



# Pitkin County Vision 2050

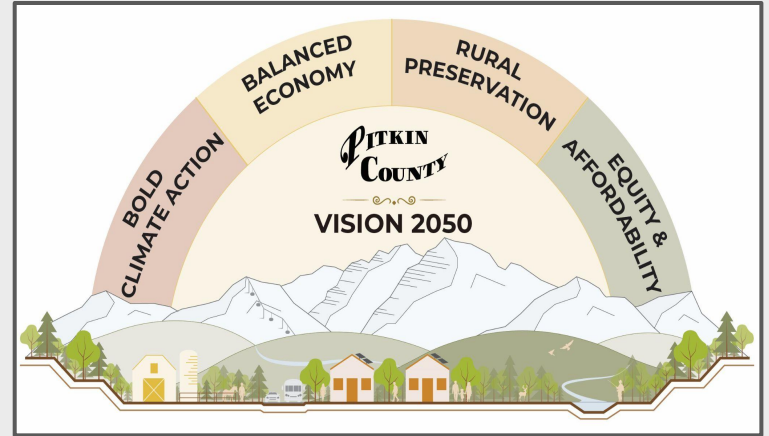
**Workgroup Meeting**  
March 5, 2025

# Meeting Purpose & Agenda Review

Purpose: Delineate what a Comprehensive Plan is (and is not). Review how Draft Policy examples are woven into plan development.

## Agenda:

- Welcome & Intros
- Comprehensive Plan Update
- Discussion: Draft Policy Examples
- Next Steps



# Comp Plan Timeline

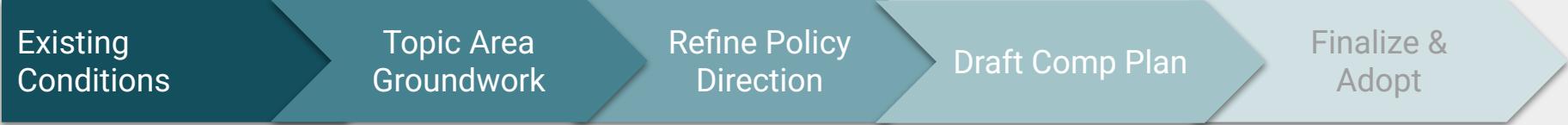
APR-AUG '24

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Existing Conditions

Topic Area Groundwork

Refine Policy Direction

Draft Comp Plan

Finalize & Adopt

- ✓ Kick off meetings
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**Goals & Success Measures**

- ✓ Workgroup Mtg (Jan-15)
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**Draft Policies**

- Workgroup Mtg (Mar-5)
- P&Z Mtg (Mar-18)

**Integrate Intensity Data**

- Draft Plan Review**
- Internal Referrals
  - Community Education & Outreach
  - Plan Revision/Finalization
  - Adoption by P&Z / BOCC



# Vision 2050 Comprehensive Plan: **What It Is and Is Not**

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# What the Comp Plan IS

- **Long range planning document** that guides policy direction to **achieve county-wide core community values and goals** as identified by the Board of County Commissioners, supported by the CGAC recommendations, informed by existing community plans, Caucus Master Plans, and public/community stakeholder input.
- **Advisory document** that promotes vision on **broad community goals** including land use & transportation, natural environment, local economy, community wellbeing, and regional collaboration.
- Provides **overarching land use and administrative policy direction** to guide land use code and other county programs and policies, while Caucus Master Plans address planning matters specific to their Caucus Area
- Recommendations made in **Caucus Master Plans are supported in the context of consistency with overarching County land use policies and core community values.**
- 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.

# What the Comp Plan *IS NOT*

- A Comprehensive Plan ***cannot guarantee specific outcomes for future development***; it ***can offer a framework and guidance for decision-making***
- It ***cannot control external factors*** such as economic changes, market dynamics, or unexpected events that may affect its implementation; ***but it is informed by the existing conditions and current understanding of trends***
- While it describes a vision and goals, it ***cannot automatically force immediate action*** by requiring specific projects or actions; ***but it can prioritize implementation actions***
- A Comprehensive Plan ***cannot prevent unexpected circumstances or future policy changes***; but it ***can incorporate adaptive planning approaches and incorporate flexibility to anticipate future changes***
- A Comprehensive Plan ***cannot ensure a resolution on all topic areas***; ***and it may not incorporate policy recommendations from all Caucus area Master Plans*** ***but it can identify tension between various values and chart a direction forward to negotiate the priorities that are going to be informed by those Caucus area plans, in addition to other broad community input and need.***

# Table of Contents *Overview*

## 01 Introduction

Vision & Values



## 02 Existing Conditions

Community Profile & Engagement Summary

## 03 Natural Environment

Goal, Measures of Success, Policies

## 04 Built Environment

Goal, Measures of Success, Policies

## 05 Community & Economic Health

Goal, Measures of Success, Policies

## 06 Regional Approach

Goal, Measures of Success, Policies

## 07 Implementation Plan

Priority Actions: 5-10-20 year

## 08 Appendix

Figures, Charts, Data

## Plan Element (e.g. "Built Enviro")

### → INTRODUCTION

- ◆ Connection to vision & values
- ◆ Chapter framed by key data, mapping, community feedback

### → GOAL & MEASURES

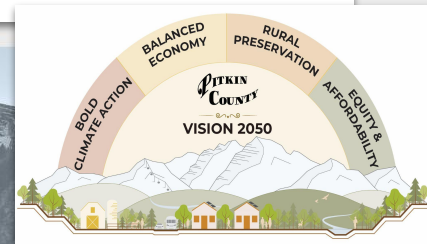
- ◆ Goal Statement
- ◆ Measures of Success
- ◆ Key Terms

### → POLICY AREA (e.g. "Climate Action")

- ◆ Policy Statement
- ◆ Policy Statement, etc ...

### → POLICY AREA (e.g. "Land Use")

- ◆ Policy Statement
- ◆ Policy Statement, etc ...



# Comprehensive Plan *Plan Elements & Policy Areas*

PLAN ELEMENTS

<b>Natural Environment</b>	<b>Built Environment</b>	<b>Community &amp; Economic Health</b>	<b>Regional Approach</b>
<ul style="list-style-type: none"> <li>01 Natural Resources, Habitat, Wildlife</li> <li>02 Water Quality/Quantity ★</li> <li>03 Agricultural Lands</li> <li>04 Air Quality</li> <li>05 Scenic Quality</li> <li>06 Public Lands &amp; Open Space</li> <li>07 Environmental Hazards</li> <li>08 Recreation</li> </ul>	<ul style="list-style-type: none"> <li>01 Climate Action in Built Enviro</li> <li>02 Land Use (LU Patterns, Dev Standards, Site Constraints, Community Housing Locations) ★</li> <li>03 Buildings</li> <li>04 Transportation &amp; Mobility</li> <li>05 Waste Management</li> <li>06 Resilient Infrastructure</li> <li>07 Utilities</li> <li>08 Historic Resources</li> </ul>	<ul style="list-style-type: none"> <li>01 Healthy Community</li> <li>02 Lifelong Services</li> <li>03 Access to Housing ★</li> <li>04 Economic Sustainability ★</li> <li>05 Local Food</li> <li>06 Commercial &amp; Tourism</li> <li>07 Public Safety &amp; Emerg Response ★</li> <li>08 Hazard Mitigation</li> </ul>	<ul style="list-style-type: none"> <li>01 Regional Transportation ★</li> <li>02 Regional Housing ★</li> <li>03 Regional Climate</li> <li>04 Watershed Environment Protections</li> <li>05 Strategic Partnerships</li> </ul>

POLICY AREAS

(Updated 2/19/25)



Vision 2050  
Comprehensive  
Plan Workshop:  
**Draft Policy Area  
Recommendations**

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# Feedback Themes from 1/15 Workgroup Meeting

*On the Goals and Success Measures for: Natural Environment, Built Environment, Community & Economic Health and Regional Approach*

- The “draft” goals & measures are generally in line with community intent, but there are opportunities to be **bolder** and more specific
- Measures should be quantitative where possible, however, many are “values-driven” and therefore more qualitative by nature
- Create and maintain balance between specific implementation actions and necessity for long-range policy adaptability in the Comp Plan



# Overarching Community Wide Goals

***VISION 2050: Implement bold climate action while balancing our economy, preserving our rural and wild lands, and supporting an equitable and affordable community.***

## **NATURAL ENVIRONMENT GOAL:**

***Preserve, conserve, and protect the rural character and natural environment of Pitkin County.***

## **BUILT ENVIRONMENT GOAL:**

***Ensure that all elements of the built environment – land use, transportation, housing, energy, and infrastructure – work together to reflect our shared community values.***

## **COMMUNITY & ECONOMIC HEALTH GOAL:**

***Pitkin County is a healthy, safe and inclusive place with an economy that supports a sustainable, equitable, year-round quality of life.***

## **REGIONAL APPROACH GOAL:**

***Collaborate valley-wide to design and implement systemic solutions to our most challenging and complex challenges, from transportation to housing to climate. One jurisdiction cannot do it all.***

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POLICY AREAS

(Updated 2/19/25)

# Draft Policy *Regulate Development to Protect Groundwater*

PLAN ELEMENT	POLICY AREA	<b>DRAFT - POLICY STATEMENT</b>	<b>IMPLEMENTATION TOOLS</b>	<b>OUTCOMES ACHIEVED</b>
<b>Natural Environment</b>	<i>Water Quality/Quantity</i>	<p><b>Regulate Development to Protect Groundwater:</b>  <i>Develop and deploy increased groundwater adequacy requirements for new development and redevelopment to ensure a renewable and sustainable physical water supply.</i></p>	<p><i>Land Use Code Amendments</i></p> <p><i>(Well pump tests, well meters, groundwater zoning overlay)</i></p>	<p><b>Bold Climate Action, Rural Preservation</b></p> <p><i>Success Measure: Ensure the quality, quantity, and dependability of water resources are protected and conserved, including minimum streamflows, surface and groundwater.</i></p>

# Draft Policy *Incentivize Smaller Homes*

PLAN ELEMENT	POLICY AREA	<b>DRAFT - POLICY STATEMENT</b>	<b>IMPLEMENTATION TOOLS</b>	<b>OUTCOMES ACHIEVED</b>
<b>Built Environment</b>	<i>Land Use - Development Standards</i>	<p><b><i>Incentivize Smaller Homes</i></b>  <i>Streamline and prioritize land use applications and building permit reviews to incentivize smaller homes and disturbance areas in order to reduce community impacts and traffic generation.</i></p>	<p><i>Land Use Code Amendments and Building/Energy Code Amendment</i></p>	<p><b><i>Rural Preservation &amp; Bold Climate Action</i></b>            Success Measure: <i>Increase incentives and standards to achieve smaller scale residential development and a reduction in energy and water consumption, embodied carbon and material waste.</i></p>

# Draft Policy *Square Footage Tiering System*

<p>PLAN ELEMENT</p>	<p>POLICY AREA</p>	<p><b>DRAFT - POLICY STATEMENT</b></p>	<p><b>IMPLEMENTATION TOOLS</b></p>	<p><b>OUTCOMES ACHIEVED</b></p>
<p><b>Built Environment</b></p>	<p><i>Land Use - Development Standards</i></p>	<p><b>SF Tiering System:</b> <i>Implement increasingly more stringent and progressively more efficient development standards for new residential development and redevelopment as residential square footage increases in order to mitigate the impacts of greenhouse gas emissions, energy and water consumption and traffic generation increase.</i></p>	<p><i>Land Use Code Amendments and Building/Energy Code Amendment</i></p>	<p><b>Rural Preservation &amp; Bold Climate Action</b>  <i>Success Measure: Increase incentives and standards to achieve smaller scale residential development and a reduction in energy and water consumption, embodied carbon and material waste.</i></p>



# Draft Policy *Performance Standards*

PLAN ELEMENT	POLICY AREA	<b>DRAFT - POLICY STATEMENT</b>	<b>IMPLEMENTATION TOOLS</b>	<b>OUTCOMES ACHIEVED</b>
<p><b>Built Environment</b></p>	<p><i>Land Use - Development Standards</i></p>	<p><b>Performance Standards:</b>  <i>Incentivize new and existing homes to transition to 100% electric and renewable energy and apply strict requirements to limit external energy use and reduce consumption outside the building envelope.</i></p>	<p><i>Land Use Code Amendments and Building/Energy Code Amendment</i></p>	<p><b>Rural Preservation &amp; Bold Climate Action</b>            Success Measure: <i>Increase electrification of buildings, transportation, and infrastructure using renewable energy with less reliance on fossil fuels; AND Continuous year-over-year reduction in greenhouse gas emissions from waste, buildings, transportation and the airport.</i></p>

# Draft Policy *Affordable Housing Strategies*

PLAN ELEMENT	POLICY AREA	<b>DRAFT - POLICY STATEMENT</b>	<b>IMPLEMENTATION TOOLS</b>	<b>OUTCOMES ACHIEVED</b>
<b>Built Environment</b>	<i>Land Use - Development Standards</i>	<p><b>Affordable Housing Strategies:</b>  <i>The growth we do want as a community, that meets our community values, is more affordable and middle housing. Pitkin County should look at how the Land Use Code can be revised to enable and incentivize different types of affordable housing outside of the UGBs.</i></p>	<p><i>Land Use Code Amendments and Building/Energy Code Amendment</i></p>	<p><b>Rural Preservation; Bold Climate Action; Equity &amp; Affordability</b></p> <p>Success Measure: <i>Accommodate development in a way that supports community quality of life, economic sustainability, transportation and climate action goals.</i></p>

# Draft Policy *Increase Housing Stability*

PLAN ELEMENT	POLICY AREA	<b>DRAFT - POLICY STATEMENT</b>	<b>IMPLEMENTATION TOOLS</b>	<b>OUTCOMES ACHIEVED</b>
<b>Community &amp; Economic Health</b>	Access to Housing	<p><b>Increase Housing Stability:</b>  <i>Support and partner on a coordinated, systemic approach to community housing to support community members in Pitkin County in obtaining and maintaining stable housing through direct services, robust partnerships, policy advocacy, and education.</i></p>	<p><i>Tax Mill Levy (2024);            Forthcoming Pitkin County Housing Needs Assessment including municipalities</i></p>	<p><b>Equity &amp; Affordability, Balanced Economy</b></p> <p><i>Success Measure: More of the Pitkin County workforce have access to affordable and attainable housing.</i></p>

# Draft Policy *Economic Diversification*

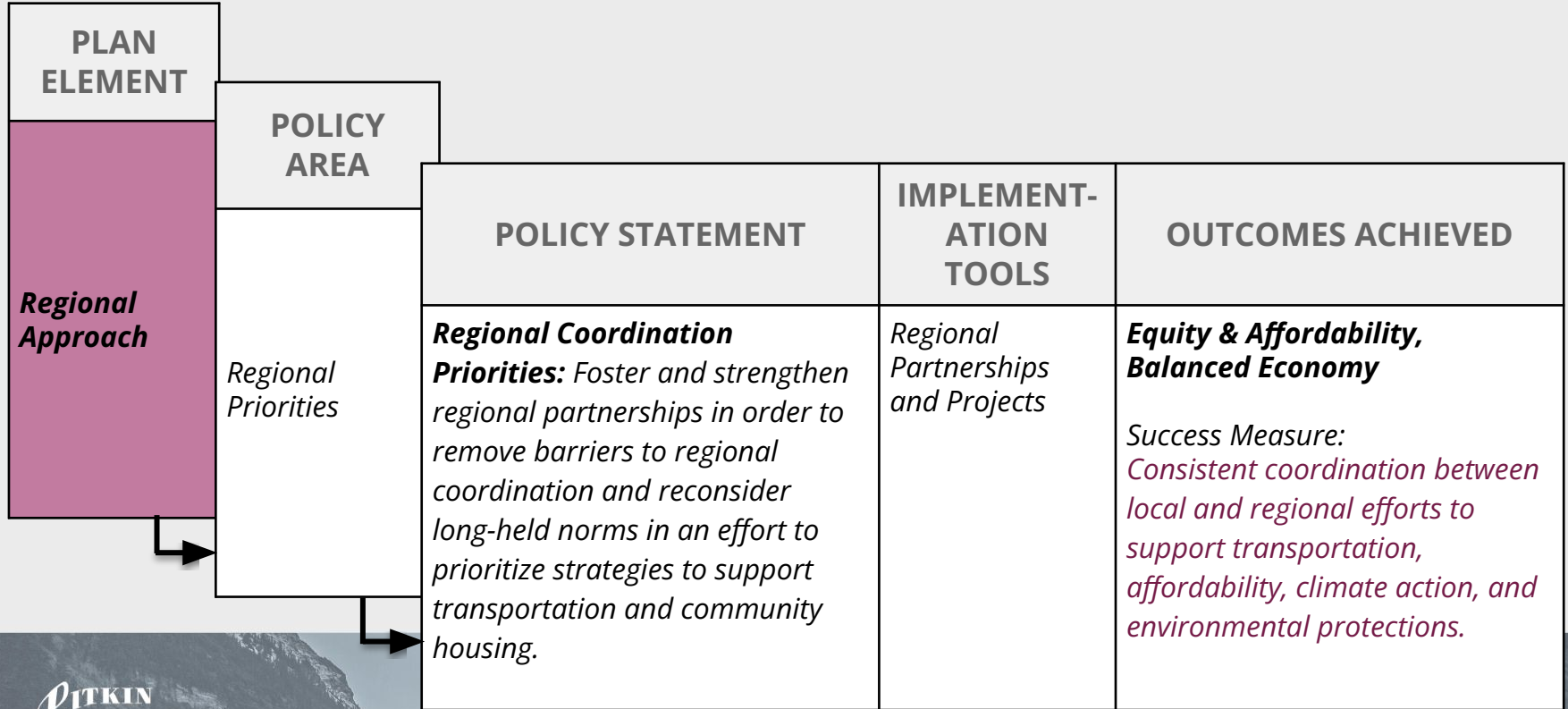
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<b>Community &amp; Economic Health</b>	<i>Economic Sustainability</i>	<p><b><i>Economic Diversification:</i></b>  <i>Support opportunities to expand the availability of employment and income-generating activities that provide a true livable wage by diversifying industry sectors that economically support the local community.</i></p>	<p><i>Community partnerships including CMC</i></p>	<p><b><i>Rural Preservation, Bold Climate Action</i></b></p> <p><i>Success Measure: More diversified employment opportunities for Pitkin County's workforce.</i></p>

# Draft Policy *Emergency Evacuation*

PLAN ELEMENT	POLICY AREA	<b>DRAFT - POLICY STATEMENT</b>	<b>IMPLEMENTATION TOOLS</b>	<b>OUTCOMES ACHIEVED</b>
<p><b>Community &amp; Economic Health</b></p>	<p><i>Public Safety and Emergency Response</i></p>	<p><b>Emergency Evacuation:</b> Support emergency evacuation planning and infrastructure to support evacuation in the event of natural disasters and identify and develop secondary egress routes for various population centers throughout the County.</p>	<p><i>Hazard Mitigation Plan, Pitkin County Emergency Operations Plan</i></p>	<p><b>Rural Preservation, Bold Climate Action</b></p> <p><i>Success Measure: Enhanced public safety in our community with a focus on preparing a coordinated wildfire evacuation plan and minimizing Highway 82 accidents.</i></p>



# Draft Policy *Regional Coordination Priorities*





# Next Steps

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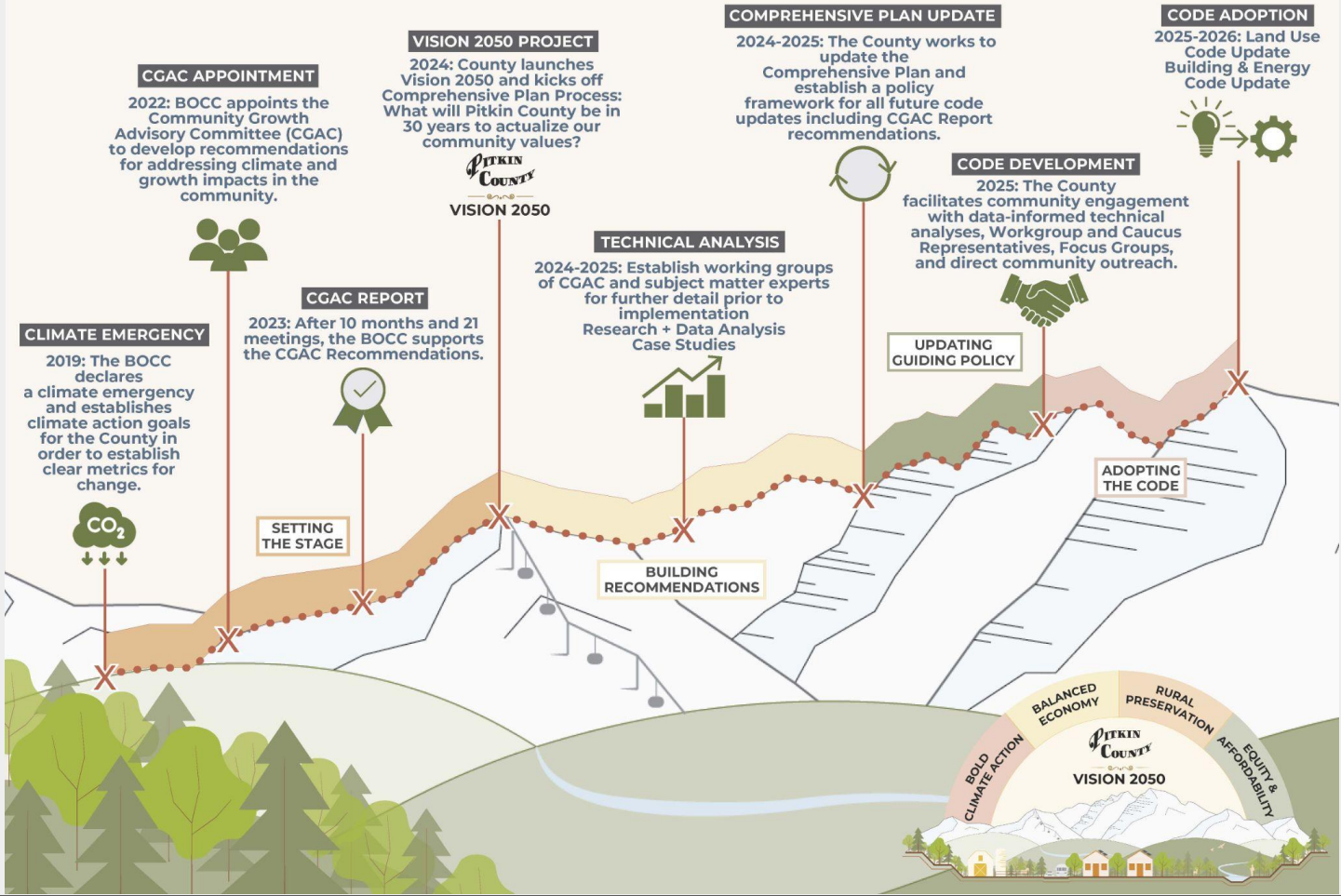
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Thank You!



# PATH TO PITKIN COUNTY VISION 2050

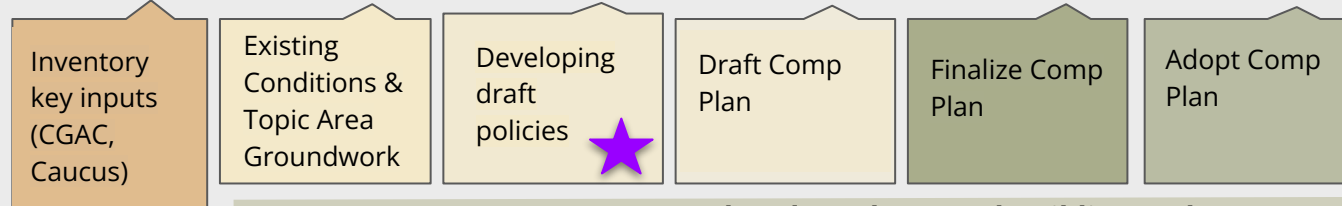


# Summary of Implementation & Timeline

## Pitkin County Vision 2050 Code Project Steps



## Updated Comprehensive Plan



## Updated Land Use and Building and Energy Codes

