

VAIL HOMEOWNERS ASSOCIATION, INC.

Candidates Election Forum 2013

Town Council Candidates Questions and Responses

10/23/2013 10 pm

Vail Town Council Candidates: [Greg Moffet](mailto:greg@busad.com) <mailto:greg@busad.com>

The Vail Homeowners Association is forwarding questions to each Town Council candidate to which you may respond in writing. The Vail Homeowners Association (VHA) believes that each candidate should have the opportunity to respond to community issues in your own written words, rather than being filtered through others.

You may desire to consult the Vail Homeowners Association website for background information www.vailhomeowners.com. We are available to discuss issues and related matters with each candidate.

Your written responses will be posted on the Association's website and email notices sent to VHA constituents directing them to the Election Forum. The compilation will be updated as additional responses are received from each candidate. Please forward your responses by email to the email address below.

Candidates, there are no specific deadlines for submission of your responses. It is advised that early voting begins on Thursday, October 24th. You may modify or elaborate upon an earlier response. Your responses will appear as you submitted them and in the order that they are received.

You will be sent a separate email for each question, please "reply" by email in a standard Word or TXT format so that the posting of your responses can be expedited. Questions to follow under separate cover.

Thank you.

Jim Lamont, VHA Executive Director

vha@vail.net

970-827-5680 (office)

970-331-2099 (cell)

Candidate Questions:

1. In what neighborhood do you live and how long have you resided in the Vail community; are you a residential property and/or business owner and do you belong to any community or homeowner organizations? If so, which ones?

In what neighborhood do you live **Buffehr Creek** and how long have you resided in the Vail community **since 1994**; are you a residential property and/or business owner **Yes and Yes** and do you belong to any community or homeowner organizations? If so, which ones? **Vail Rotary, Vail Valley Partnership, Neighborhood Homeowners Association**

2. What are your qualifications and have you served on any committees or Boards of the Town of Vail or any other municipal or county government? If so, which ones? Are you or have you been a contracted service vendor to the Town of Vail? Explain.

-Graduated Cum Laude from the University of Minnesota Law School (and had the good sense to quit being a lawyer almost immediately),

-Raised two daughters here in Vail,

-Was a second homeowner before I moved here full-time,

-Own a business that relies on other Vail businesses for a sizable portion of its revenue. I talk to the business community, merchants, hoteliers and restaurateurs etc. for a living, I understand the business community and it's issues,

- My business also involves other ski towns, yielding a great deal of perspective on the issues facing the industry and related communities,
- Served on Vail Town Council for ten years from 1999 to 2007 and 2011 to present.
- Served on Vail Planning and Environmental Commission for four years from 1995 to 1999, chaired it for three of those years,
- Served on the Local Marketing District Advisory Board for eight years,
- Served on the Eagle County Open Space Advisory Committee for two years (was chairman for several months),
- Serve on the Eagle County Planning Commission since spring of 2008,
- Serve on the Vail Economic Advisory Commission since its inception,
- Served on the I-70 Corridor Coalition for two years,
- Served on the Vail Valley Chamber and Tourism Bureau/Vail Valley Chamber merger board,
- Serve on the Vail Jazz Foundation Board since early 2012,
- Serve on the Taste of Vail Board since 2011,
- Organized and hosted the West Vail real neighborhood Halloween Trick or Treat and Party for 8 years.
- Vail Rotarian since 1994,
- Avid mountain sports enthusiast
 - skied (long live the new chair 5)
 - nordic ski
 - snowshoe (only uphill)
 - mountain bike
 - Road bike (scars to prove it!)
 - Trail run/hike (including sponsoring the VRD's Berry Picker race)

I look great in a variety of medical apparatus.

I am a proud small business owner of Tiga Advertising, Inc., which has sold advertising on the Town's behalf since long before I was first elected.

3. Are you for or against the development of a commercial event center or similar type of commercial facility at the Vail Golf Course Clubhouse building? Why

I am absolutely against the development of a commercial event center at the Vail Golf Course. I am also absolutely for (along with 87% of the voters in the last election) the "Expansion and improvement of the clubhouse at the Vail Golf Course and Nordic Center, including multi-use community space"

4. Are you for or against maintaining the protective covenants that were established at the beginning of Vail? Why?

This issue needs to be decided on a case by case basis. For example, there have been instances in the past where the Vail Homeowners' Association backed abandoning some covenants, such as the ones that would have prevented the construction of the loading and delivery facility at Mountain Plaza (Vail's Front Door Project). Working collaboratively, we can make determinations on these covenants that respect historical intent while accommodating contemporary needs.

5. Were you for or against the Solaris project? Why?

For, both on approval and during the election. It worked. In addition, the Town even received some unanticipated benefits, including some new full time residents (and very nice people) and a lodging

operation in what we all thought would be “cold” second homeowner beds. The parking has saved the town a ton of money in the near term and the Plaza and businesses, especially the theaters, bowling alley and, of course, Luca Bruno, have added great vitality to the village.

6. What is your vision for the redevelopment of Vail Village, Lionshead and the West Vail Commercial Center?

Vail Village, especially the Commercial Core (South of Gore Creek) is a Jewel Box. Its character is essential to who and what we are. Any redevelopment has to adhere very closely to the existing guidelines, which guided the original development. The rules must be very closely read in CC1 and CC2.

Lionshead has a very effective Redevelopment Master Plan. It created an environment that encouraged, and continues to encourage, private redevelopment. Having chaired the Planning Commission during the Plan’s creation and adoption, I can point with some pride to just how effective it has been. In short, I don’t think it’s broken and hence, does not need much, if any, fixing.

The West Vail Commercial Area could benefit from some master planning. The process, however, needs to be tempered with economic reality, like the great unlikelihood that the mall could ever generate enough new revenue to justify its demolition. Additionally, any mixed use development should seriously consider a substantial percentage of locals’ housing rather than just second homes. Any master planning needs to consider the financial implications of this, both to potential owners and tenants, and concomitantly to the Town.

7. What steps or actions would you propose or favor to reduce pollution levels in Gore Creek that emanate from government owned property like highways, streets, parks, recreation facilities, open space and public parking lots? Should “no mow” zones be required on private property that fronts on Gore Creek and/or its tributaries?

Reducing pollution levels in Gore Creek presents an interesting set of challenges, because of budgetary considerations and the amount of involvement entities like CDOT need to have when we’re looking outside of Vail’s town limits. That is why it is important for Town Council to foster good working relationships with outside groups like CDOT. I am proud to say that we have very successfully worked with CDOT to site road sand removed from Black Gore Creek into sound berms. We should continue this program as everyone benefits.

As to the creek’s health within Town limits, we have to wrestle with the reality that the most impaired portions of the Creek do not appear until well past the bottom of the Pass. The Water District and Watershed Council have admitted that they cannot identify a single or even predominant culprit causing the damage to the creek. This is extremely frustrating. It also puts the Town in the position of having to try to take lots of small steps to improve the creek’s health. Consequently, the Town needs to increase the tools it uses to combat “non-point source” drainage both from Town-owned property and private property. We haven’t heard all the pros and cons on “no mow” zones, but the preliminary information suggests that if we want to save the creek (and our Gold Medal Water designation), we may well have to take steps to require restoration of riparian buffers on creek frontages.

8. What steps or actions would you propose or favor to reduce highway noise from and congestion on Interstate 70 in the short-term and the long-term?

This is an easy one to answer. In the long term, we just need to get someone else to pay to bury or divert I-70. I just hope our kids are still alive to see that happen.

As to congestion, if we are talking about the commute to the Front Range well to the east of our Town limits, one of the best ways we can help mitigate that problem is to continue to support the air program at the Eagle County Airport so our guests don't have to suffer the commute to DIA. We also need to keep pressure on our Federal and State representatives (and wouldn't it be helpful if our next State Senator was from Vail?) to help find money and resources to help with our expensive structural needs.

In the near term, we can agitate for toll lanes and semi-truck restrictions during high traffic times (solutions which have proven effective in other states). We could even go so far as to encourage the state to fund a big electronic sign at the I-70 and I-15 junction in central Utah encouraging truckers to suck up the extra few miles, drive north to I-80, and avoid the stop and go traffic from Dillon to Denver on Sundays.

In the realm of shorter term and reality-based solutions to our highway noise issues, I have a few thoughts. Since we managed to get language in the I-70 Environmental Impact Statement requiring CDOT to mitigate existing environmental impacts prior to creating new impacts, we should use all available means to require noise barriers in the most impacted neighborhoods like from Cascade to the West Vail exit and East Vail (and maybe by the Amphitheater). Along the same lines, we should work with CDOT to change its rules when environmental impacts conflict with its speed guidelines. The current rules prevent lowering the speed limit through Town. Technology exists to install photo noise ticketing devices (see: <http://www.gizmag.com/noise-snare-detects-loud-vehicles/18688/>). I have been suggesting that Vail become an early adopter of this technology since 2000. If all else fails, we can budget to put more police enforcement on I-70. I was very vocal in getting our initial presence on the highway and it has had a positive impact, especially on Bravo nights.

9. Is the Town adequately prepared to respond to natural disasters such as wildfire, landslides and major flooding? If not, how would you improve the community's alert and response system?

We have made a lot of progress but we can, and need to, do better. This is especially true because we have so many neighborhoods (including mine) with only one way in and out. Our current system, especially the reverse 911, is a good start, but a fast moving fire will test our entire emergency infrastructure. The Town needs to continue to adapt its laws, like the Design Guidelines, to the reality of potential explosive wildfire. Our Fire Department is doing a great job of mitigating fire risk throughout Town and we need to continue to support those programs. We also need to continue to pressure to Feds to create a beetle-kill buffer where the National Forest meets residential neighborhoods. We also need to work to ensure that our partners in wildfire mitigation help foot their share of the bill in all of this, and especially look to those agencies that "own" the forest to contribute their fair share.

10. In your opinion, have the business and life style expectations of commercial and residential interests become out of balance? If so, how should they be re-balanced?

Not really. My former colleague, Diana Donovan, frequently noted that the Town's business pays for a suite of community amenities that no other town of our size could hope to possess. The REAL issue is how do we keep more full time residents in Vail and how do we attract more middle-class families to town. We have the tools and assets available to address this issue, including the Chamonix land, both phases of Timber Ridge and our landlord/tenant relationship with the school district on Red Sandstone Elementary (how about a K-12 college prep magnet school w/ preference given to Vail families?). We have some great opportunities to address those issues over the next few years; they just require a little will. It's time to do more than pay lip service.

11. What approaches would you suggest that would bring balance in the participation between resident and non-resident property owners in the affairs of the Town of Vail?

I don't see a major issue here. Presumably second homeowners know what they are getting into then they buy in a real town as opposed to a managed, largely abandoned, gated community. That was certainly the case when I was a second homeowner in Vail. In fact, I suspect that the vast majority of non-residents property owners are just fine with our current "balance" such as it is. I have several good friends that own second homes here. To a person they are delighted to own in a real town, with neighbors they can call if, for instance, they have a cold alarm in their house. They have the same concerns we locals do, like parking (they want more free parking), GRFA restrictions (they want more GRFA) and bus service (they want more of that, too). They don't express concerns about balance and they understand that if they want to vote in Vail, they need to move to Vail (a couple probably will, too). There may be a small, vocal minority who try to bring this up as an issue, but in my experience as a second home owner, a longtime primary resident, and a current member of Town Council, these few do not speak for the vast majority who love the Town of Vail and are happy with the lifestyle it offers second home owners.

The last great dialogue we had with locals, second homeowners and invested neighbors was Vail Tomorrow in 1996. It was incredibly effective at engaging a whole generation of community members and leaders. It's time to re-boot that process; it provided a great vehicle for multi-year, multi-constituency engagement.

12. How would you increase tax receipts with and without hosting more and larger special events?

Our special event package has, in a few short years, become the envy of many other towns. Overall, it seems to be working pretty well. The missing piece, in my mind, is the development and implementation of an over-arching financial and strategic goal. For instance, we need to ask ourselves whether an investment that increases occupancy/retail/dining by 15% when everything is on sale is as effective as the same percentage increase when everything is selling at full price. The answers to this and other similar questions can further sophisticate and guide our event selections.

13. How would you proceed with removing more on-street loading & delivery traffic now that the loading & delivery terminal system has been completed in Vail Village?

This is a good question that I don't have an immediate answer for. I would actually like to look to the Vail Homeowners Association and the Vail Chamber and Business Association for guidance on this one. Those organizations are among the most impacted on this issue and have a depth of expertise to offer up positive, innovative suggestions.

14. What impacts do you foresee will result from the development of Ever Vail and the Summer Mountain expansion?

Ever Vail – None in the near term. It's not happening any time soon. It will require a very substantial increase in real estate values and even then, its current approvals will probably be obsolete relative to market conditions at the time and require a long regulatory process to update.

Epic Summer – Will mean more business, particularly day business in the summer. Each time Vail Resorts has made a financial investment in Vail, whether by becoming a larger lodging owner/operator or a larger retail operator, it has further aligned its financial interests with the rest

of the Town's interests. Over the next few years, I suspect Epic Summer will further encourage Vail Resorts to extend its summer mountain operations earlier into June and later into September.

15. Please rank the following TOV issues in priority order: 1 highest, 15 lowest and bold/underline those items most important in each category. Elaborate with commentary, should you desire to do so.

- a) ___ Incentivize the building of more commercial space, condominiums, hotel rooms, transient employee housing and/or affordable full-time resident housing.
- b) ___ Increase snow plowing and/or snow removal and/or treatment of urban runoff to reduce stream pollution.
- c) ___ Increase police presence with more car and/or foot patrols and/or traffic management and/or increased enforcement of nuisance amplified sound and/or late night noise and/or highway noise.
- d) ___ Increase sidewalks/curbs & gutters, recreational paths, street paving, frontage road parking, building more public parking structures and I-70 sound barriers.
- e) ___ Expand and/or change shuttle bus service frequency and/or routes serving residential neighborhoods and/or improve public safety in commercial areas.
- f) ___ Fund more and/or larger special events summer and winter and/or improve quality of existing events.
- g) ___ Increase Town of Vail tax revenues and/or cut budgets and/or spend cash reserves to fund higher operating and/or capital improvement budgets.
- h) ___ Emphasize solutions responding to environmental issues, highway noise, Gore Creek pollution, voluntary and/or mandatory trash recycling, charge a fee or ban plastic grocery bags, impose more stringent energy and/or environmental conservation building codes, terminate heating streets and/or driveways, incentivize public and/or private investment in solar and/or wind and/or other alternative energy sources.
- i) ___ Expand redevelopment through zoning and/or master plan incentives by increasing densities in mixed residential and commercial and/or residential neighborhoods.
- j) ___ Fund more public art and/or protect more open space and/or parks from excessive use.
- k) ___ Increase Fire Department emphasis on reducing wildfire threat and disaster preparedness.
- l) ___ Leave the community's emergency helipad, used by the Vail Valley Medical Center, in its present location or move it adjacent to residences in an established residential neighborhood.
- m) ___ Where would you allow Pot Shops to be located: Vail Village, Lionshead, West Vail Commercial Center, other specified locations and/or ban altogether?
- n) ___ Reduce motorized vehicular traffic and public safety conflicts on Town streets used for tourism by means of the Town of Vail providing alternative points and routes of vehicular access, i.e. roundabouts and underpasses, and/or limiting vehicular access via traffic management methods and/or aggressive enforcement.
- o) ___ Repeal or modify the Town of Vail mandatory affordable housing requirements.