6 DRB -26-36 Change to Approved Plans 1 - Lionshead Condo Partnership LLC Ross Dupper

Final review of a change to approved plans (sliding doors)

Address/ Legal Description: 680 Lionshead Place 701/Lot 3, Vail Lionshead Filing 3

Planner: Cole Michaelsen

Applicant Name: Lionshead Condo Partnership LLC Ross Dupper, represented by Move Matter Architects

4.7 DRB-26-67 - 286 Bridge Street Inc

A final review of an exterior alteration (windows & air intake)

Address/ Legal Description: 286 Bridge Street/Lot A & B, Block 5A, Vail Village Filing 1

Planner: Heather Knight

Applicant Name: 286 Bridge Street Inc Stile Proprety Management, repersented by Borgerson Design, Inc

4.8 DRB-26-113 - Hazell Residence

A final review of an exterior alteration (windows & doors)

Address/ Legal Description: 2675 Kinnikinnick Road 2/Parcel D, Stephens Subdivision

Planner: Grace Stranik

Applicant Name: Jennifer & Don Hazell, repersented by Resolution Design

4.9 DRB-26-115 - Qdoba

Final review of a sign application

Address/ Legal Description: 2161 North Frontage Road West/Lot 2A, Vail Das Schone Filing 3

Planner: Heather Knight

Applicant Name: Qdoba, represented by Precision Sign Company

4.10 DRB-26-117 - Chateau St Moritz LLC

Final review of an addition

Address/ Legal Description: 2197 Saint Moritz Way/Lot 7, Vail Heights Filing 1

Planner: Cole Michaelsen

Applicant Name: Chateau St Moritz LLC, represented by John G Martin, Architect

4.11 DRB-26-122 - Diamond Residence

Final review of an exterior alteration (reroof)

Address/ Legal Description: 356 Hanson Ranch Road/Lot D, Block 2, Vail Village Filing 1

Planner: Cole Michaelsen

Applicant Name: Bryon Diamond, represented by High Peak Roofs

4.12 DRB-26-126 - Krato Residence
Final review of an addition
Address/ Legal Description: 1620 Buffehr Creek Road A13/Lot A, Lion's Ridge Subdivision Filing 3
Planner: Cole Michaelsen
Applicant Name: Elizabeth Krato, represented by KCB Construction Inc

4.13 DRB -26-168 - One Willow Bridge Commercial LLC
Final review of a sign application
Address/ Legal Description: 1 Willow Bridge Road C3/Lot 2, Sonnenalp Subdivision
Planner: Cole Michaelsen
Applicant Name: One Willow Bridge Commercial LLC, represented by House of Signs

4.14 DRB-26-169 - Pappas Residence
A final review of an exterior alteration (reroof)
Address/ Legal Description: 1325 Westhaven Drive/Cascade Village Westhaven
Planner: Grace Stranik
Applicant Name: Jamie Pappas, represented by Umbrella Roofing

4.15 DRB-26-175 - Prochnow Residence
A final review of an exterior alteration (deck/stairs)
Address/ Legal Description: 483 Gore Creek Drive 7-1/Lot 7, Vail Village Filing 4
Planner: Cole Michaelsen
Applicant Name: Ann & Christopher Prochnow

4.16 DRB-26-176 - The Sitzmark
A final review of an exterior alteration (A/C)
Address/ Legal Description: 183 Gore Creek Drive/Lot A, Block 5B, Vail Village Filing 1
Planner: Heather Knight
Applicant Name: LCPL Vail Owner LLC, represented by R & H Mechanical

4.17 DRB -26-179 - Wilson & Picciotto Residence Final review of an exterior alteration (windows and doors)
Address/ Legal Description: 2350 Bald Mountain Road A6/Lot 26, Block 2, Vail Village Filing 13
Planner: Grace Stranik
Applicant Name: Penny Lyn Wilson & John Picciotto, represented by Pachner Exteriors LLC/Pachner Construction LLC

4.18 DRB-26-183 - Caudwell Residence
Final review of an exterior alteration (roof)
Address/ Legal Description: 618 Forest Place/Lot 1, Forest Place Subdivision
Planner: Cole Michaelsen
Applicant Name: John Caudwell , represented by Horizon Roofing, Inc.

4.19 DRB-26-184 - Rutherford Residence
Final review of an exterior alteration (deck)
Address/ Legal Description: 1001 Vail Valley Drive A/Lot 1, Block 6, Vail Village Filing 7
Planner: Grace Stranik

Applicant Name: Susan Rutherford

4.20 DRB-26-187 - La Brassiere

A final review of a sign application

Address/ Legal Description: 232 Bridge Street / Lot C-E, Block 5, Vail Village Filing 1

Planner: Grace Stranik

Applicant Name: La Brassiere, represented by House of Signs

4.21 DRB-26-197 - Shrout Residence

Final review of an exterior alteration (windows)

Address/ Legal Description: 4570 Vail Racquet Club Deive/Vail Racquet Club Condominiums

Planner: Grace Stranik

Applicant Name: Derek Shrout, represented by Nex-Gen Windows and Doors

4.22 DRB-26-200 - Lupine Interests LLC

Final review of an exterior alteration (deck)

Address/ Legal Description: 3956 Lupine Drive W/Lot 4, Block 2, Bighron Subdivision 1st Addition

Planner: Grace Stranik

Applicant Name: Lupine Interests LLC, represented by Nedbo Construction Inc.

4.23 DRB-26-201 - Tango Bravo LLC

Final review of an exterior alteration (A/C)

Address/ Legal Description: 278 Hanson Ranch Road 202/Lot A - C, Block 2, Vail Village Filing 1

Planner: Grace Stranik

Applicant Name: Tango Bravo LLC Amy Stoll, represented by Control All Mechanical

5. Staff Denials

6. Adjournment

AGENDA ITEM NO. 4.1

Item Cover Page

VAIL TOWN COUNCIL AGENDA ITEM REPORT

DATE: July 21, 2026

SUBMITTED BY: Molly Eppard, Public Works

ITEM TYPE: Information Update

AGENDA SECTION: **Information Update (4:40pm)**

SUBJECT: **June 1, 2026 AIPP Meeting Minutes**

SUGGESTED ACTION:

ATTACHMENTS:
June 1, 2026 Minutes.pdf

Art in Public Places Board Meeting Minutes
June 1, 2026

TOWN OF VAIL

AIPP Board members present: Lindsea Stowe, Susanne Graff, Ramsey Cotter, Ali Kelkenberg
AIPP Board member absent: Sharon Cohn
Others present: Michael Trujillo - Town of Vail Human Resources *Safety & Risk Management*, Molly Eppard - AIPP Coordinator

1. **Call to Order**
2. **Citizen Participation**
3. **Main Agenda**

3.1 **Approval of May 4, 2026 meeting minutes.**
May 4, 2026 Minutes.pdf
Susanne motions to approve, Ali seconds and all in favor.

3.2 **AIPP Board training**, Michael Trujillo - Town of Vail Human Resources *Safety & Risk Management*.
Cirsa video shared and Robert's Rules of Order review.

3.3 **Summer calendar and programs.**
Patron Preview - June 16. Molly is working on development opportunities and cultivating potential donors. Event will serve as a launch and announcement for the studio summer programs.
Middlebrook Residency – Activations include: open studio hours, Colorado inspired dwelling sculpture, artist talk and reception on June 18.The sculpture foundation has been poured.
Robinson Residency – Activations and open studio hours being discussed.
Vail Art Studio Challenge – Confirmed date is Aug. 13 at Avanti Food & Beverage.
Broel – Professional Development Seminar – Aug. 7 & 8. Board would like the seminar to be streamlined strictly towards Professional Development, and the proposed outline may be too robust for a two-day seminar. Recommend deleting some sessions and shortening the proposed itinerary content. Limit to 10 attendees.
Vail Art Studio programs continue to be free to the public due to new patron support.

3.4 **Dobson Arena updates.**
Under contract with Letha Wilson for her proposed sculpture on the south entrance of Dobson and is planning a site visit at the end of July.
Lindsea discusses possible next steps integrating art into the built environment.
Molly shares Sharon's recommendation to let the arena get built so selected art can enhance the arena to the best possible potential.
Ramsey and Susanne prefer to wait for construction completion versus being rushed into making decisions.
Lindsea would like to get the process moving forward by discussing potential artists at a future meeting.

4. **Coordinator Updates**
A work session meeting planned for June 10 at 9:30 a.m.
Vail Art Studio inaugural book club is June 2 – *All the Beauty in the World* by Patrick Bringley.
10th Mountain Division landscaping enhancements are going well
Gore Creek Promenade construction is on schedule
BFAG creek overlook is shaping up nicely.
Sculpture cleaning/conservation scheduled for June 23-25

A private developer in Lionshead is interested in submitting funds in lieu of placing a sculpture. Ali is curious about best practice for private developers. The Board is in favor but interested in learning more.

5. Meeting Adjourned.

AGENDA ITEM NO. 4.2

Item Cover Page

VAIL TOWN COUNCIL AGENDA ITEM REPORT

DATE: July 21, 2026

SUBMITTED BY: Robyn Smith, Housing

ITEM TYPE: Information Update

AGENDA SECTION: **Information Update (4:40pm)**

SUBJECT: **June 9, 2026 VLHA Meeting Minutes**

SUGGESTED ACTION:

ATTACHMENTS:
2026_06_09 VLHA Meeting Minutes.pdf

Vail Local Housing Authority Minutes
Tuesday, June 9, 2026
3:00 PM
Vail Town Council Chambers and virtually by Zoom.
Zoom Meeting 1 | Pre-Executive Session | https://vail.zoom.us/j/83110634258
Zoom Meeting 2 | Post-Executive Session | https://vail.zoom.us/j/81090911108

Present:
Dan Godec
Steve Lindstrom
Craig Denton
Kristin Kenney Williams

Absent:
Christine Santucci

Staff Present:
Anna Bengtson, Housing Development Specialist
Jason Dietz, Housing Director
Robyn Smith, Senior Housing Coordinator

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1. Call to Order (3:00pm)

2. Swearing in of New Member
Dan Godec was sworn for a 5 year term in by Stephanie Kauffman, Town Clerk.

3. Citizen Participation (5 min.)
No public comment.

4. Approval of Minutes (5 min.)

4.1 May 12, 2026 Meeting Minutes
2026-05-12 VLHA Meeting Minutes.pdf

Craig Denton made a motion to Approve ; Dan Godec seconded the motion Passed (4 - 0).

4.2 May 26, 2026 Special Meeting Minutes
2026-05-26 VLHA Special Meeting Minutes.pdf

Craig Denton made a motion to Approve ; Dan Godec seconded the motion Passed (4 - 0).

5. Housing Project Update (15 min)

5.1 Housing Development Information Update

Presenter(s): Anna Bengtson, Housing Development Specialist
Time: 10 mins

Anna Bengtson provided updates on Timber Ridge Village, South Face, and the East Vail CDOT parcel.

Timber Ridge Village: Bengtson reported that Buildings B and E are targeted to open in late August or early September. Landscaping work will continue to ramp up, and transit improvements associated with Building A are expected to be turned over at approximately the same time as Buildings B and E. The full project remains

on schedule for completion in early November. Rockfall mitigation work above Lions Ridge Loop has been completed, and the road has reopened. No sales update was provided.

South Face: Bengtson reported that two additional cranes were installed and are in operation. Upcoming work includes the first concrete pour for building foundation slabs and initial work on an elevated deck for a second-level concrete floor. The first timber purchase is expected in the coming weeks and will represent approximately 40% of the overall timber package. Staff also reviewed preliminary finish and trim upgrades for selected units and common spaces. Dietz reported that the owner's buyout exposure is complete, a buyout credit of nearly $500,000 was received, and the project remains on time and on budget with strong contingency remaining.

East Vail CDOT Parcel: Bengtson reported that Town Council approved the second reading of the zoning amendment designating the property as Community Housing 1. The property now has minor subdivision approval, high -density residential land use designation, and Community Housing 1 zoning. Staff is preparing an RFP for a development partner and expects to release it in the coming weeks. Staff noted that the RFP may contemplate approximately 10 to 20 units, subject to site planning and development feasibility. Funding is available for predevelopment work, including plans and approvals, but construction funding has not yet been secured.

5.2 Policy Refresher: The Role of Work Requirements in Resident Occupied Deed Restrictions

Presenter(s): Robyn Smith, Senior Housing Coordinator

Background:

The VLHA requested a brief update to refamiliarize the Authority with the purpose of work requirements in Vail's modern deed restrictions.

Time: 5 mins

MEMO_VLHA_WhitePaper_The Role of Work Requirements in Vail Deed Restrictions.pdf

Smith presented a policy refresher on work requirements in Vail's resident -occupied deed restrictions. She explained that modern deed restrictions generally focus on qualifying the occupants rather than requiring owner occupancy. Core qualification requirements include full-time employment for an Eagle County business and, in more recent deed restrictions, a requirement that 75% of household income come from an Eagle County business.

Smith also reviewed retirement provisions in the Town's modern deed restrictions. She stated that Vail's modern retirement provisions are relatively flexible and very liberal in comparison to peer communities, allowing a qualified occupant to retire after meeting the required work and income history, and that staff has not generally encountered compliance issues with modern retirement provisions. Staff noted that some older deed restrictions, particularly those associated with lock-off or caretaker units, contain more restrictive retirement language that may need to be addressed separately.

Discussion included remote work, retirees with long-term local work histories, and the broader policy distinction between workforce housing and community housing. The Authority acknowledged these issues may require a larger future policy discussion. No formal action was taken.

6. Main Agenda

6.1 Arosa Duplex Work Session 2: Governing Document Updates

Discuss and provide feedback.

Presenter(s): Jason Dietz, Director of Housing; Robyn Smith, Senior Housing Coordinator

Time: 40 min

MEMO_VLHA _ArosaDuplex_WorkSession2_06062026.pdf

Arosa Capital Improvements ExhibitC_PCI.pdf

Smith introduced the Arosa duplex work session, noting the anticipated sale of one unit and the opportunity to update governing documents before legal language is drafted.

Discussion focused on capital replacement policy, resale-condition standards, shared obligations, buyer qualifications, ownership restrictions, and lottery procedures. Staff will refine language distinguishing maintenance from replacement, align depreciation schedules with component life, and clarify expectations for unit condition at resale.

Smith reviewed a proposed two-step lottery process, with initial self-certification followed by full qualification review for top-ranked applicants. The Authority supported adding consequences for applicant misrepresentation, including disqualification from the purchase opportunity and future community housing lotteries for 24 months.

Discussion included requiring current Eagle County employment plus one year of prior Eagle County employment, expanding prohibited property ownership restrictions to a 250-mile radius, and requiring a buyer who owns a free-market Vail home to deed-restrict that home.

The Authority did not support moving forward with a pure 1 ticket lottery. Discussion favored retaining some form of weighted lottery structure – with consensus to continue to provide limited advantage to applicants who do not own free-market real estate in Vail. The Authority was split on the affording 'the third ticket' to those who have previously participated in a Town of Vail housing lottery without being selected. Staff will continue refining the weighted lottery options for future review.

Consensus direction was provided. No formal motion was recorded.

7. Matters from the Chairman and Authority Members

No additional matters were recorded.

8. Executive Session

8.1 pursuant to C.R.S. § 24-6-402(4)(c) to consider matters required to be kept confidential by state law, namely the review of a housing file containing personally identifiable information related to a waiver request for the deed -restricted unit located at 2783 Kinnikinnick Road Unit 7 under the Employee Housing Guidelines, Section V.C. The executive session is necessary to prevent disclosure of confidential information protected under the Colorado Open Records Act (C.R.S. § 24-72-204) and related privacy protections;

Craig Denton made a motion to Adjourn ; Dan Godec seconded the motion Passed (4 - 0).

9. Any Action as a Result of Executive Session

9.1 Compliance Waiver Request

MEMO_VLHA_Waiver Action Language_2025.pdf

No action as a result of Executive Session. Authority recommended staff to proceed as discussed.

10. Adjournment

AGENDA ITEM NO. 4.3

Item Cover Page

VAIL TOWN COUNCIL AGENDA ITEM REPORT

DATE: July 21, 2026

SUBMITTED BY: Robyn Smith, Housing

ITEM TYPE: Information Update

AGENDA SECTION: **Information Update (4:40pm)**

SUBJECT: **June 19, VLHA Special Meeting Minutes**

SUGGESTED ACTION:

ATTACHMENTS:
2026_06_19 VLHA Special Meeting Minutes.pdf

Vail Local Housing Authority Minutes
Friday, June 19, 2026
1:00 PM
Special Meeting
Virtually by Zoom ONLY.
Zoom Meeting 1 | https://vail.zoom.us/j/84968293616
Zoom Meeting 2 | https://vail.zoom.us/j/89656731931

Present:
Dan Godec
Steve Lindstrom
Craig Denton
Kristin Kenney Williams

Absent:
Christine Santucci

Staff Present:
Jason Dietz, Housing Director
Robyn Smith, Senior Housing Coordinator

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1. Call to Order (3:00pm)

2. Executive Session (10 mins)

2.1 pursuant to C.R.S. §24-6-402(4)(a)(e) - to discuss the purchase, acquisition, lease, transfer, or sale of property interests and to determine positions, develop a strategy and instruct negotiators, regarding: submitted Vail InDEED applications and program details.

Kristin Kenney Williams made a motion to Adjourn ; Craig Denton seconded the motion Passed (4 - 0).

3. Any Action as a Result of Executive Session

Dan Godec made a motion to Authorize Direct staff as discussed in executive session.; Kristin Kenney Williams seconded the motion Passed (4 - 0).

4. Adjournment

Adjourned at 1:30pm.

AGENDA ITEM NO. 5.1

Item Cover Page

VAIL TOWN COUNCIL AGENDA ITEM REPORT

DATE:	July 21, 2026
SUBMITTED BY:	Stephanie Bibbens, Town Manager
ITEM TYPE:	Matters from Mayor, Council, Town Manager and Committee Reports
AGENDA SECTION:	**Matters from Mayor, Council, Town Manager and Committee Reports (4:40pm)**
SUBJECT:	**Matters from Mayor, Council and Committees (15 min.)**
SUGGESTED ACTION:	
ATTACHMENTS:	

AGENDA ITEM NO. 5.2

Item Cover Page

VAIL TOWN COUNCIL AGENDA ITEM REPORT

DATE:	July 21, 2026
SUBMITTED BY:	Stephanie Bibbens, Town Manager
ITEM TYPE:	Matters from Mayor, Council, Town Manager and Committee Reports
AGENDA SECTION:	**Matters from Mayor, Council, Town Manager and Committee Reports (4:40pm)**
SUBJECT:	**Town Manager Report (10 min.)**

SUGGESTED ACTION:

ATTACHMENTS:
TM Update 072126.docx
ECRPI LOS- Town of Vail.docx
2026 ToV Customer Service Program RFP - Copy.docx

Town Managers' Update
July 21, 2026

1. July 7th Power Outage

Later in the afternoon on July 7, the power went out over a three-county area serviced by Holy Cross that lasted approximately 14 hours. Cell phone service also went down at different times depending on what cell service an individual had. This was not an emergency but was a major power outage that became a challenge for people and properties by not having power, cell phone or internet service. Power came back on shortly after 5:00 a.m. on July 8th (the next day).

The power outage was caused by a lightning strike on an Excel Energy transmission line near the Wolcott area. At the time, town and county officials were unaware that the Gypsum secondary line was down for reconstruction, which might have prevented a major outage.

Town staff learned about critical areas to focus on, such as improving resiliency plans with our local cell phone carriers and radio communication systems, working with and educating local hotels about their emergency operations plans and backup power systems, and requesting that our local grocery stores plan for and install backup power systems.

Town officials also learned that all town-wide emergency backup generator systems performed as designed. This includes our three fire stations, our dispatch center, and our public works facility, reassuring us that our public emergency buildings and systems maintained continuous operations.

At a countywide after-action review meeting held on July 9, 2026, Excel Energy and Holy Cross representatives explained what happened and the actions taken to restore power as quickly as possible. All participants were also made aware that during severe wildfire weather predicted events, there is a high chance that a Public Safety Power Shutoff (PSPS) could happen. When this does, power may not be restored until all lines have been inspected. This could take two to three days for power to be fully restored. We need to help remind and educate our community to be prepared for these events and to be as self-sufficient as possible.

This outage reinforces the reliance we have on cell phones and the fragility of our systems when the power goes out. Town Staff debriefed with our partners in the valley, including Eagle County Emergency Management, Vail Health, and others. Specific actions to improve resiliency that Town staff will pursue include:

- On Monday, July 20, Town staff will work on developing ideas for community communication in the event of a power and cell phone outage. We will share ideas with Council on the 21st.
- In conjunction with Eagle County Emergency Manager, Town staff are working with Verizon, AT&T, and T-Mobile to understand how we can make improvements to make our cellular and radio communications systems infrastructure more resilient.
- Vail Fire & Emergency Services will work with our local hotels and commercial buildings on developing or modifying existing emergency operations plans and backup power systems.
- A meeting between town officials and our local grocery store managers to request backup generators, allowing the stores to stay open to provide basic community essentials of food and water.

2. RFP coming for a community-wide customer service program:

Town staff has drafted an RFP for a Hospitality, Networking and Recognition program, requesting proposals from qualified applicants to design, implement, and launch a comprehensive community-wide customer experience and ambassador program. This program will not only deliver consistent employee service training but also provide networking/connection opportunities and meaningful recognition of employees that showcase our values.

In alignment with Town Council's strategic goal of the ***community experiencing a customer focused organization and culture***, this RFP envisions a signature initiative that equips employees throughout the Vail community with the knowledge, skills, relationships, and pride necessary to consistently deliver exceptional experiences for residents and visitors. The town is seeking an innovative partner capable of developing a sustainable program that strengthens community engagement, supports local businesses, reinforces Vail's brand, and advances the Town's vision: **Your Favorite Mountain Town**

An expanded Hospitality, Networking and Recognition program also aligns well with Council's goal of ***developing the next generation of leaders for Vail***, given the intentional networking component included as part of the program.

The 2026 Budget includes $15K for the development of a customer service program, and when combined with the $25K remaining budget for PrimaVail winter program, there is a total of $40K available this year. Depending on the proposals received, staff may return to Council with a monetary ask prior to contracting for the new program.

3. ECPRI Grant Letter of Support

The town has been asked by the Regional Partnership Initiative (formerly the Community Wildlife Roundtable), to provide a letter of support for the Colorado Parks and Wildlife Capacity, Plan Development, and Early Win Grant Application. The grant will further the goals of sustainable recreation planning through a Regional Plan, improving habitat and wildlife corridors, and expanding the vision of the Regional Partnership Initiative to include equity and access to the outdoors. (See attached draft letter of support).

4. Other

There may be other topics the Town Manager needs to share with the Town Council.

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

Date: July 16, 2026

To:
Morgan Anderson, Grant Administrator
Colorado Parks and Wildlife
1313 Sherman Street, 6th Floor
Denver, CO 80203

Subject: Letter of Support for the Eagle County Regional Partnership Initiative (ECRPI) Capacity, Plan Development, and Early Win Grant Application

Dear Ms. Anderson and the Regional Partnerships Initiative Selection Committee,

On behalf of the Town of Vail, I am writing to express our strong support for the Eagle County Regional Partnership Initiative's (ECRPI) application for the Capacity, Plan Development, and Early Win grant. As a community renowned for outdoor recreation, Vail's economy and identity depend entirely on the health of our natural environment. We recognize that our world-class trail systems, alpine ecosystems, and local watersheds face intense multi-use pressures. The ECRPI collaborative framework provides the exact cross-jurisdictional, landscape-scale approach required to protect our local wildlife and ecosystems while maintaining high-quality, sustainable recreation access.

The Town of Vail is deeply committed to regional collaboration, actively engaging with local government and municipal representation built into ECRPI's structured governance framework. ECRPI's Core Team properly balances land management agencies, private conservation, and municipal voices to ensure our community goals are fully represented.

Securing this grant will directly benefit the Town of Vail's jurisdiction and advance our long-term environmental stewardship mission in several key ways:

- **Operationalizing High-Priority Corridors:** Directing capacity resources to the Eagle and Colorado River corridors targets the primary arteries feeding our mountain valley's ecosystems and recreational infrastructure. This funding will allow the partnership to transition its upcoming March 2027 Regional Action Plan into a concrete, operationalized Implementation Strategy.

- **Project Prioritization:** The Core Team's consensus-driven protocol requires prioritizing both landscape-scale conservation projects and sustainable recreation projects. This

balance guarantees that habitat restoration and climate resilience are given equal weight and funding alignment alongside high-demand recreation assets.

- **Building an Inclusive Regional Vision:** ECRPI's intentional inclusion of a dedicated equity perspective seat on the Core Team and direct outreach to local groups like Exploremos and Mountain Pride perfectly aligns with Vail's community values. Synthesizing diverse public feedback through structured workshops ensures our long-term regional plan is inclusive, accessible, and welcoming to all community demographics.

For the Town of Vail, collaborative planning within ECRPI helps us manage the municipal impacts of outdoor recreation, such as trailhead congestion and watershed protection. Regular meetings with public land managers and non-profits allow us to align town infrastructure and transportation directly with federal trail management and seasonal closures. This routine communication ensures we spend local tax dollars efficiently, protect public safety, and preserve the fragile mountain environment that sustains our local economy.

The Town of Vail stands fully prepared to continue supporting this collaborative effort, ensuring our staff time and municipal perspectives help shape this vital implementation roadmap. ECRPI represents a mature, proactive approach to public land management that will protect the unique mountain environment we all cherish.

I strongly urge Colorado Parks and Wildlife to fully fund ECRPI's grant application. Thank you for your continued dedication to the sustainable future of Colorado's mountain communities.

Sincerely,

Name
Title
Town of Vail

Request for Proposals

Hospitality, Networking & Recognition Program

Town of Vail, Human Resources
75 S. Frontage Road, West
Vail, CO 81657
PH: (970) 479-2123
www.vail.gov

Proposals Due:
Friday, August 7, 2026, 10 AM MST

TABLE OF CONTENTS

TABLE OF CONTENTS 2
TOWN INFORMATION 3
INVITATION 4
Scope of Services 4
Background 8
Submittal Requirements 9
Request for Proposal Schedule 10
Direct Questions 11
SUBMITTAL INSTRUCTIONS 12
TERMS AND CONDITIONS 12
SIGNATURE PAGE 14

TOWN INFORMATION

Located in Eagle County, Colorado, approximately 100 miles west of Denver on I-70 and situated at the base of Vail Mountain, the resort community encompasses about 8.5 miles in the Colorado Rocky Mountains. The Town of Vail has earned multiple forms of national recognition both as a premier ski resort destination and as a leader in sustainability, housing innovation and community excellence.

Founded as a ski resort in 1962 and incorporated in 1966, Vail adopted a Home Rule Charter in 1972. The Town operates under a Council-Manager form of government and is governed by an elected seven-member Council, including a Mayor. In 2026, Vail celebrates 60 years as an incorporated municipality.

The Town serves approximately 5,000 permanent residents, 8,500 part-time residents, and as many as 35,000 daily guests during the peak winter season, with summer visitation levels often comparable. The organization employs approximately 327 full-time employees and up to 60 seasonal/part-time employees who support essential services, including cultural events, public transportation (one of the largest free year-round bus systems in the country), and public facilities such as the award-winning Vail Public Library. The local economy is driven by tourism with more than 2.8 million visitors annually.

Our Mission

To provide exceptional public services to people who live, work and play here so they can connect to the community and nature, create memories, find opportunities to thrive and have the time of their lives.

Our Vision

Your favorite mountain town.

Our Values

- *Innovation* – Embracing new ideas, being creative in solutions, empowering employees to take initiative, being stewards for our resources.
- *CommUNITY* – Contributing to a positive workplace that supports and values individuals and inspires each other to be our bets.
- *Excellence* – Making positive impacts by doing the right thing in ways that provide the best service to our residents, guests, doing our best work by building on our individual and collective strengths. Exceeding expectations with responsive, efficient, and effective customer service.
- *Collaboration* – Working together to provide a safe work environment, solve problems and achieve common goals.
- *Communication* – Expressing ideas and viewpoints with clarity while promoting mutual respect and trust to maintain professional relationships allowing for constructive feedback and resolution of conflicts.

INVITATION

The Town of Vail ("Town") is seeking proposals from qualified applicants to design, implement, and launch a comprehensive community-wide customer experience and ambassador program. This program will not only deliver consistent employee service training but also provide networking/connection opportunities and meaningful recognition of employees that showcase our values. The Town envisions a signature initiative that equips employees throughout the Vail community with the knowledge, skills, relationships, and pride necessary to consistently deliver exceptional experiences for residents and visitors. The program should be available to employees from any local Vail business, with participation specifically encouraged at frontline retail/restaurant and lodging partners. The Town seeks an innovative partner capable of developing a sustainable program that strengthens community engagement, supports local businesses, reinforces Vail's brand, and advances the Town's vision: **Your Favorite Mountain Town**

Scope of Services

The Town of Vail seeks proposals from qualified applicants to design, develop, implement, and support a comprehensive community customer experience and ambassador program. The selected organization will partner with the Town to create a sustainable program that enhances the visitor experience, strengthens community pride, supports local businesses, and promotes a culture of hospitality throughout Vail.

The Town envisions a program that extends beyond traditional customer service training. The selected organization should develop an engaging, community-centered experience that equips participants with the knowledge, confidence, relationships, and practical skills necessary to become ambassadors for Vail. The program should foster meaningful connections among businesses, employees, and community organizations while reinforcing the Town's vision of being **"Your Favorite Mountain Town."** The program needs to also include an employee recognition component, to highlight and reward exemplary ambassadors.

The applicant should demonstrate creativity, innovation, and experience in designing destination-wide hospitality programs that are engaging, measurable, scalable, and sustainable over time. The Scope of Services shall include, at a minimum, the following components.

A. Program Design

The applicant shall design a comprehensive customer experience program that establishes a recognizable and consistent hospitality culture throughout the Vail community. The program should create a unified framework that local businesses can utilize to develop employees while simultaneously strengthening connections between employers, employees, residents, and visitors.

The Town seeks a program that reflects the character, values, and uniqueness of Vail while remaining adaptable to businesses of varying sizes and industries. The applicant should develop a program identity that becomes synonymous with exceptional service and community pride.

The applicant shall provide recommendations for long-term governance and sustainability to ensure the program continues to evolve and remains relevant beyond the initial implementation period.

Deliverables should include, but not be limited to:

- Program branding and identity
- Program name and logo recommendations
- Participant experience map
- Employer toolkit
- Participant handbook
- Facilitator guide
- Marketing materials
- Program implementation strategy
- Annual operating recommendations

B. Customer Experience & Hospitality Training

The applicant shall develop an engaging customer service curriculum that establishes a consistent standard of hospitality across the Vail community. The curriculum should prepare participants to confidently serve guests, residents, coworkers, and community members through exceptional communication, professionalism, and service recovery techniques.

The Town desires a program that emphasizes memorable experiences rather than transactional customer service. Training should incorporate practical scenarios relevant to the mountain resort environment and encourage participants to become trusted resources capable of assisting guests regardless of where they work.

Whenever possible, curriculum should incorporate interactive learning, experiential exercises, role-playing, discussion, and real-world examples that encourage participant engagement.

Training modules should address topics including, but not limited to:

- Hospitality excellence
- Guest engagement
- Luxury service expectations
- Service recovery
- Communication skills
- Emotional intelligence
- Conflict resolution
- Cultural awareness
- Accessibility and inclusion
- Problem solving

- Teamwork
- Community stewardship
- Environmental responsibility
- Safety awareness
- Local resource knowledge
- Vail FAQs / History

C. Community Engagement & Networking

The Town believes exceptional customer experiences are strengthened when employees feel connected to the community they serve. Accordingly, the applicant shall design opportunities that encourage relationship building among employees representing different businesses, organizations, and industries throughout Vail.

Rather than functioning solely as a training course, the program should create an ongoing community network that encourages collaboration, knowledge sharing, professional development, and community engagement.

The consultant should recommend programming that encourages participants to develop relationships beyond their own workplace while gaining a broader understanding of Vail's businesses, services, attractions, and community resources.

The program should include recommendations for recurring activities that maintain participant engagement throughout the year.

Potential activities may include:

- Community networking events
- Business tours
- Volunteer opportunities
- Seasonal kickoff events
- Lunch-and-learn sessions
- Community service projects
- Outdoor recreation experiences
- Business showcases
- Community scavenger hunts
- Professional development events

D. Recognition Program

The Town desires a recognition program that celebrates individuals and organizations demonstrating exceptional hospitality while reinforcing the behaviors and values promoted through the program.

Recognition should extend beyond awards and certificates by creating meaningful opportunities for participants to feel valued, appreciated, and connected to the community.

The applicant should develop a recognition strategy that encourages participation from employers, coworkers, residents, and visitors while highlighting positive stories that reinforce Vail's reputation for exceptional hospitality.

The program should provide recommendations for both ongoing recognition throughout the year and larger community celebrations recognizing outstanding achievement.

Potential program elements include:

- Ambassador certification
- Monthly recognition
- Guest nominations
- Peer nominations
- Employer recognition
- Community awards
- Annual celebration event
- Social media recognition
- Certificates and programming milestones

E. Employer Resources

Recognizing that local businesses have varying levels of resources available for employee development, the Town seeks practical tools that employers can easily integrate into their onboarding, training, and employee engagement efforts.

The applicant shall develop resources that allow participating organizations to reinforce program concepts within their own workplace while maintaining consistency with the overall community customer experience initiative.

Resources should be designed to be practical, flexible, and easily adaptable for businesses of different sizes and operational needs.

Examples may include:

- New employee onboarding materials
- Manager coaching guides
- Discussion guides

- Micro-learning modules
- Facilitator resources
- Seasonal refresher training
- Recognition templates
- Team meeting activities
- Customer service tip sheets
- Employer implementation guide

F. Program Sustainability, Evaluation & Continuous Improvement

The Town seeks a long-term partner capable of designing a program that can evolve with changing community needs, workforce trends, and visitor expectations.

The applicant shall recommend strategies for maintaining participant engagement, evaluating program effectiveness, and continuously improving the program over time.

The applicant should identify meaningful performance metrics that demonstrate program success while providing actionable information that assists the Town and participating businesses in making informed decisions regarding future program development.

Recommendations should include both qualitative and quantitative performance measures along with an implementation roadmap for ongoing evaluation.

Deliverables should include recommendations regarding:

- Annual operating model
- Community partnerships
- Funding opportunities
- Program evaluation metrics
- Participant surveys
- Employer feedback
- Economic impact indicators
- Marketing strategy
- Annual reporting
- Continuous improvement process

Background

The Town of Vail is internationally recognized as one of the world's premier mountain resort destinations. Every interaction a guest has—whether with a restaurant server, hotel employee, retailer, bus driver, recreation provider, municipal employee, or volunteer—contributes to the overall

perception of the community. Delivering consistently exceptional experiences requires a shared commitment that extends beyond any single organization.

As Vail continues to welcome millions of visitors each year, the Town recognizes an opportunity to strengthen a community-wide culture of hospitality. While many employers provide outstanding customer service training within their own organizations, there is currently no unified program that connects employees across industries, reinforces shared service standards, and builds lasting relationships throughout the community.

The Town envisions a destination-wide initiative that develops knowledgeable ambassadors who understand Vail's history, values, businesses, recreational opportunities, and community resources. More than a training program, this initiative should foster collaboration, professional development, networking, and meaningful recognition while helping employees feel connected to both the community they serve and one another.

The selected partner will help create a sustainable program that becomes a valued resource for employers, employees, residents, and visitors alike, strengthening Vail's reputation for hospitality and advancing the Town's vision of being **Your Favorite Mountain Town.**

Submittal Requirements

Proposals must be submitted as a single PDF document and limited to 30 pages (excluding cover, tabs, and table of contents unless they include substantive content).

A. Letter of Interest: Letter of Interest must include applicant's contact information, authorized representatives and a statement of commitment. The statement shall include the signature of the person who has proper authority to make formal commitments on behalf of the applicant. It is expected that the same key personnel be assigned to this contract for the duration of the process. By submitting a response to this request, the applicant agrees to all requirements herein.

B. Qualifications/Experience/Credentials: Provide relevant experience and qualifications, particularly with customer service and employee engagement programs. Include the qualifications and experience of named key personnel and project manager.

C. Strategy and Implementation: Describe the proposed strategy and/or plan for achieving the objectives outlined in the Scope of Services of this RFP.

- Statement of Methods and Procedures - Provide a concise narrative describing the proposed approach to completing the Scope of Services. The narrative shall outline the sequence of tasks from project initiation through completion, including key methodologies, major activities, and any tools or strategies that will be used to achieve the RFP objectives**.**
- Content of Work Product – Describe the format and presentation of final deliverables, including any software or tools utilized or required to do the work. Provide representative samples of similar work. Identify all data, documents and information required from the Town to initiate and complete the project.

D. **Work Schedule:** Provide a project schedule identifying key tasks, milestones, and deliverables from start to completion.

E. **References:** Please provide references, with Name, Address, Phone Number, and Email Address, who can attest to your experience in projects of similar scope and size within the past five (5) years.

F. **Fee Proposal:** Provide an itemized cost proposal for services as presented in your proposal. If proposal includes any expenses to be billed separately from professional fees, provide a detailed itemized estimate of such expenses.

G. **Additional Data:** This area may be used to provide responses that are not captured in A – E as well as any additional information that will aid in the evaluation of your qualifications with respect to this RFP.

Request for Proposal Schedule

Publication RFP Issued on Town of Vail Website.....July 22, 2026

Questions and Answers Deadline..... July 31, 2026

Proposals Due..... August 7, 2026

Selection Committee Interviews and Presentations ..... August 13, 2026

Approval of Contract ..... Sept 1, 2026

Project Kickoff ..... Sept 8, 2026

Start of Program..... Dec 1, 2026

Direct Questions

Responses to the following questions must be included within the proposal:

Experience & Qualifications Letter of Interest:

- Describe similar hospitality or destination customer experience programs your organization has developed.
- Describe experience working with municipalities or destination marketing organizations.
- Describe experience developing branded workforce engagement programs.

Curriculum

- Describe your training philosophy.
- How do adults learn best?
- How do you measure behavior change?

Community Engagement

- How would you encourage participation from local businesses?
- How would you sustain engagement after launch?
- Describe networking events you've facilitated.

Recognition

- Describe recognition programs you've designed.
- How would you encourage peer recognition?
- What incentives have proven successful?

Innovation

- What makes your approach unique?
- How would you incorporate technology?
- How would you measure ROI?

Project Management & Timeline

- What is your proposed timeline for completing this project?
- Who will be assigned to this project, and what are their roles?
- What level of staff involvement is required?

Cost Proposal

- What is included in your base fee?
- What services are considered additional?
- How do you handle scope changes?

SUBMITTAL INSTRUCTIONS

If you have any questions about the RFP, please contact Albert Zamora, Human Resources Manager, azamora@vail.gov. Proposals must be submitted electronically in PDF format on or before Friday, August 7, 2026, by 10:00 AM. Electronic submittals must be emailed to:

Albert Zamora
Human Resources Manager
Town of Vail
Email: azamora@vail.gov
Phone: 970-479-2123

Digital copies of the Request for Proposal will be available beginning July 22,2026 on-line through the Town of Vail's website.

TERMS AND CONDITIONS

A. The Town reserves the right to reject any or all proposals received in response to this Request for Proposal (RFP), to negotiate with any qualified firm, to cancel all or part of this solicitation, to waive any informalities or irregularities, and to accept the proposal deemed to be in the best interest of the Town of Vail.

B. Applicants must provide all information requested in this RFP. Failure to do so may result in disqualification.

C. The contract will be awarded to the applicant whose proposal is determined to be most advantageous to the Town, taking into consideration price and other evaluation factors set forth in the RFP.

D. The Town reserves the right to accept any portion of a proposal or all items proposed, and to waive minor informalities or irregularities, if deemed in the best interest of the Town.

E. All proposals shall remain valid for a period of sixty (60) days following the deadline of the proposal.

F. Execution of a written contract by both parties shall constitute a binding agreement.

G. Late or unsigned proposals will not be accepted. It is the sole responsibility of the applicant to ensure that its proposal is received by the Town no later than the deadline specified in the RFP.

H. Proposed prices shall exclude any Federal or State taxes from which the Town of Vail is exempt by law.

I. The selected applicants will be required to execute the Town of Vail Professional Services Agreement. A sample agreement is available upon request and includes provisions related to insurance, indemnification, compliance with applicable laws (including prohibition on employing unauthorized workers pursuant to Section 8-17.5-101, C.R.S., et seq.), and other standard terms.

J. Any interpretation, clarification, correction, or change to the RFP will be made only by written addendum issued by the Town. The Town shall not be bound by any oral statements or

interpretations.

K. Confidential/Proprietary Information: Proposals and any resulting contract are subject to the Colorado Open Records Act (C.R.S. § 24-72-201 et seq.), as amended. Any confidential or proprietary information must be clearly identified, marked, and submitted separately from the remainder of the proposal. Co-mingling of such information is not acceptable. Entire proposals and pricing information will not be considered confidential. Any information included in a resulting contract shall not be considered confidential.

L. The Town reserves the right to modify the Scope of Services and request revised proposals prior to execution of a contract.

M. Insurance Requirements: The applicant shall procure and maintain, at its own expense, the following insurance coverage with insurers acceptable to the Town. Coverage shall be maintained continuously for the duration of the contract. Failure to maintain required insurance shall not relieve the applicant of liability.

- Workers' Compensation and Employer's Liability as required by the State of Colorado.
  - Evidence of qualified self-insured status may be substituted.
- Commercial General Liability with limits of not less than $1,000,000 per occurrence and
  - $2,000,000 aggregate. The policy shall name the Town, its officers, and employees as additional insureds and include a severability of interests provision.
- Certificates of insurance shall be provided as evidence of coverage and are subject to Town review and approval. Policies shall not be canceled, terminated, or materially modified without at least thirty (30) days' prior written notice to the Town. The Town reserves the right to request complete copies of policies and endorsements.

N. Additional Insurance Provisions: Failure to maintain required insurance shall constitute a material breach of contract. The Town may terminate the Agreement or procure such insurance and recover associated costs from the Consultant, including offset against amounts due.

O. Nothing in this Agreement shall be construed as a waiver of the rights, immunities, or protections afforded to the Town under the Colorado Governmental Immunity Act, C.R.S. § 24-10-101 et seq., as amended.

Thank you for your interest. We look forward to reviewing your proposals.

SIGNATURE PAGE

Failure to complete, sign and return this signature page with your proposal may be cause for rejection.

Applicant Information	
Name	
Name and Title of Primary Contact	
Address	
Phone Number	
Email Address	
Website	

By signing below, I certify that:

- I am authorized to bid on my company's behalf**.**
- I am not currently an employee of the Town of Vail.

_____

Printed Name Title

_____

Signature Date

Note: If you cannot certify the above statements, please explain in the space provided below

AGENDA ITEM NO. 5.3

Item Cover Page

VAIL TOWN COUNCIL AGENDA ITEM REPORT

DATE:	July 21, 2026
SUBMITTED BY:	Stephanie Bibbens, Town Manager
ITEM TYPE:	Matters from Mayor, Council, Town Manager and Committee Reports
AGENDA SECTION:	**Matters from Mayor, Council, Town Manager and Committee Reports (4:40pm)**
SUBJECT:	**Council Matters and Status Update**
SUGGESTED ACTION:	

ATTACHMENTS:
260721 Matters.docx

COUNCIL MATTERS
Status Report

Report for July 21, 2026

Council Comments at July 7th meeting:

- Town Council thanked town staff for an incredible 4th of July celebration and parade!
- Council expressed concerns about Piney River Ranch and directed staff to send a letter to the Denver Water Board asking to be included in future discussions.

Important Dates

Town Events

August 23	TOV Employee 60th Birthday Dance/Reunion
September 8	Vail Social

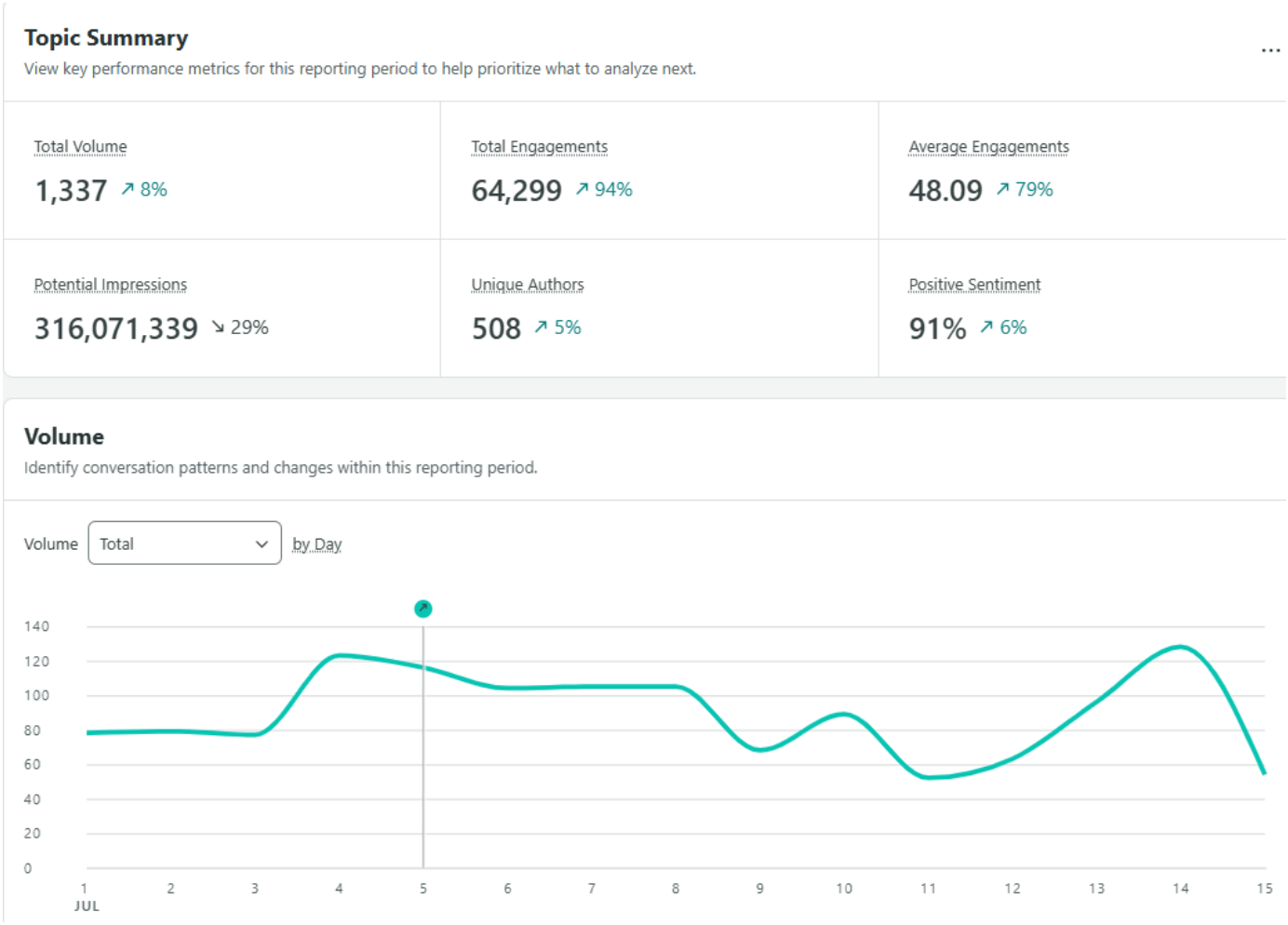
Municipal Partner Events

August 27-28	CAST -Meeting Carbondale

Social Media Listening

This Listening report is unique as it shows how one viral influencer video can skew the numbers online.

Here is the Listening link with the video post and associated posts/reposts/responses:
https://share.sproutsocial.com/view/d963d974-e8bf-46bf-a3d9-74e8bf26bf56



And here it is without: https://share.sproutsocial.com/view/d963d974-e8bf-46bf-a3d9-74e8bf26bf56

Topic Summary

View key performance metrics for this reporting period to help prioritize what to analyze next.

Total Volume	Total Engagements	Average Engagements
1,262 ↗ 2%	19,112 ↘ 42%	15.14 ↘ 44%
Potential Impressions	**Unique Authors**	**Positive Sentiment**
305,782,351 ↘ 31%	444 ↘ 8%	93% ↗ 8%

Volume

Identify conversation patterns and changes within this reporting period.



In the News

July 2

Gore Creek Promenade Renewal
https://www.vaildaily.com/news/access-to-gore-creek-in-vail-village-restored-following-2-1m-promenade-park-redesign/

July 6

Fourth of July
https://www.vaildaily.com/news/vail-police-made-33-arrests-over-july-4-weekend/

Concert Hall Plaza
https://www.vaildaily.com/news/vail-town-council-to-review-controversial-concert-hall-plaza-project-on-tuesday/

July 7

Power Outage
https://www.vaildaily.com/news/power-outage-affects-tens-of-thousands-across-the-vail-valley/

Tequila Theft
https://kdvr.com/news/local/vail-police-seek-suspect-after-1-2k-bottle-of-tequila-stolen/

July 9

Piney River Ranch
https://www.vaildaily.com/news/denver-water-promises-to-keep-town-of-vail-in-the-loop-as-it-weighs-future-of-piney-river-ranch/

Geothermal Project
https://www.vaildaily.com/news/moving-targets-identified-in-plan-to-decarbonize-lionsead-area-in-vail/

July 10
Power Outage Update
https://www.vaildaily.com/news/vail-valley-power-outage-update-second-transmission-line-was-down-for-needed-maintenance-when-lightning-hit-other-main-line/

July 15
First Amendment Auditors
https://www.vaildaily.com/news/vail-police-look-to-investigate-after-viewing-viral-video-showing-alleged-child-abuse-incident/