



Town of Vail GIS Database Map: The TOV GIS database illustrates a variety of land use and environmental data for Vail Village and the surrounding residential neighborhoods. Is the available information related to the consideration of neighborhood impacts being fully considered in the TOV’s review of development projects? With evolving technology, the TOV existing GIS system may be able to assist in traffic control. The GIS map above is an important land use planning tool that will be useful in the consideration 2026 Strategic Plan.

Letters to Vail

V a i l H o m e o w n e r s A s s o c i a t i o n
 VHA/LTV Research Report 060126925a
 Fair and Equal Treatment - Preservation of Community (Part 5)
 TOV 2026 Strategic Plan
 May 9, 2026

2026 Strategic Plan: The Vail Town Council adopted the [2026 Strategic Plan](#). On May 5, 2026. The Plan focuses on the next five years with a vision toward the next 50 years in Vail’s future. Some goals are slated for completion for as early as 2026 and 2027.

The Plan establishes a concept “To be your favorite mountain town” and prioritizes three objectives, with a critical fourth added. The named objectives are: Value and Vibrancy; New Residents; Financial Sustainability; and, the fourth, Ensure Good Governance.

Starting with the fourth objective, the Plan anticipates a comprehensive review of the TOVs Land Use Codes to be completed before the end of 2028. [The current codes give](#) conflicting messages about conflicts of interest, and other issues. As an example, conflict of interest-related official investigations should have higher specificity standards for their investigatory procedures. Clarification of the Code is needed to help ensure fair and equal treatment of all property owners. [The TOV’s making steady progress on the 2026 strategic plan as reported by](#)

[the Vail Daily](#). The article includes comments by the Town Manager referencing an effort to clarify aspects of TOV processes and procedures.

The TOV Stewardship Roadmap adopted in 2023 specifically points to *carrying capacity* and its role in determining investment vitality. However, this essential section of the Roadmap often appears to be overlooked or pushed to the back of the line. *Carrying capacity* needs to be an integral part of the discussion on Vail's future.

As never before, today's generation of community leaders has tools at hand to cooperatively fashion responsible strategies for the years ahead.

VHA would enthusiastically participate with Town leadership in discussing the evaluation and implementation of strategic elements of the Plan as they emerge. If citizens, or community groups are interested, they need to pay attention to the issues, and participate in the discussion. Under the good governance objective, the TOV has the ability to enhance standards of communication and transparency. A well-informed public is less likely to view the actions of government through skepticism, sarcasm, and rumors.

Through the years: Zoning and administrative tools are essential to help guide the pace of growth. Smaller communities like Vail and others in the Eagle River Valley can be highly affected when projects have financial difficulties during development and construction.

Examples include: after the initial construction in Vail Village, founders and early developers faced near bankruptcy in the late 1960s, as a result of the initial development of Lionshead mountain and village infrastructure. The result reshaped Vail Associates' service and guest-centric management, setting it on a course that has evolved into current corporate management structure.

Later, during the recession of 1977 caused by an oil embargo, a large residential condominium project near the golf course clubhouse was pushed to near bankruptcy. Portions of the project sat incomplete for many months in awaiting refinancing, which subsequently occurred.

During these periods, pending bankruptcy was a consuming topic of conversation among property owners, Vail Associates, and the TOV. The discussion included both corporate and municipal bond agents. The community benefited from property owners who were influential in the stock markets. Their presence and contributions calmed anxiety until successful resolutions were found. The decisions made during this period averted the financial crisis of a bond default. Potential development projects, pending TOV and property owner approval, provided sufficient capital accumulation to avoid arbitrage prohibitions.

The incentive was to avoid the appearance of a default. When default occurs, repayment of the bonded indebtedness is borne by property and bond investors. The consensus was to take steps that would protect the property and business owners' investments.

There have been other incidents in Avon and Vail, where large projects ran into financial problems, dragging down values beyond the distressed properties.

Today's national or global circumstances remind us that near and long-term viability of major projects, for both the developer and community, should be considered before financial challenges arise. When circumstances warrant, the TOV's zoning codes and procedures have been used to restrain the effects of either flooding or contracting property markets. Should these tactics be considered in the current economic climate?

*****Membership*****

The mission of VHA is, and always has been, to identify, research, and respond to issues that affect residential property owners in Vail. We have pledged to take a leading role in advocating for the mutual interests of full and part-time residents.

VHA is a non-profit funded entirely by voluntary annual membership dues and contributions. We rely on members like you to help sustain the work we do.

As a town, Vail continues to grow while space for development shrinks, creating challenges for the Town, developers, and those who call it home. It is extremely important for everyone who enjoys the community that has evolved through the years to stay informed and involved to ensure that the lifestyle and experience we have enjoyed are preserved for our enjoyment and for future generations. VHA can help sustain that vision through the support of our valued community members.

We hope you will take a few minutes to consider the value of a VHA membership and join us in working to support the Vail experience that we love. Contact: vha@vail.net
