



# Letters to Vail

**VAIL HOMEOWNERS ASSOCIATION  
Town Council Election Issues:  
November 22, 2023  
Outcome of TOV Town Council Election**

The [outcome of the Vail Town Council election](#) points the TOV's focus toward local commercial interests. The successful candidates have experience within TOV government and likely are aware of the leadership nuances required by the position. Institutional interests and newcomers to Vail's political arena turned in credible performances, adding depth to the community's leadership roster.

Vail is fortunate that the outgoing Council established a strong stewardship foundation that the incoming Council can build on. Action taken under the guidance of the Stewardship Roadmap and contentious environmental preservation initiatives are largely decided. Eagle County has embarked on a similar process. In its 2023 series of [Letters to Vail](#), VHA laid out approaches to address concerns that affect the well-being of the Vail community, following the footsteps of the Stewardship Roadmap.

The post-pandemic era is focused upon diversity, equality and inclusiveness within the context of environmental preservation issues. The following identifiable trends will shape the outcome of these converging events, potentially accelerating changes to the community's mix of tourism and residential resources.

A Utah court decision effecting the [accurate reporting of carrying capacity statistics provided by mountain operators](#) could open access to useful information. Specific statistical data is necessary to reduce the risks of overcrowding by anticipating demand for lifestyle and community services. Inadequate reporting of carrying capacities causes resort communities to miscalculate decisions required to plan for the impacts of mountain and resort related tourism.

To offset loss of revenues from increasingly expensive daily ticket prices, mountain operators have become dependent upon revenues from ever expanding numbers of discounted season passes. Viral social media promotions in conjunction with discounting can rapidly overwhelm the capacity and livability of resort

communities. As an example, surges in discount tourism put stress on workforce availability, in part due to lack of workforce housing.

[Wage/cost of living adjustments are underway](#) at some resorts as reflected in wage increases negotiated by unionization movements within the ski industry. Wage increases may benefit the local workforce but will not offset high housing and related living costs, including taxes.

The effect of wage adjustments will ripple through the local economy. Higher labor costs will affect the affordability of tourism. Higher tourism cost could cause more residential owners to take advantage of short-term rental opportunities. A Summit County court decision challenges [the ability of local government to impose location and occupancy restrictions upon the owners of residential properties](#), short-term or otherwise.

Local authorities are taking action to address the impacts of workforce losses caused by high housing costs throughout the State and tourist saturated mountain resorts. The [Colorado legislature will consider imposing commercial taxes upon residential properties being rented for less than 30 days over 90 days of the year](#). The intent is to increase the supply of rental housing for longer-term occupants.

Housing costs are being blamed for a [decline in population in some urban and resort areas in the State](#). Legislative action is underway to reverse a shrinking inventory of affordable residential housing. [A model code to expand the inventory of accessory dwelling units](#), intended to add new units to the housing inventory without penalizing market forces by predetermining the occupancy of a residential dwelling, has been crafted for State and local governments. The code avoids the arbitrariness of one-size-fits-all solution that was proposed last year by the State Legislature.

Adjustment in regulations addressing [the environmental implication of increased building density and population is being considered by Eagle County](#). The County is in the process of evaluating its stewardship management regulations as it affects allocation of open space, water supply and demographic distribution. The evaluation has been brought about as a result of more intensive Federal engagement in local environmental preservation practices with respect to the allocation of water supply for future development within the county.

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VHA strives to provide clear and concise discussions 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 discussions of issues facing the Town. If these are issues that concerns you, please make your views known to candidates and [town officials](#). 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. See back editions of VHA communications on the Association's website.

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To receive VHA letters and reports as a Reader, Paid-Subscriber or Member.

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