



Pitkin County Vision 2050

Workgroup Meeting
September 4, 2024



Welcome & Introductions

- Name
 - Organization
 - Highlight of your summer
-

Meeting Purpose & Agenda Review

Purpose:

- Workgroup input
- Prep for community education
- Recommendations from concept to code

Agenda:

- Vision 2050 Update
- Comp Plan Roadmap
- Roundtable Discussion
- Next Steps

What is Vision 2050?

Implement bold climate action while balancing our economy, preserving our rural and wild lands, and supporting an equitable and affordable community.

BOCC Goals:

1. Reduction of GHG (GreenHouse Gas) Emissions by 90% by 2050
2. Residential net zero by 2030 Net zero emissions from residential structures
3. Create a healthy level of Economic Vitality

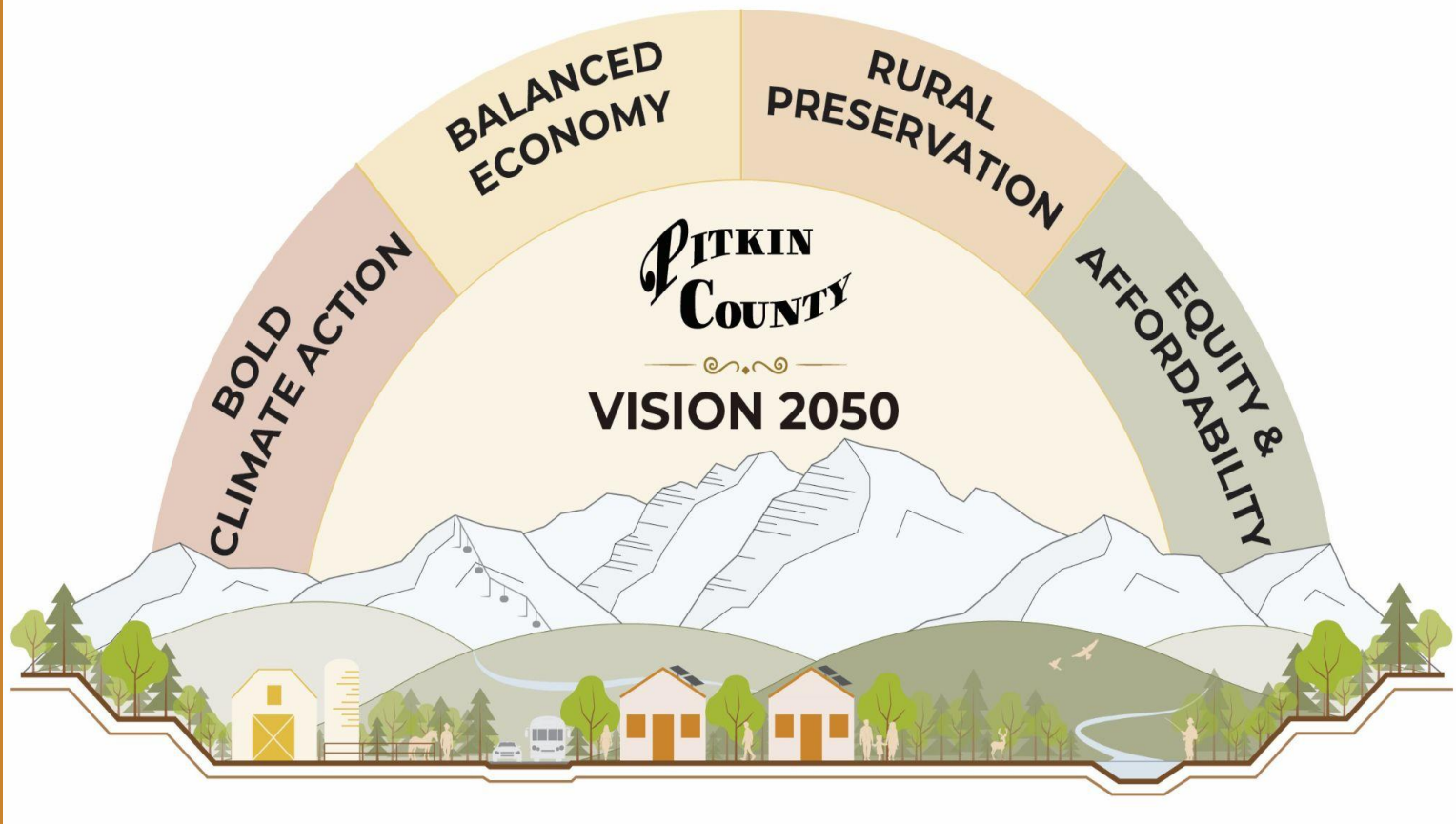
Commitment to CGAC Recommendations:

The Pitkin County Vision 2050 project is about taking the thoughtful and interconnected suite of recommendations from the CGAC and implementing them into policy and code to comprehensively reflect a vision for our County for the next 30 years. A vision that keeps Pitkin County a special and unique place to live and work.

Evolution of the Workgroup: The addition of caucus representatives.

Planning & Zoning Commission Perspective

- Review and adopt amendments to Comprehensive Plan
- Act as the formal recommending body to the BOCC on Land Use Code changes



Project Update

Implementation through the Comp Plan

- Long range planning document that guides policy direction to **achieve core community values and goals.**
- Provides **land use and administrative policy direction** to guide land use code and other county programs and policies.
- **Advisory document** that promotes vision on **Countywide topics** including land use & transportation, natural environment, local economy, community wellbeing, and regional collaboration.
- Adoption of Comp Plan update is **first step in Vision 2050 Process** to support implementation of Code amendments and other broad county programs and policies

Tracking Implementation

[Project Tracker](#) (working version) on the website: Meeting Agendas and Materials

Project Tracker : Vision 2050 Project Tracker

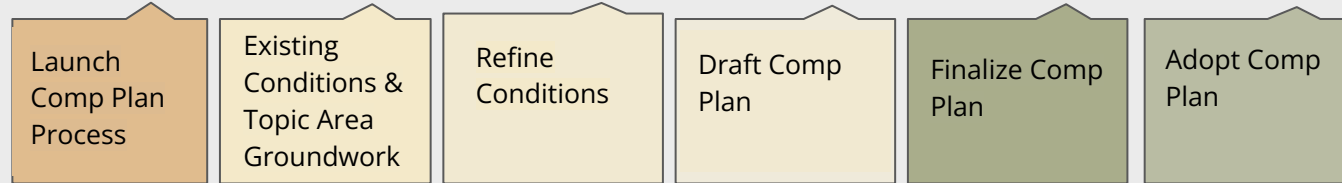
CGAC Recommendation	Status Update
<p>Floor Area Ratio (FAR) and Allowable Floor Area</p>	
<p>FARs and allowable floor area are already established for many, if not all, residential subdivisions within the Urban Growth Boundary (UGB); this applies a FAR to the remaining unregulated zone districts</p>	
<p><i>Implement a slope area calculation to net parcel size with the initial framework below. Develop case studies prior to implementation to determine the optimal formula.!</i></p>	<p>Team is working to document existing conditions for FAR and net parcel calculations to establish a baseline. Explore case studies for Floor Area Ratio ("FAR") and Net Parcel/Slope Reduction based on peer communities. The case study approach will enable the team to understand how FAR and net parcel area tools are utilized in other relevant communities.</p> <p>Once analysis is compiled will pull together focus group (fall 2024).</p>
<p>Square Footage Cap</p>	
<p>A diversity of opinions remain on what the optimal maximum house size is, but there is agreement that the current house size cap of 15,000 square feet needs to be reduced</p>	
<p><i>Implement a square footage cap of 8,750 in unincorporated Pitkin County and 9,250 in the UGB (unless caucus or allowable floor area designates smaller).*</i></p>	<p>12/15/23 Ordinance No. 036-202 to establish a 9,250 square foot County-wide maximum floor area limit in the unincorporated area of Pitkin County, and to create four new Overlay Zone Districts that limit the final maximum floor areas per the following: Brush Creek Master Plan Area (5,750 square foot limit), Emma Master Plan Area (8,250 square foot limit), Valleys of Capitol Creek and Lower Snowmass Creek Master Plan Area Overlay Zone District (5,750 square foot limit), and Basalt Urban Growth Boundary (5,750 square foot limit).</p> <p>Still remaining: Establishing a 8,750 maximum floor area limit to unincorporated areas of Pitkin County, excluding the Urban Growth Boundary</p>

Summary of Implementation & Timeline

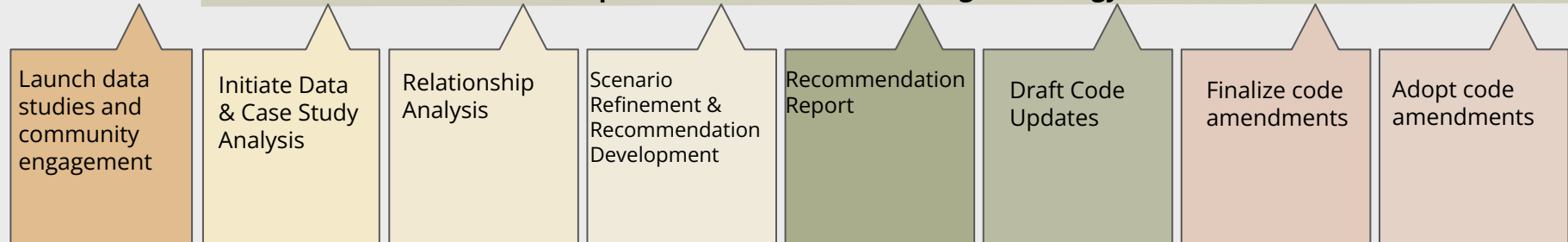
Pitkin County Vision 2050 Code Project Steps



Updated Comprehensive Plan



Updated Land Use and Building and Energy Codes



Comprehensive Plan Overview *The Basics*

WHAT? State-required long range planning document to guide **countywide policy direction for growth & development to achieve community vision & values.**

WHY? A full update of the 2003 Comp Plan is necessary to **incorporate the suite GCAC recommendations, address state reqs, and establish policy basis for land use and building/energy code** updates as a first step to achieve Vision 2050.

HOW? CGAC Recommendations serve as foundation for values and policy direction. The Comp Plan will also include topics such as public facilities, natural resources, tourism/recreation, hazard mitigation, emergency management, etc

WHO? Workgroup will guide to staff & be liaison to community; **P&Z** formally adopts plan



Comprehensive Plan Process

- Planning Roadmap
 - Existing Conditions & Trends
 - Discussion:
 - Existing Conditions
 - Key Themes & Policy Areas
-

What Do We Hope To Achieve?

- Establish policy direction that are grounded in the CGAC recommendations to guide land use, building, energy code updates
- Create a countywide vision for our community's future in 2050
- Adopt a plan that is concise, clear, and based in community values
- Comply with State Requirements CRS 30-28-106



Comp Plan Roadmap

APR-AUG '24

AUG-OCT '24

OCT-JAN '25

JAN-MAR '25

MAR-JUN '25



- ✓ Kick off meetings
- ✓ County Plan Inventory
- ✓ Existing Conditions & Future Trends
- ✓ Community Values Survey

- Workgroup Mtg (Sep-4)
- P&Z mtg (Sep-17)
- Subject Matter Expert Meetings
- Community Workshop (Oct-30)

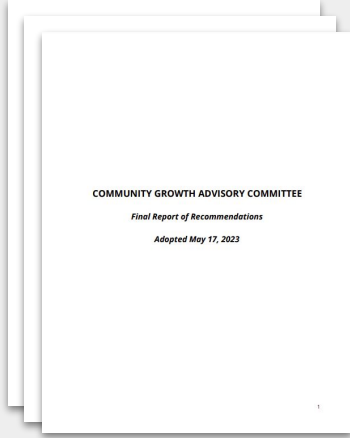
- Workgroup Mtg (Nov)
- P&Z Mtg (Nov-19)

- Workgroup Mtg (Jan)
- P&Z Mtg (Jan-21)

- Workgroup Mtg (Mar)
- P&Z Mtg (Mar-18)

[Workgroup and Focus Group Meeting Schedule](https://pitkincounty.com/1606/PITKIN-COUNTY-VISION-2050)
pitkincounty.com/1606/PITKIN-COUNTY-VISION-2050

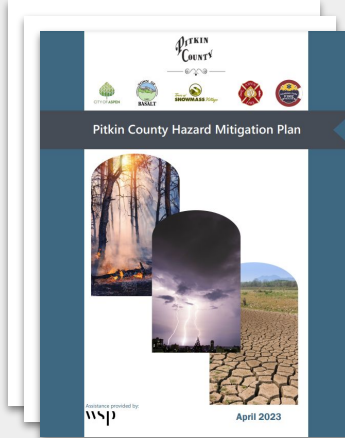
County Plan Inventory



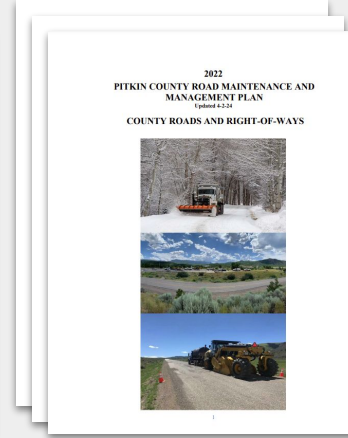
*CGAC Report
(2023)*



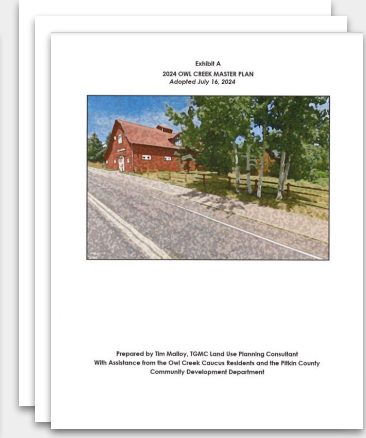
*Pitkin County
Wildfire Protection
Plan (2023)*



*Pitkin County Hazard
Mitigation Plan (2023)*



*Pitkin County Road
Management Plan (2023)*



*Caucus Master Plans
(through 2024)*

Population Growth *Existing Conditions & Trends*

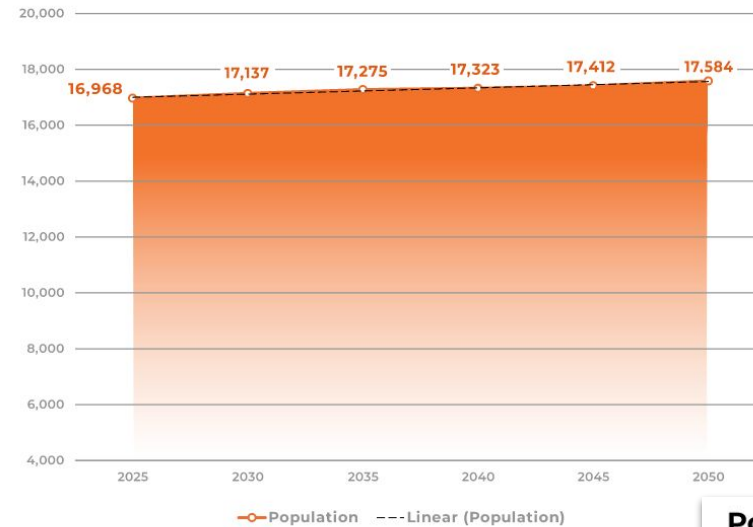
Key Understanding:

Since 2000, Pitkin County grew up **6.9%** compared to **34.6%** growth at the state level.

Pitkin County is expected to grow **3.6%** over next 25 years. By comparison, Colorado is expected to grow **25%** by 2050.

Source: Colorado State Demography Office

Population Projection (2025-2050)



Source: Colorado State Demography Office.

Population Breakdown (2022)

6,718	Aspen
2,986	Snowmass Village
1,138	Basalt (Partial)
6,014	Unincorporated Area

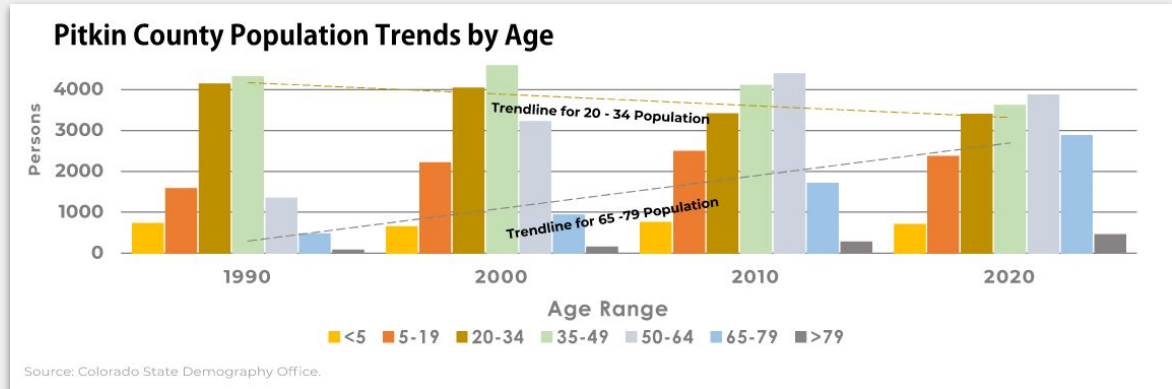
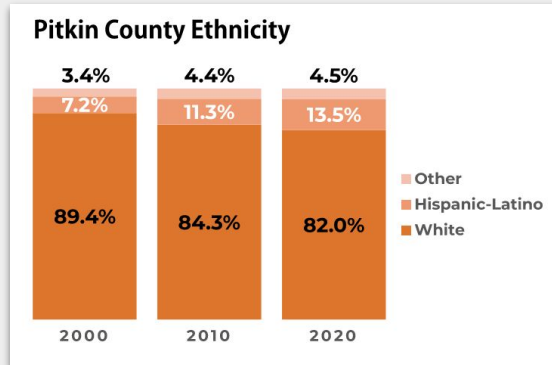
Demographics *Existing Conditions & Trends*

Key Understanding:

The population **identifying as Latino/a** has been **steadily growing**. 2020 Census reported 13.5% Latino population, informal estimates put this closer to 30%.

Our county is **aging**. The population over 65 has been steadily growing & today **43% is over 50**.

Source: Colorado State Demography Office



Socioeconomics *Existing Conditions & Trends*

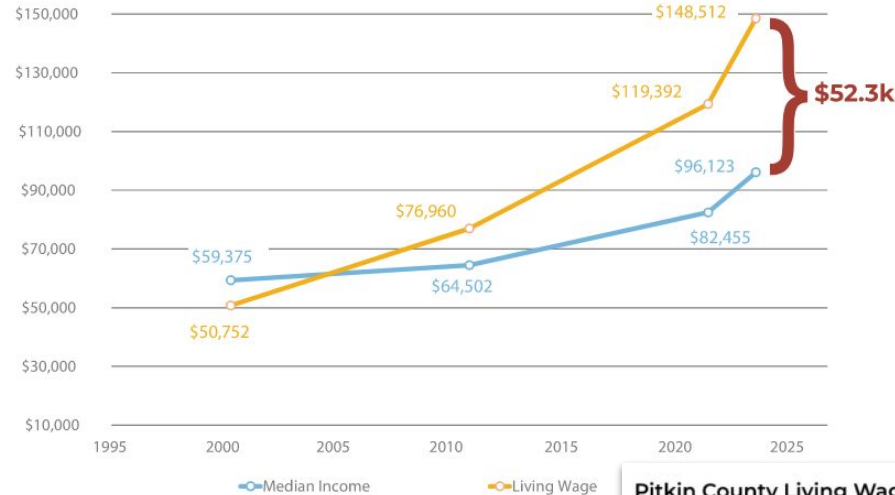
Key Understanding:

Since 2000, the **living wage** for a family of four **has risen nearly 200%**, while the median annual household income has **increased by only 62%**.

Today, the median household income is nearly **55% below** the living wage.

Sources: US Census Bureau; MIT Living Wage

Pitkin County Living Wage vs. Median Income



Pitkin County Living Wage Trend (2000 - 2024)

	Single Adult	Two Adults, Both Working w/Two Children	Two-Adult Annual Household Income Equivalent
2000	\$10.15/hr	\$12.20/hr	\$50,752
2010	\$15.30/hr	\$18.50/hr	\$76,960
2020	\$23.50/hr	\$28.70/hr	\$119,392
2024	\$27.73/hr	\$35.70/hr	\$148,512
% Increase (2000-2024)	173.2%	192.6%	

Source: MIT Living Wage Calculator

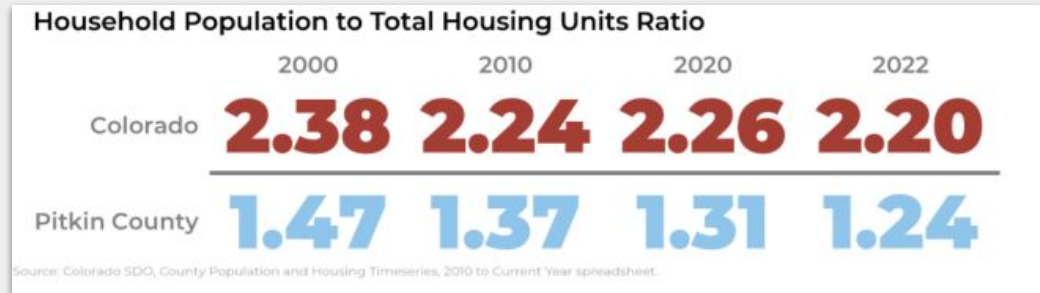
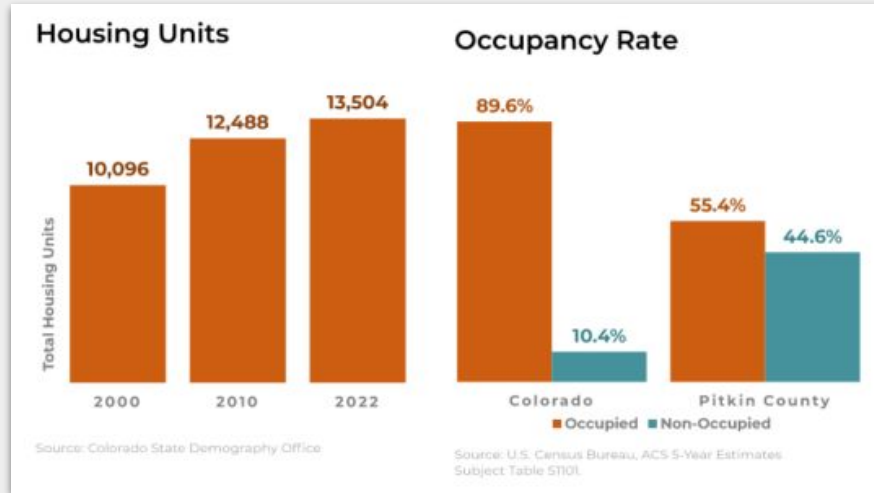
Housing *Existing Conditions & Trends*

Key Understanding:

3,400 more units between 2000 and 2022, but many of these are **unoccupied second homes**.

1.24 people for every 1 housing unit, a ratio that has been **declining for the past 20 years**.

Source: Colorado State Demography Office



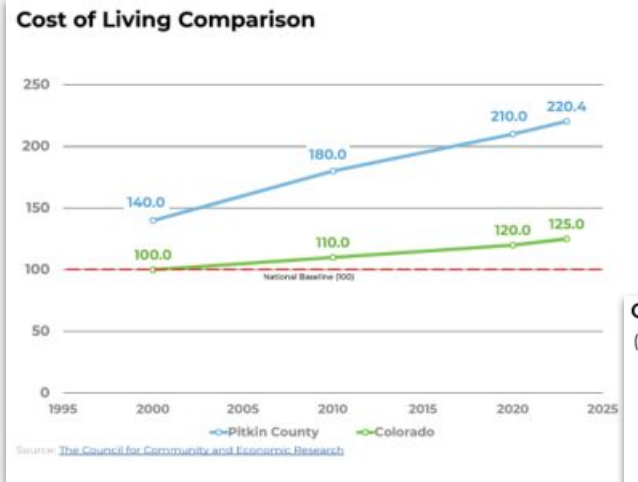
Cost of Living *Existing Conditions & Trends*

Key Understanding:

220.4 is one of the highest COLI in the country, **95% higher** than the rest of the state.

The mean average sale price for single-family homes, have risen from **\$2.79M in 2018 to \$7.90M in 2024 (+183% in 6 years!)**

Sources: Council for Communities & Economic Research; Aspen Board of Realtors



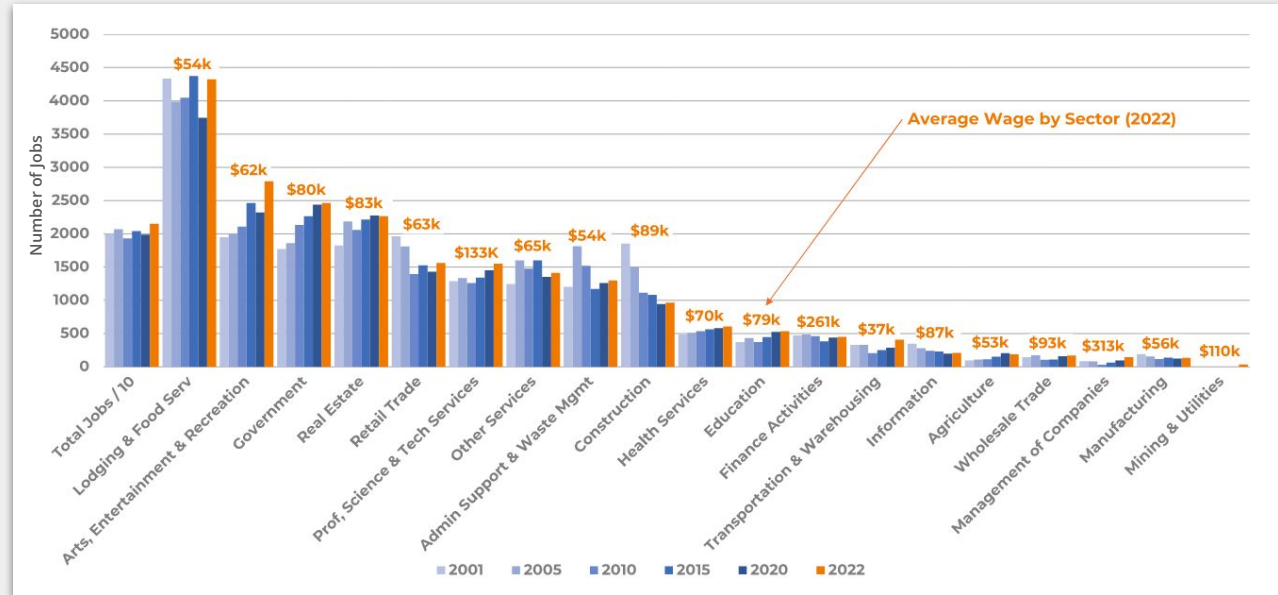
Jobs & Employment *Existing Conditions & Trends*

Key Understanding:

Job sectors related to our **tourist economy** employ significant portion (41%) of our workforce.

However these are often **low to mid-wage jobs**, below living wage.

Source: Colorado State Demography Office



Jobs & Employment *Existing Conditions & Trends*

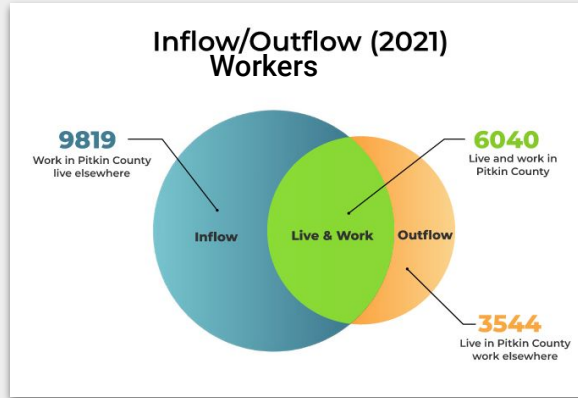
Key Understanding:

Pitkin County draws **62%** of its workforce from outside the county, and of these workers **24% travel over 50 miles**.

More **labor earnings (\$)** leave the county each year than are brought in; the net flow of earnings in 2022 was **-\$409M**.

This presents a risk to our local economy as adjacent counties can attract workers with competitive wages, growing industries & less commuting.

Sources: US Census Bureau, On the Map; US Department of Commerce; CO State Demographer Office



Cross-County Income Flows (\$)

Labor Earning Trend (2002-2021)

	IN (\$)	OUT (\$)	NET (\$)
2002	\$49M	\$430M	-\$381M
2010	\$98M	\$423M	-\$325M
2020	\$295M	\$504M	-\$209M
2022	\$168M	\$577M	-\$409M

Source: US Department of Commerce

% Change in Jobs (2010-2022)

	Pitkin	Garfield	Eagle
Lodging & Food Service	+7%	+26%	+10%
Arts, Entertainment & Rec	+32%	+81%	+1%
Real Estate	+10%	+1%	+16%
Construction	-13%	+27%	+25%

Source: CO State Demographer Office

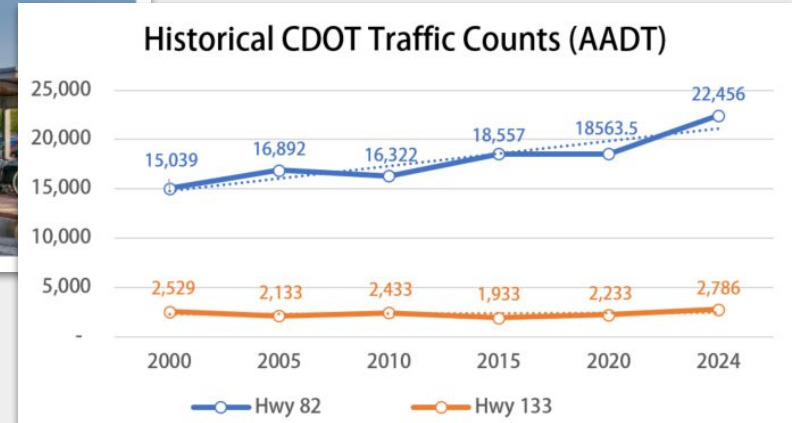
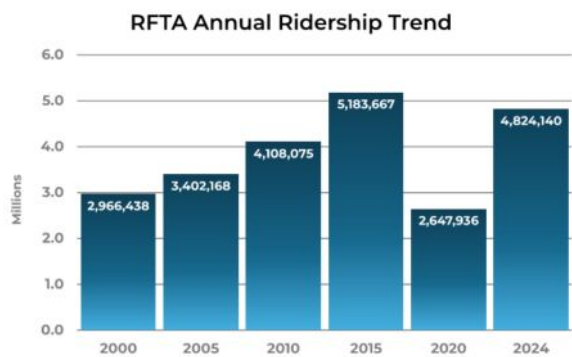
Transportation *Existing Conditions & Trends*

Key Understanding:

RFTA is the **largest rural transit agency** in the nation. Ridership has grown from 2.97 M in 2000 to a **4.82M rides** so far this year.

Average annual daily traffic (AADT) on **Hwy 82** has **increased 37%** from 2010-2024, whereas Hwy 133 sees **14%** more traffic in the same time period.

Sources: RFTA; CDOT

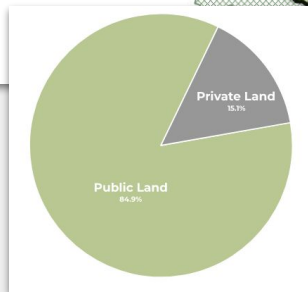
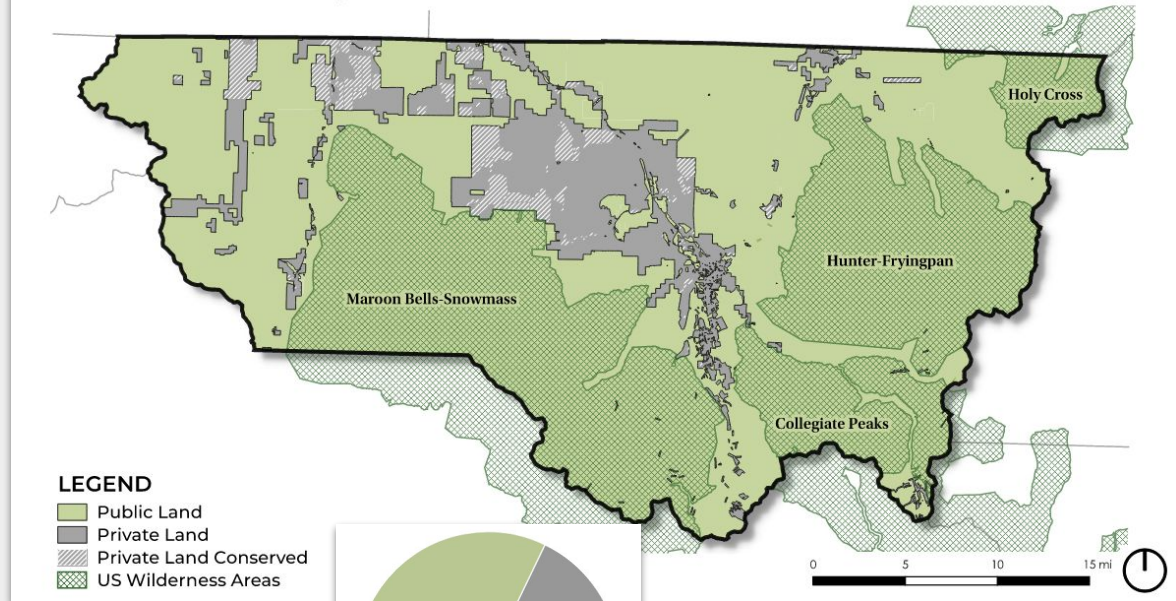


Geographic *Existing Conditions & Trends*

Key Understanding:

85% of land in Pitkin County is federal and state public lands, the majority of which (79%) is federal land managed by the **U.S. Forest Service**.

Public vs. Private Lands Map



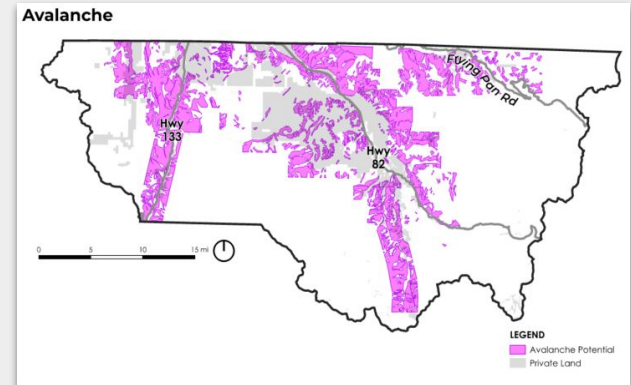
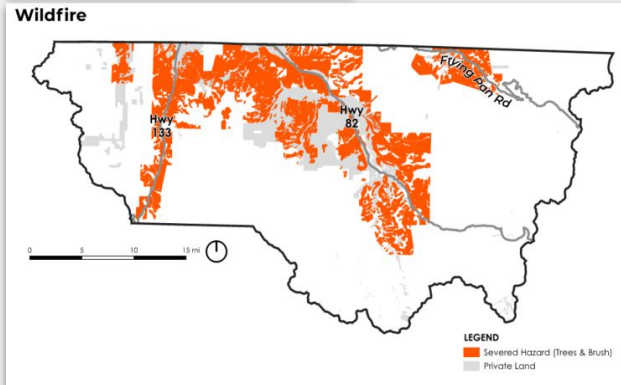
Environment *Existing Conditions & Trends*

Key Understanding:

Drought, Wildfire, Geologic Hazards, and Winter Storms are hazards with high threat to our community, and many of these hazards must be mitigated which can **constrain development** on private lands.

Sources: Pitkin County Hazard Mitigation Plan; Pitkin County GIS

HAZARD	PITKIN COUNTY
Avalanche	Medium
Dam Inundation	Low
Drought	High
Flooding	Medium
Geologic Hazards	High
Ice Jam Release	Medium
Lightning	Low
Wildfire	High
Winter Storm	High

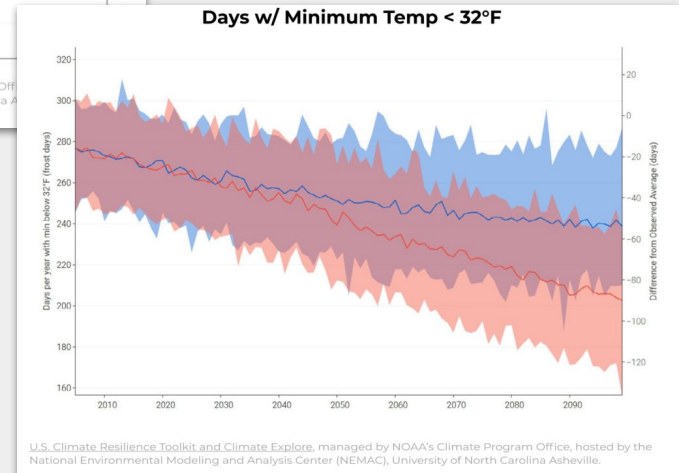
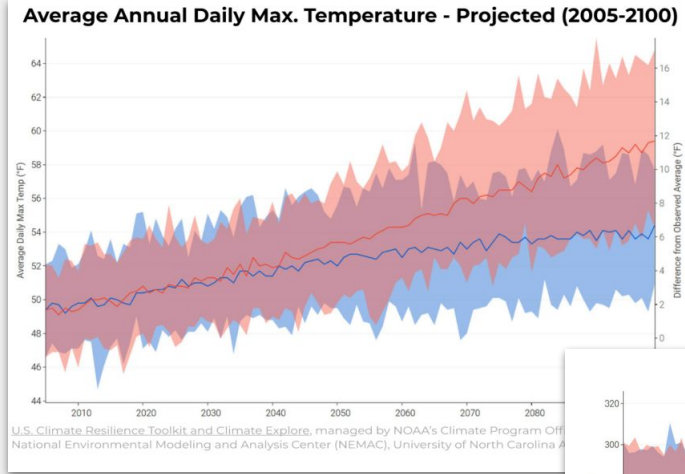


Climate *Existing Conditions & Trends*

Key Understanding:

Climate models project **temperature increases** and **fewer days with freezing temperatures** leading to increased **drought prevalence** that negatively affects agriculture, rising risk of wildfire, conditions for mudslides, and **reduced snowpack** that affects our winter & summer recreation economies.

Source: NOAA, US Climate Resilience Toolkit and Climate Explore



FOR DISCUSSION:

What aspects of our current conditions are most important to communicate to the broader community?

- *What stands out to you or surprises you?*
- *Any why?*

Where are we now?



Where are we going?

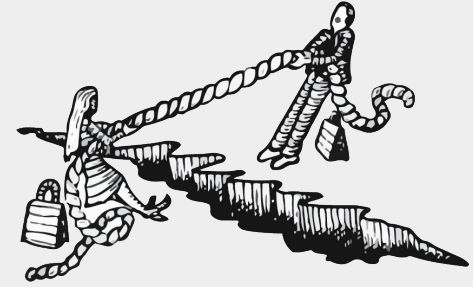
Comprehensive Plan *Topic Area Groundwork*

PLAN ELEMENTS

Built Environment	Natural Environment	Economic Health	Community Health	Regional Approach
<ul style="list-style-type: none"> -Land Use / Growth Management -Climate Action -Transpo. & Mobility -Public Facilities -Historic Resources -Waste Management -Renewable Energy -Utilities 	<ul style="list-style-type: none"> -Natural Resources, Habitat, Wildlife -Water -Air Quality -Open Space & Trails -Disaster Prepared. 	<ul style="list-style-type: none"> -Rec & Tourism -Commercial Uses -Agriculture -Residential Economy -Job/Housing Balance -Economic Services 	<ul style="list-style-type: none"> -Access to Health Care & Resources -Climate Change & Health -Affordable Housing -Aging Population -Local Food -Public Safety & Emergency Response -Social Equity 	<ul style="list-style-type: none"> -Regional Transpo -Regional Housing -Community Inclusion -Watershed Enviro Protections -Strategic Partner IGA

POLICY AREAS

Big Ideas / Big Tensions



Address Affordable Housing ⇔ Manage Growth

Economic Vitality & Growth ⇔ Rural Preservation ⇔ Quality of Life

Siting of Renewable Energy ⇔ Rural Character & Wildlife Impacts

FOR DISCUSSION:

What tensions do you identify in the Comprehensive Plan's five elements?

- *What big ideas are at play in these tensions?*
- *How can we balance the inherent tradeoffs?*
- *How can the Comp Plan process best address tension areas & tradeoffs?*
- *What does success look like?*



Next Steps

- Focus Groups
 - Data Studies & Research
 - Community Education & Outreach
 - Upcoming Meetings
-

Focus Groups | Data & Research

Focus groups are a series of meetings to gather together subject matter experts to discuss specific critical topics . Workgroup members are encouraged to attend.

a. Initial Timeline

- i. September 18: Energy Code Update (Pitkin County Library - Dunaway Room)
- ii. Anticipated mid-October: Floor Area Ratio (FAR) / Net Parcel
- iii. Anticipated mid-November: Transferable Development Rights (TDR) / Growth Management Quota System (GMQS)

Opportunities to Engage

Digital Engagement

- Dedicated project webpage for all aspects of the project
 - www.PitkinCounty.com/Vision2050
- Newsletter and social media updates throughout
- Values survey open through end of September

Targeted Engagement

- Focus Groups
- Monthly Long-Range/Comp Plan P&Z Meeting - Sept. 17
- Workgroup Meetings (optional background briefing available)
 - Next Workgroup Meeting: Nov. 6 (alternate date: Nov. 13)

Community Education

- Community Open House - October 30
- Presence at community events
- Other Ideas?



Thank You!

