

Letters to Vail

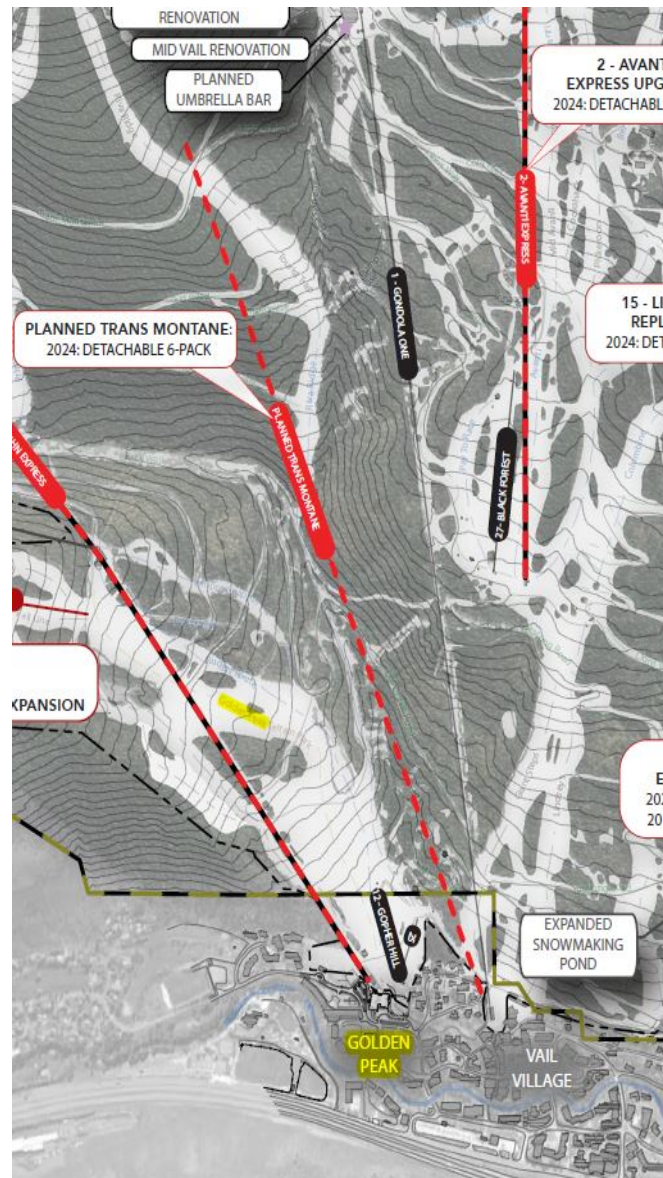
VAIL HOMEOWNERS ASSOCIATION

Vail Community:

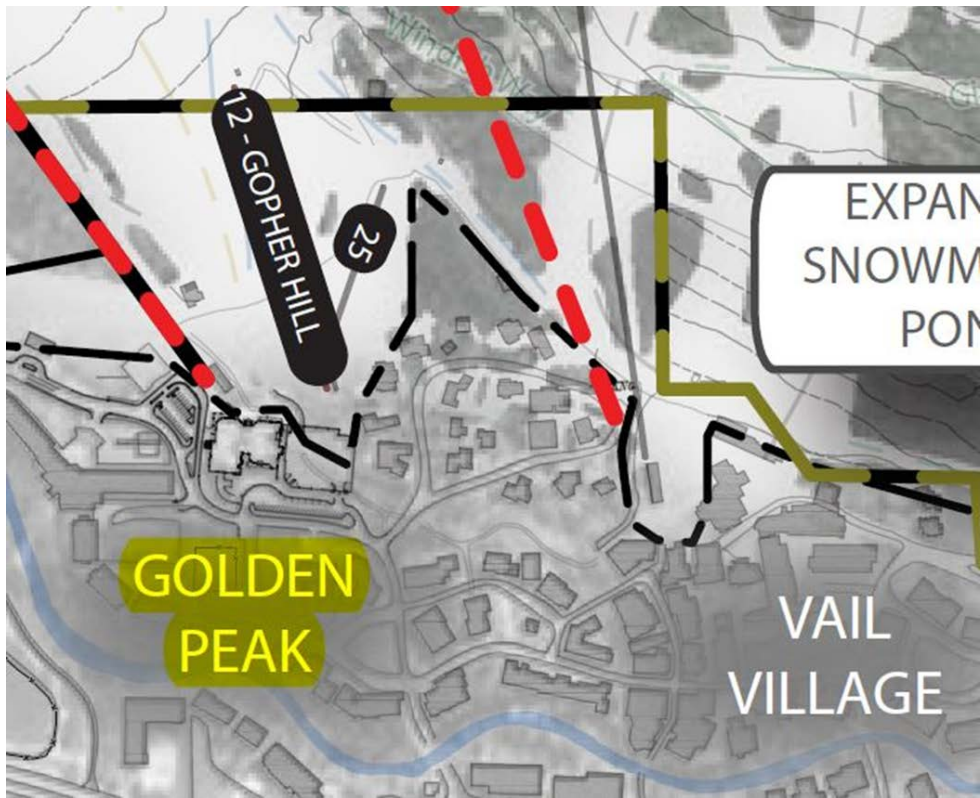
Tract E open space protective covenants and the location of the proposed Trans Montane Lift at the Vail Village ski base area.

April 16, 2024

The recently released [2024 Vail Master Development Plan](#) (VMDP) includes maps that illustrate the site and alignment for the proposed Trans Montane lift, (below). The Trans Montane lower lift terminal in the Vail Village base area is located on a site called the ABC parking lot on Tract E covenant protected land. Vail Resorts (VR) owns the land which is within the Town of Vail boundaries. The proposed lift will be in close proximity to homes on Mill Creek Circle.



Proposed Trans Montane Lift with lower base at ABC parking lot in Vail Village and upper base at junction of Riva Ridge and Tourist Trap runs.



Proposed Trans Montane lower base of lift near the Vista Bahn Express lower base.



The ABC parking lot, the approximate location of the base of Trans Montane lift is outlined in red. Tract E is outline in yellow and the Town boundary identified in dark blue.

The Vail Village 5th filing covenants, which addresses the regulation of Tract E, [were amended in 1971](#) through mutual agreement between the TOV and VR. The TOV is a party to the Tract E protective covenants and as such has enforcement powers. The [TOV GIS](#) map (above) shows the boundaries of Tract E and the TOV as they exist today and approximates the location of the base of the proposed Trans Montane lift.



ABC parking lot, in red, site of the lower base of the Trans Montane Lift at the Vail Village Ski Base.

The proposed Trans Montane lift is located within the TOV boundary, which gives the Town authority to review and take public comment about development proposals. VHA and the TOV share interest in this location as detailed in an earlier [Letter to Vail discussing traffic on Hanson Ranch Road](#) and related [public safety concerns raised by the Vail Police Department](#). Vail's public safety concerns go beyond the Town boundaries. The drop-off/pick-up issue on Hanson Ranch Road is likely the first of several issues of substance that may be raised by the TOV and others with respect to the traffic congestion implications related to the 2024 Vail Master Development Plan. The 2024 VMDP is a partial response to [public criticism](#) about congestion and lodging for its workers.



Proposed ABC parking lot location, in red, of lower base of the Trans Montane lift, up hill from the Vista Bahn Express lift.

The location of the Trans Montane lift is subject to TOV approvals. TOV approvals should involve reviewing criteria and considering impacts that range across broad community and neighborhood issues such as the Town's carrying capacity, parking, traffic and housing.

[It is worth reviewing the attached 2023 article regarding Park City's litigation](#) concerning a Utah district court decision to require Vail Resorts to provide data used in algorithms to determine visitor carrying capacities and community impacts related to its lifts and on-mountain improvements. VR has claimed this information is proprietary and has not released it to the communities where their operations exist. VR's failure to provide accurate accounting of visitor and other information necessary to determine impacts subverts the planning and zoning processes that are foundational to the Town of Vail land use regulations.

This lack of public information creates a cult of privileged information that is used to slant public decision making in favor of special commercial interests. VR's corporate influence is affecting traffic congestion, public safety issues, and work force housing, without offering assistance for or solutions to impacts on the TOV. With similarities to Vail, some ski resorts community's, served by [VR's Epic Pass in Japan's Hakuba Valley](#), in their struggling to maintain residential populations may turn for assistance to the [United Nations](#).

The issues raised by the VMDP cast a stronger light upon a lawsuit involving Vail Pointe (Kindel House) on Hanson Ranch Road over its alleged inappropriate incursion onto Tract E as a result of its improvements. The matter is currently in litigation between the Chateau Christian Condominium Association and the owners of Vail Pointe. Vail Pointe seeks to have the Tract E covenants terminated, claiming they have not been enforced. Vail Pointe has sought and gained co-litigant allies to their cause from among other property owners. Chateau Christian Condominium Association likewise seeks other qualified property owners to join their ongoing efforts to defend and enforce the Tract E protective covenants.

VHA serves the Vail community with information, having a perspective not readily found elsewhere. Our publications and activities are funded by membership dues and contributions from paid-subscribers and readers. By joining with VHA as a member, paid-subscriber or reader, you can add your voice to sustain what is good about our community and to shine a spotlight on important issues.

VHA strives to provide clear and concise discussion of matters affecting the Vail community in the belief that an informed citizenry will be an engaged citizenry. Our intent is to promote more citizen involvement and community discussion of issues facing the Town. If this is an issue that concerns you, please make your views known to [town officials](#).

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