

Vision 2050 Communications & Community Engagement Summary

2024 - 2025

Prepared By:
Design Workshop and GBSM
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ACKNOWLEDGEMENTS

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Executive Summary

Community engagement is a core aspect of the Vision 2050 project and provides the foundation for the content within the Comprehensive Plan. The engagement plan focused on sharing background information on the Community Growth Advisory Committee (CGAC) recommendations that initiated this effort and hosting digital and in-person engagement activities and facilities discussions on key topic areas throughout the development of the plan.

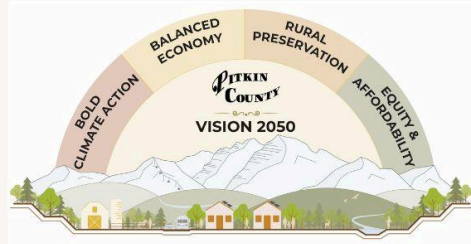
Foundational communication and engagement materials focused on four key project pillars:

- Articulation of the four core guiding values (1) bold climate action (2) balanced economy (3) rural preservation (4) equity and affordability, that will inform the county's future path as defined in the updated Comprehensive Plan and revised Land Use and Building and Energy Codes.
- Awareness of the Community Growth Advisory Committee's recommendations, with the work they did to arrive at those recommendations and how their recommendations matter.
- Understanding of the values-driven process and the associated outcomes it produced.
- Education about what Vision 2050 is and what it means for Pitkin County's future.

The engagement process was broken into three distinct time periods of activity that shared research, studies and policy directions with the community to garner widespread feedback. Through the utilization of a project website, ArcGIS Storymap, press releases, postcard mailers, community newsletters, social media, radio underwriting, information drops, questionnaires, pop-ups, community open houses, workgroup meetings, caucus meetings, stakeholder discussions, and meetings with county leadership, the project team provided a multi-pronged approach to creating project awareness and educational resources, and providing several means of engagement opportunities both online and in-person.

The following graphic summaries provide an overview of outreach and engagement by year, 2024 and 2025.

Outreach + Engagement | 2024



Digital

Website



815 - Page Views
358 - Active Users
Users 6/1 - 12/4/24

Newsletters - 4



4: July-October
Audience: 137
Open Rate: 79%

Surveys - 2



Pulse Survey #1: 102
Energy & Building Code : 66

Social Posts - 6



Facebook
Instagram

Press Releases - 2



7/25/24
10/24/24

Newspaper Ads - 9



Weekly Ads:
• Each Workgroup
August Weekly Ads:
• Vision 2050 Project
10/23-30/24:
• Open House

APR Underwriting



• 10/10-22/24
Vision 2050 Project
• 10/23-30/24
Open House

Engagement Activities and Events

Pop-ups - 2



1: 8/13/24 Pitkin County Offices
2: 8/21/24 Pitkin County Library

Flyering | Materials Distribution

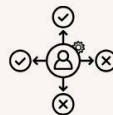
~80 locations



Aspen
Snowmass Village
Old Snowmass
Woody Creek
Basalt
Willits
Redstone



Community Open House & Comprehensive Plan Breakout Sessions | 10/30/24



38 attendees - breakouts
40 attendees - open house

Workgroup - 4



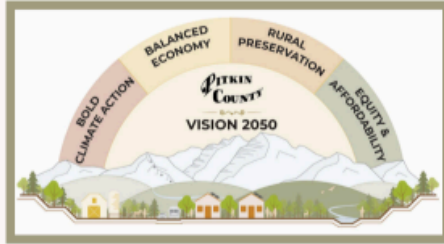
1/24/24 - 17 attendees
6/3/24 - 13 attendees
9/4/24 - 22 attendees
11/13/24 - 16 attendees

Focus Groups - 3



9/18/24 - 29 attendees
• Energy + Building Code
10/16/24 - 17 attendees
• Net Parcel/FAR
11/18/24 - 31 attendees
• GMQS + TDRs

Outreach + Engagement | 2025



Digital

Website



1756 - Page Views
895 - Active Users
Users 1/1 - 11/4/25

Surveys - 3



Comp Plan Survey:
• 65 Responses
Housing:
• 35 Responses
Wishbox Survey:
• 15 Responses

Social Posts - 8



Facebook
Instagram

Newspaper Ads - 20+



Weekly Ads:
• Each Workgroup
• Open Houses
• Pop-ups

Newsletters - 4



Jan 2025-Oct 2025
Audience: 146
Open Rate: 72%+

StoryMap Views



Total Visits : 1098

Press Releases - 2



7/29/25
4/28/25

APR & KDNK Underwriting



Vision 2050 Comp Plan
• 8/18-21/25
Comp Plan Event
• 8/22-27/25
Vision 2050 Comp Plan Ad
• 8/18-27/25
Vision 2050 Project + Events
• 9/23-10/16

Engagement Activities and Events



Pop-ups - 3

8/27/25 - Pitkin County Offices
9/13/25 - Aspen Farmer's Market
11/7/25 - Carbondale 1st Friday

Flyering | Materials Distribution

Summer / Fall 2025: 145 locations



Aspen
Snowmass Village
Old Snowmass
Woody Creek
Basalt
Willits
Redstone



Postcard Mailer | Aug & Oct 2025

3348 addresses (2x)
1. Comp Plan 8/27 Event + Survey
2. Comp Plan Oct Open Houses & Webinar

Community Open Houses | Comprehensive Plan



10/7/25 - Aspen (x3)
10/8/25 - Carbondale
10/9/25 - Basalt
10/16/25 - Webinar
10/16/25 - Snowmass Village

Workgroup - 6



1/15/25 - 15 Attendees
2/5/25 - 17 Attendees
3/5/25 - 8 Attendees
5/7/25 - 17 Attendees
6/4/25 - 15 Attendees
7/22/25 - 14 Attendees
[Includes P&Z]

Caucus Meetings



8/11/25 - Frying Pan
9/2/25 - Redstone Community Org
9/11/25 - Crystal River
9/16/25 - Snowmass Capital Creek
9/23/25 - Emma
9/25/25 - Woody Creek

Vision 2050 Project

Vision 2050 is a multi-phase planning project intended to shape our community for the next 25 years. The project includes updates to the County's Comprehensive Plan, Land Use and Building Codes in order to achieve the visionary goals established by the Board of County Commissioners, and the Community Growth Advisory Committee (CGAC) through their Final Report, published in 2023.

Building on the County's long history of innovation in environmental stewardship and land use, the Vision 2050 project aspires to create a more sustainable and equitable economy while protecting its rural character and quality of life for future generations by embracing the values that make our community special, supporting livelihoods, and strengthening the most vital aspect of our County—our people.

Project Purpose

The purpose of Vision 2050 is to take the thoughtful and interconnected suite of recommendations from the CGAC and implement them into policy and regulations to comprehensively reflect a vision for our County for the next 25 years. A vision that strives towards realizing our collective values of implementing bold climate action while balancing our economy, preserving our rural and wild lands, and supporting an equitable and affordable community, keeping Pitkin County a special and unique place to live and work.

Declaring a Climate Emergency

In the 1970s, Pitkin County was a pioneer in developing land use code as a reflection of community values. Long-held values embedded within the land use code include environmental preservation, the pacing of development to manage growth in the community, and the preservation of rural and wild lands. These same values still hold true but need to evolve to properly reflect the changing conditions of today, integrating climate, equity, and economic balance.

Recognizing the impact of residential buildings on the County's greenhouse gas emissions, coupled with increasing impacts from growth and development on the community, the Pitkin County Board of County Commissioners (BOCC) established a vision to “utilize growth management and the Land Use Code (LUC) to meet our climate action goals while creating an equitable, sustainable and resilient regional quality of life and economy for the future” and in 2019 declared a Climate Emergency, establishing climate goals for the county by the year 2050.

In July 2022, the BOCC formed a Community Growth Advisory Committee (CGAC) to develop recommendations for managing the impacts of growth and development to align our community values and climate action goals. As community advisors, the CGAC was tasked with providing the BOCC with recommendations for meeting the County's 2050 climate goals while also ensuring we maintain and enhance the quality of life for our community.

To guide the Committee's deliberations, the BOCC established a set of goals that were refined by the CGAC:

- Reduction of GHG emissions by 90% by 2050
- Residential net zero by 2030
- Ensure a balanced level of economic activity

CGAC Community Representation

In establishing the CGAC, the BOCC sought to reflect the diversity of the Pitkin County community in the group's make-up. They created an application process, and 68 community members applied. Of these, 26 members were selected, representing a broad range of employment sectors and community characteristics. The Committee's makeup represented a full range of the community—meetings saw builders, architects, planners, and realtors engaging in complex problem-solving with climate scientists, essential workers, housing experts, and environmental advocates.

Because of that, the final recommendations reflect a series of hard-earned, values-based compromises. These values, goals, and recommendations were ultimately compiled into an official document known as the CGAC Final Report of Recommendations (2023). The report is a suite of more than 100 interconnected recommendations that address topics like making adjustments to the Transferable Development Rights (TDR) Program, Growth Management, Floor Area (house size) and Parcel calculations, creation of Performance Standards, and addressing affordable housing.

CGAC Final Report

The [CGAC Final Report of Recommendations](#), as adopted by the BOCC, defined the shared community values that make Pitkin County one of the greatest places on earth. The CGAC identified diverse priorities and tools for shaping how our future community looks, feels, and functions. The community values identified through the CGAC process have been translated into the guiding principles for the Vision 2050 project, and more specifically, the Comprehensive Plan.

- Quality of Life
- Balancing Economic Intensity with Quality of Life

- Rural Preservation and Small-Town Character
- Equity and Affordability
- Collaboration and Shared Leadership
- Doing Nothing is Not an Option
- Greenhouse Gas Emissions are a Concern but Not the Only Concern
- Balance Community Values with Economic Resiliency
- Create Early Action

What is the Comprehensive Plan?

The Pitkin County Vision 2050 Comprehensive Plan is an overarching community planning document to guide countywide policy direction and decision-making for the future. This plan establishes a vision for Pitkin County and provides a framework for our community to navigate its future in alignment with our community values. Counties in Colorado are authorized to develop comprehensive plans to guide, advise, and align our county's land use, regulations, investments, and public services with the values of the community they serve. Per the Colorado Revised Statute (C.R.S. 30-28-106), it is the duty of the Planning Commission to make and adopt the Comprehensive Plan for the unincorporated portion of the County subject to the approval of the Board of County Commissioners.



Engagement Approach

Engagement for the Vision 2050 Comprehensive Plan included three intensive windows of activities, interspersed throughout the process, that focused on information gathering (Window #1), right-sizing and refining policy directions (Window #2), and vetting the plan with the community (Window #3):

- Engagement Window #1 launched in the spring of 2024 with a focus on researching existing conditions within the county.
- Engagement Window #2 extended from August of 2024 through June of 2025 and focused on initial policy directions, study findings and conversations around growth and intensity in the county.
- Engagement Window #3 ran from June 2025 through November 2025 consisting of affirming Comprehensive Plan elements such as the vision, goals, and values; in addition to gathering community sentiments on housing.

The project team utilized both digital and in-person engagement tools and tactics to provide clear, transparent project information and provide ample opportunities for the community to provide feedback through newsletters, social media, project websites, information drops, questionnaires, pop-ups, focus groups, stakeholder conversations, and community open houses. Details of this approach are further outlined in the sections that follow.

Digital Platforms + Communications

Digital engagement efforts included a project website, ArcGIS Storymap, news releases, community newsletters, and online questionnaires. These methods focused on getting the word out to the community about the project and providing an opportunity for the community to provide initial project feedback.

- **Project Website | Total Visits: 2,571** | The project website, www.pitkincounty.com/vision2050, was launched in June 2024. The website was updated at least bi-weekly, and more often when events and activities, such as the questionnaires, storymap, project and Workgroup resources, required an immediate timeline.
- **ArcGIS Storymap | Total Visits: 1,098** | The Storymap website, [Pitkin County Vision 2050: Planning for Our Future](#), was launched in June 2025 and served as an interactive website for community members to learn

more about the Vision 2050 process, the Comprehensive Plan process and draft, and take a questionnaire.

- **Press Releases | 4 Press Releases** | Press releases were shared throughout the Comprehensive Plan process to share information with the community on project goals, progress, and engagement opportunities. Each press release was also shared on the project website. Individual press releases and dates are listed below:
 - July 25, 2024 | [Pitkin County Launches Vision 2050 Project](#)
 - October 24, 2024 | [Vision 2050 Open House Kicks Off Pitkin County Comprehensive Plan Public Process](#)
 - Apr 28, 2025 | [Pitkin County Advances Climate Goals New Energy Code Updates](#)
 - July 29, 2025 | [Vision 2050 Comprehensive Plan Public Process Begins](#)
 - Placeholder 2026
- **Community Newsletters | 11 Newsletters** | A total of 11 community newsletters were sent between November 2024-2025 with an average open rate of 74% to approximately 230 contacts. Individual newsletters and dates are listed below:
 - August 12, 2024 | [Project Update: August Engagement Activities](#)
 - September 25, 2024 | [Project Update: September 2025](#)
 - October 24, 2024 | [Project Update: October 30 Open House](#)
 - January 31, 2025 | [Project Update: January 2025](#)
 - February 28, 2025 | [Project Update: February 2025](#)
 - April 9, 2025 | [Project Update: April 2025](#)
 - May 27, 2025 | [Project Update: May 2025](#)
 - August 7, 2025 | [Project Update: August 2025](#)
 - Sept 26, 2025 | [Project Update: October Events](#)
 - Oct 13, 2025 | [Project Update: October 16 Events](#)
 - Oct 21, 2025 | [Survey: Housing in Pitkin County](#)
 - Placeholder 2026
- **Underwriting | 42 Days** | The project team used APR and KNDK underwriting throughout engagement to advertise the project and engagement opportunities. Underwriting occurred between October 10-30 in 2024, and August 19-27 and October 2-16 in 2025.
- **Postcard Mailers | 6,692 Postcards Mailed** | The project team created and mailed two rounds of 3,346 postcards to all residential addresses within unincorporated Pitkin County to announce Pop-Ups and Open Houses.

Online Questionnaires

Four questionnaires were shared with the Pitkin County community between 2024 - 2025. Two questionnaires were launched in Engagement Window #2, the

Building and Energy Code Questionnaire and the Pulse Questionnaire. These questionnaires enabled the community to share feedback about the Vision 2050 Core Values, in addition to specific feedback about potential changes to the Building and Energy Code. The second set of questionnaires were shared in Engagement Window #3, focusing on the draft plan and community housing. **There have been a total of 270 surveys taken through this process.**

- **Building & Energy Code Questionnaire | 66 responses | 15 Questions | English | Open from 8/6 – 9/26/24** | In August 2024, an energy code questionnaire was distributed to professionals in the design/build sector to gather insights on the future direction of the county's energy code. The results of this questionnaire informed the Building Department's plans for a focus group held in September 2024.
- **Community Pulse Questionnaire | 102 responses | English and Spanish | Open from 8/6/24 – 11/6/24** | All responses were completed in English | This questionnaire was linked from a banner on the website homepage, in social posts, from a QR code at the August pop-ups, on the postcards and flyers posted and distributed, at the community open house, and from the Pitkin County weekly ADN advertisement, internal county newsletters and the first three Vision 2050 newsletters.
- **Vision 2050 Questionnaire | 65 English responses | 2 Spanish responses Open from 7/10 – 10/16/25** | This questionnaire was distributed and promoted to community members across Pitkin County to gather insights on the Comprehensive Plan draft statements. The results of this questionnaire informed the Pitkin County team's approach towards refining the Comprehensive Plan draft.
- **Community Housing Questionnaire | 35 English responses | 0 Spanish responses | 13 Questions | Open from 10/16 – 11/08/25** | The Community Housing Questionnaire was distributed and promoted to provide a virtual option to engage in housing related questions for mapping and housing questions being asked in Engagement Window #3 Open Houses across Pitkin County. The results of this questionnaire informed the Pitkin County team's approach towards analyzing housing related topics mentioned within the Comprehensive Plan.



Engagement Activities and Events

Engagement Windows #2 and #3 included several in-person engagement activities and events spread geographically throughout and adjacent to, the county, in order to provide opportunities for community participation across Aspen, Basalt, the ABC, Woody Creek, Wingo, Brush Creek, Snowmass Village, Old Snowmass, Emma, Meredith, Redstone, Willits and Carbondale. Efforts included pop-ups, focus groups, information drops, community open houses, and caucus meetings.

Pop-Ups and Information Drops

The project team hosted several Pop-Ups and Information Drops to introduce the Vision 2050 project (Window #2) and the draft Comprehensive Plan (Window #3). In total, the project team handed out ~**1,500** postcards, **150** flyers, and engaged with approximately ~**825** people.

Information Drops

The project team visited over 80 locations in several rounds to share project postcards with local businesses and workforce members. The first round of information drops occurred in August of 2024, and again in August of 2025. The project team shared flyers, postcards and poster information across Aspen, Snowmass Village, Old Snowmass, Woody Creek, Basalt, Willits and Redstone.

Pop-Ups

- **August 2024 Pop-Ups**

- **Pop-Up #1 | August 13, 2024:** The project team hosted a Pop-Up at the Pitkin County Offices to share project materials (flyers, posters, postcards), share the newsletter sign-up (via QR code or sign-up sheet, offer the Pulse Questionnaire (via QR code & paper versions Spanish & English), and gather feedback through a community values exercise.
- **Pop-Up #2 | August 21, 2024:** The project team hosted a Pop-Up at the Pitkin County Library to share project materials (flyers, posters, postcards), share the newsletter sign-up (via QR code or sign-up sheet, offer the Pulse Questionnaire (via QR code & paper versions Spanish & English), and gather feedback through a community values exercise.
- **Takeaways:** *Participants generally supported the core values, and vision statement, with the strongest support for Bold Climate Action, followed by Equity and Affordability, and Rural Preservation.*

Additional feedback was captured through the Building & Energy Code Questionnaire and Community Pulse Questionnaire.

Bold Climate Action	Balanced Economy	Rural Preservation	Equity & Affordability
21	8	15	16

- **August-September 2025 Pop-Ups**

- **Pop-Up #3 | August 27, 2025:** The project team hosted a Pop-Up at the Pitkin County Offices to share project materials (flyers, posters, postcards), share the newsletter sign-up (via QR code or sign-up sheet) offer the Vision 2050 Questionnaire (via QR code & paper versions Spanish & English), and gather feedback through a community values exercise.
- **Pop-Up #4 | September 13, 2025:** The project team hosted a Pop-Up at the Pitkin County Offices to share project materials (flyers, posters, postcards), share the newsletter sign-up (via QR code or sign-up sheet) offer the Vision 2050 Questionnaire (via QR code & paper versions Spanish & English), and gather feedback through a community values exercise.
- **Pop-Up #5 | November 7, 2025:** The project team hosted a Pop-Up at Carbondale’s First Friday Dios Los Muertos celebration to share project materials (flyers, posters, postcards), share the newsletter sign-up (via QR code or sign-up sheet) offer the Community Housing Questionnaire (via QR code & paper versions Spanish & English).
- **Takeaways:** *Participants were very engaged with the draft plan materials including review of the plan’s goals, and generally supported the draft policies. Additional feedback was captured through the Vision 2050 Questionnaire and Community Housing Questionnaire.*

Focus Groups

The project team hosted three focus groups during Engagement Window #1 to present stakeholders information from the existing conditions and future trends analysis to assist in identifying community issues, tensions, challenges, and opportunities. These focus groups centered on technical aspects of the Vision 2050 Project to layer in additional technical perspectives with the CGAC Recommendations Report. Each focus group included an overview of the Vision 2050 process and the CGAC recommendations and included an open conversation about those recommendations. **Approximately 70 community**

members attended these events:

- **Focus Group #1 | Building and Energy Code | | 29 Participants | September 18, 2024** Following the Focus Group, discussions with BOCC and emerging recommendations from the State, staff have developed the following recommended changes to the Energy Code, targeting 2025 Q1 code adoptions.
 - Creation of tiers to incentivize smaller development
 - Creation of more stringent requirements for larger development
 - Lowering of baseline HERS ERI score from 60 to 50 & reducing the post renewable HERS ERI requirement for larger homes to incrementally meet NetZero standards.
 - Requiring Battery Energy Storage with Solar PV
 - Addressing Existing Buildings - requiring assessments for additions/alteration above 1000 sq. ft
- **Focus Group #2 | Net Parcel/Floor Area Ratio | 12 Participants | October 16, 2024** | The project hosted local developers and planners for a discussion on net parcel and floor area ratio calculations within the land use code, challenges in assessing properties and assembling land use applications, and feedback for potential improvements to methodology and language to create clearer standards.
- **Focus Group #3 | Growth Management / Transferable Development Rights (TDRs) | 31 Participants | November 18, 2024** | The project team facilitated a discussion on the current challenges facing the growth management system, state-level regulatory changes, and opportunities to create more reliable outcomes that reflect community values. Consultants joined the conversation to share information on the TDR study and potential policy shifts.

Caucus Engagement

Caucuses are an integral part of the planning ecosystem in Pitkin County and the update to the Comprehensive Plan necessitates an open line of communication with the Caucus groups to provide project information, answer questions, and gather feedback through both small group meetings, Caucus participation in the Workgroup, and Caucus specific Pop-Ups. While not all Caucuses opted in to engage with county staff, those that did through events are captured in the list below:

- **Small Group Meetings**
 - October 16, 2024 | Project Overview
 - November 11, 2024 | Project Overview
- **Workgroup Meeting Attendance**
 - November 13, 2024
 - January 15, 2025
 - March 5, 2025
 - May 7, 2025

- June 6, 2025
- July 22, 2025
- **Caucus Pop-Ups**
 - Frying Pan Caucus at the Meredith Fire Station | 8/11 at 7:00 pm
 - Redstone Community Association at the Redstone Inn | 9/2 at 5:30 pm
 - Crystal River Caucus at the Church of Redstone | 9/11 at 7:00 pm
 - Snowmass/Capitol Creek Caucus at Basalt Library | 9/16 at 7:00 pm
 - Woody Creek District Planning Commission at Aspen Outfitting Company | 9/17 at 3:00 pm
 - Emma Caucus at Emma School House | 9/23 at 6:00 pm
 - Woody Creek Caucus at Aspen Community School | 9/25 at 6:00 pm

Workgroup

The purpose of the Vision 2050 Workgroup is to serve as a representative sample of the community, providing input and feedback to the project team to implement the recommendations of the CGAC, including the Comprehensive Plan update, and developing and drafting land use and building code changes. The project team has sought feedback from the Workgroup and its members based on both individual and community perspectives as various elements are presented. Members represented a full range of the community, comprised of builders, architects, planners, and realtors, engaging in complex problem-solving with climate scientists, essential workers, housing experts, environmental advocates and caucus representatives.

This feedback has helped to shape the Comprehensive Plan recommendations, ensuring alignment with the CGAC recommendations, Caucus Area Master Plans, and other relevant county plans. The goal of this group was to leverage the experience and community expertise from the Workgroup to ensure that the final Comprehensive Plan Update is representative of the diverse perspectives in our community, including the Caucuses. **There have been 10 meetings with the Workgroup to date.** A full list of meetings is included below:

- **January 22, 2024 | 17 of 24 Members Attended**
 - Project Overview: Project Team, Process and Timeline
 - Workgroup Role: Tasks, Structure and Governance
 - Discussion: How Data Components Align with CGAC Recommendation
- **June 3, 2024 | 13 of 24 Members Attended**
 - Project Update
 - Opportunities for Engagement & Workgroup Role
 - Intro to the Comprehensive Plan Update
 - Approach to Data Studies and Research
- **September 4, 2024 | 22 of 29 Members Attended (Includes added Caucus Reps)**

- Project Update
- Comprehensive Plan Roadmap
- Roundtable Discussion - Recommendations: concept to code: What tensions do you identify in the Comprehensive Plan's five elements?
- **November 13, 2024 | 16 of 29 Members Attended (Includes added Caucus Reps)**
 - Workgroup Role & Expectations
 - Vision 2050 Open House Summary
 - Building/Energy Code Update
 - FAR/Net Parcel Update
- **January 15, 2025 | 15 of 29 Members Attended (Includes added Caucus Reps)**
 - Discussion on Comprehensive Plan Goals & Success Measures
- **February 5, 2025 | 17 of 29 Members Attended (Includes added Caucus Reps)**
 - Technical Meeting on Net Parcel Area, FAR, GMQS, TDRs Studies
- **March 5, 2025 | 8 of 29 Members Attended (Includes added Caucus Reps)**
 - Comprehensive Plan Development Workshop
- **May 7, 2025 | 17 of 29 Members Attended (Includes added Caucus Reps)**
 - Growth vs.Intensity in Pitkin County Discussion
- **June 4, 2025 (15 in attendance)**
 - Water and Intensity Studies Follow-up Discussion
- **July 22 Joint Workgroup and PZ Meeting**
 - Comprehensive Plan Draft
 - Summer Engagement Opportunities
- **February 4, 2026**

Community Open Houses

The project team hosted five Community Open Houses and one Webinar during Engagement Windows #2 and #3. Approximately **170 community members** participated throughout these events.

Engagement Window #2

Comprehensive Plan Community Open House #1 | October 30, 2024 | 5-7pm | Pitkin County Library | 40 Participants

The community gathered to kick off the Comprehensive Plan update, educate the public about the Community Growth Advisory Committee (CGAC) recommendations that led to the Vision 2050 project, and provide information on existing conditions and project timeline. The goal was to engage with the community about the five plan elements: Built Environment, Natural Environment, Economic Health, Community Health and Regional Approach

and discuss the policy themes the updated Comprehensive Plan will address.

Key themes from participant feedback included (1) leveraging the strengths of the local economy to incentivize equity and affordability, (2) focusing on Affordable Housing in nodes with/ access to services and infrastructure, and (3) recognizing inherent tensions and tradeoffs (find balance) between competing community goals.

Stakeholder Breakout Sessions

In addition to the Comprehensive Plan Open House, the project team facilitated deep-dive breakout sessions with community partners, residents, and the development community. The Stakeholder Breakout Sessions had 38 attendees and the Open House had approximately 40 attendees with the poster boards detailing specific data, questions and CGAC recommendations for each topic area.

The Breakout Sessions included discussions on the Built Environment, Natural Environment, and Economic and Community Health. Overarching themes across all the sessions:

- Overall **agreement with goals from the CGAC** and affirmed some of the assumptions of the areas that need to change/ be updated to meet goals of 2050.
- Focus growth in the County; **Housing beyond the UGB is going to be necessary**, but how, where and the level **will need to be carefully considered in tandem with the other values** (i.e. wildlife, rural preservation, existing developed areas).
- **Need for future infrastructure planning to address implications for water and sewer service and roads/intersections**, location of transit stops, first and last mile connections to transit.
- **Prioritizing rural preservation is a long-standing community value** and is consistently supported by Caucus Master Plans.
- **Restrictions versus incentives are important to explore** when drafting policies and regulations.
- The many **strengths of the valley's economy create opportunities, challenges and disparities across public and private sectors** for diversifying a sustainable, year-round economy and workforce.
- The **high cost of living in the valley creates an inherently temporary feeling for the majority of the County's workforce** and a sense of being one life change away from "survival mode" and displacement
- **Need for regional coordination**. One jurisdiction cannot do it all from transportation to housing to climate and will require a unified valley-wide collaboration.

The project team hosted a series of community open houses in 2025 to share

the draft Comprehensive Plan and gather feedback on existing conditions in the County, plan goals, policy recommendations, the community transect map, and community housing policies. There were four in-person events and one webinar included in this meeting series.

Engagement Window #2

Comprehensive Plan Community Open House #2 | October 7, 2025 | 9-5pm | Aspen Fire Station | ~25 Participants

Key themes from the Aspen Open House include:

- General agreement on the **need to slow or limit growth** to align with carrying capacity, infrastructure, and environmental limits.
- Strong emphasis on **protecting the natural environment**, prioritizing wildlife corridors, water and air quality, and scenic and agricultural lands.
- Calls for all development and **land use decisions to be climate-informed**, including electrification, renewable energy, and resilient infrastructure.
- Repeated **support for permaculture and regenerative practices** as integral to sustainable land use, housing, and agriculture.
- Persistent **concern over congestion and traffic**, with calls for multimodal transportation, rail options, and housing–transportation coordination.
- Broad **recognition of the housing crisis**, with interest in APCHA reform, workforce housing expansion, and limits on large homes and short-term rentals.
- Support for **concentrating housing near existing services and transit**, discouraging new rural or remote development.
- Desire to **regulate short-term rentals and large events** due to their impacts on livability, housing availability, and community character.
- Emphasis on **preserving community identity and equity** by prioritizing residents and local workers over speculative or investor-driven development.
- Strong **endorsement for regional coordination on transportation, housing, and environmental planning** across jurisdictional boundaries.
- Interest in **cultural recognition, indigenous partnerships, and environmental education** for youth and community members.

Comprehensive Plan Community Open House #3 | October 9, 2025 | 4-6pm | Basalt Library | ~30 Participants

Key themes from the Basalt Open House include:

- Broad support for comprehensive plan goals with calls for **clearer definitions of “community values” and transparency around proposed policy shifts, particularly for Urban Growth Boundaries and transition zones.**

- Strong **advocacy for air quality** monitoring and regulation, especially concerning aircraft emissions and lack of EPA standards; desire for **local accountability and public health protections**.
- General agreement on **balancing sustainability with practicality**, with concerns that overly **strict energy or building codes could exacerbate housing costs**.
- Emphasis on **climate resilience through renewable infrastructure** and electric reliability while maintaining flexibility to avoid overregulation and aesthetic resistance.
- Shared **priority to protect and sustain agricultural lands for working use**, food security, and water conservation, recognizing food production as a high-value water use.
- Persistent **concern about housing affordability, with support for increasing supply through partnerships and funding**, focusing density within Urban Growth Boundaries and opposing rural sprawl.
- **Mixed perspectives on Urban Growth Boundaries**—some urging strict adherence, others supporting creative, small-scale flexibility where character and services align.
- Strong consensus to **regulate or limit short-term rentals**, with preference for STRs only in primary residences, CDUs, or individual bedrooms.
- Recognition of **unreliable regional transit and commuting challenges; support for expanded micro-transit and multimodal systems** that address workforce mobility.
- Increasing **concern for health, safety, and wildfire preparedness**, emphasizing coordination across counties and connecting housing stability to community well-being.
- Encouragement of **local food systems through regulatory flexibility** and integration into sustainability planning.
- Support for **housing diversity—CDUs, ADUs, and multigenerational models** clustered near services and transit corridors.
- Desire for event **management policies that limit large or noisy events** in rural areas, prioritize local gatherings, and require strong transit and carpool coordination.

Comprehensive Plan Community Open House #4 | October 8, 2025 | 4-6:30pm | Third Street Center | ~40 Participants

Key themes from the Carbondale Open House include:

- Strong emphasis on **preserving and valuing working landscapes** as essential to wildlife corridors, scenic views, air and water quality, and local food systems. **Ranchlands** are recognized as vital environmental and cultural assets.
- Broad **support for sustaining agricultural livelihoods** through flexible housing for workers, temporary on-site accommodations, and policies that **strengthen “rural wealth” and viable local jobs**.

- Calls to **balance recreation and conservation by addressing overuse of public lands** through limits, local permitting, and wildlife-sensitive management that protects quiet and natural spaces.
- **Recognition of climate and wildfire risks**, including rising insurance costs, with support for proactive mitigation and acknowledgment that working landscapes contribute to fire resilience.
- General **support for renewable energy development paired with caution about siting impacts on scenic quality** and productive agricultural lands.
- **Strong opposition to new rural or remote development**, emphasizing growth within existing communities and areas served by infrastructure and transit.
- **Support for housing diversity and smaller-scale density**, encouraging ADUs, duplexes, and multigenerational housing while discouraging large estates.
- **Approval for caretaker and accessory units** when tied to full-time residents or employees, not used for short-term or luxury purposes.
- **Concerns about affordability and wage disparities**, with interest in linking deed-restricted spaces and business operations to living wages.
- Endorsement of **regional collaboration to address housing, transportation, and climate issues**, including expanded RFTA service and cross-jurisdictional planning.
- Support for **improved transportation access through expanded bike lanes, safer routes, and multimodal connections** between recreation and residential areas.
- Growing **attention to mental health and overall well-being**, connecting stable housing, reduced commuting, and access to services with quality of life.
- Preference for a **moderate approach to short-term rentals and events**—favoring locally oriented, low-impact activities and limiting large or full-home STRs.
- Repeated calls to **collaborate directly with landowners and ranchers** in policy development to ensure that agricultural and working landscapes remain active, viable, and valued.

**Comprehensive Plan Community Open House #5 | October 16, 2025 | 4-6pm |
Town of Snowmass Village Town Hall | 9 Participants**

Key themes from the Snowmass Open House include:

- **Broad agreement with the County’s comprehensive planning goals**, especially around environmental protection, housing affordability, and regional coordination.
- Strong **commitment to sustainability** and preserving the natural environment, emphasizing balance among ecological health, economic stability, and social equity.
- Consistent **support for protecting air and water quality, agricultural**

lands, and scenic character, while maintaining responsible access to recreation.

- Calls for **regional collaboration across jurisdictions** to coordinate housing, transportation, and climate initiatives through shared planning and partnerships.
- Support for housing diversity—**favoring duplexes, caretaker units, and small multi-family buildings**—over large single-family homes.
- Consensus around **clustering development near existing services and transit** to limit sprawl and protect rural landscapes.
- Widespread support for **expanding multimodal and regional transit options**, including interest in light rail feasibility and car-free housing incentives.
- Recognition that **energy and building regulations must consider affordability and reliability**, with calls for flexible approaches to renewable energy integration.
- Endorsement of **renewable energy paired with local resilience measures** like battery storage and micro-hydro systems.
- Support for **partnerships with Indigenous and Native communities** to advance cultural recognition and stewardship in planning.
- Acceptance of **short-term rentals as appropriate** in well-served urban areas like Snowmass Village, but **not in historic or rural districts**.
- Encouragement for **managing tourism and large events** to reduce infrastructure strain and preserve community character.
- Growing **concern over property taxes and cost of living**, highlighting the need to protect the middle class and retain local workers.
- Support for **more multilingual and accessible public engagement** to ensure equitable participation in planning decisions.
- Clear **preference for regional transportation and housing implementation priorities**, along with ongoing investment in public lands, community health, and hazard mitigation

Comprehensive Plan Community Webinar | October 16, 2025 | 12-130pm |

Zoom | 9 Participants | The webinar provided an opportunity for community members to discuss housing strategies and land use in unincorporated Pitkin County. Facilitators guided attendees through interactive polling and Q&A using Mentimeter, focusing on preferences for housing types, suitable development areas, and alignment with community values around affordability, sustainability, and preservation of rural character. Key themes from the Community Webinar include:

- **Expand housing affordability through diverse, small-scale housing types.**
- **Prioritize development within established growth areas.**
- Exploring context-sensitive opportunities outside UGBs where infrastructure and environmental conditions allow.
- Ensuring that policy updates reflect long-term sustainability, community

identity, and inclusivity.

- Participants felt that small **single family homes and caretaker dwelling units were most appropriate in unincorporated Pitkin County.**
- Participants felt that **large single family homes were most appropriate in Semi-Urban Areas and Urban Areas.**
- Participants identified **Urban Areas as the most appropriate for duplexes**, followed by Semi-Urban Areas.
- **Urban Areas were deemed the best location for Triplex / Quadplexes.**
- **Caretaker Dwelling Units** were considered **most appropriate in Semi-Rural Areas, Semi-Urban Areas, and Urban Areas.**
- Both **Small Multi-Family and Large Multi-Family development** were identified as **appropriate in Urban Areas, and Semi-Urban Areas.**

Planning and Zoning Commission and BOCC

The project team facilitated 30 meetings with County leadership throughout the duration of the project to provide regular updates on process, research and findings, policy direction, community feedback and the draft Comprehensive Plan. A list of these meetings is included below by Engagement Window:

- **Engagement Window #1**
 - September 26, 2023 | BOCC Meeting
 - October 17, 2023 | Planning and Zoning Commission Meeting
 - October 25, 2023 | BOCC Meeting
 - November 11, 2023 | BOCC Meeting
 - December 6, 2023 | BOCC Meeting
 - January 9, 2024 | Joint PZ and BOCC Meeting
 - April 23, 2024 | BOCC Meeting
 - May 21, 2024 | Planning and Zoning Commission Meeting
 - June 18, 2024 | Planning and Zoning Commission Meeting
 - July 16, 2024 | Planning and Zoning Commission Meeting
- **Engagement Window #2**
 - September 17, 2024 | BOCC Meeting
 - September 17, 2024 | Planning and Zoning Commission Meeting
 - October 1, 2024 | Planning and Zoning Commission Meeting
 - November 19, 2024 | Planning and Zoning Commission Meeting
 - December 6, 2024 | BOCC Meeting
 - January 9, 2025 | Joint PZ and BOCC Meeting
- **Engagement Window #3**
 - January 21, 2025 | PZ Meeting
 - February 11, 2025 | BOCC Meeting
 - March 18, 2025 | PZ Meeting
 - April 22, 2025 | BOCC Meeting
 - May 20, 2025 | PZ Meeting
 - May 20, 2025 | BOCC Meeting
 - June 17, 2025 | PZ Meeting
 - July 8, 2025 | BOCC Meeting

- July 22, 2025 | Joint PZ and BOCC Meeting
- September 9, 2025 | PZ Meeting
- September 15, 2025 | BOCC Meeting
- September 30, 2025 | PZ Meeting
- October 21, 2025 | PZ Meeting
- November 18, 2025 | PZ Meeting



Engagement Conclusions

Engagement Window #1 was focused on validation of existing conditions through Focus Groups on topics related to the CGAC Final Recommendations Report. This engagement, and participant feedback, assisted in providing a clear baseline for the project team as existing conditions in the county were captured and summarized. The existing conditions data and narrative are included in the Comprehensive Plan as Chapter 02 Existing Conditions.

During **Engagement Window #2**, the County launched the Comprehensive Plan update with the first Community Open House and a series of stakeholder breakout sessions, focus groups and Pop-ups.

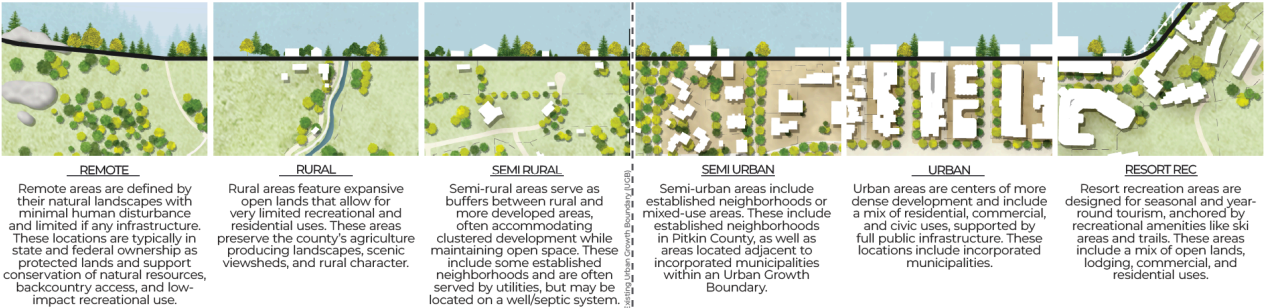
Participants expressed strong alignment with the Community Growth Advisory Committee's (CGAC) Vision 2050 goals and emphasized the importance of balancing growth, affordability, and preservation. Residents agreed that future development should be focused within areas already served by infrastructure and transit, while carefully considering limited expansion beyond Urban Growth Boundaries (UGBs) only when aligned with community values such as wildlife protection and rural preservation. Affordable housing emerged as a top priority, with participants calling for housing near services and employment nodes and for the County to explore a balance between regulatory restrictions and incentive-based approaches.

The discussions also highlighted the need for coordinated infrastructure planning—including water, sewer, and transportation systems—to support sustainable growth. Participants reaffirmed rural preservation as a long-standing community value and recognized the challenges of economic disparity and workforce instability driven by the region's high cost of living. Across sessions, there was consistent agreement that achieving the County's long-term goals would require a strong regional approach, as no single jurisdiction can effectively address housing, transportation, or climate challenges in isolation. The feedback gained from these events informed the goals, broad community direction, and honed the policy areas that are included in the policy chapters (3-6) of the Draft Comprehensive Plan.

In **Engagement Window #3**, the project team shared the draft Comprehensive Plan through Information Drops, Pop-Ups, Community Open Houses, and an online Webinar. Based on feedback from earlier engagement windows, the project team focused these activities on assessing support for policies within the draft plan and mapping appropriate locations for Community Housing within unincorporated Pitkin County.

Community Housing is defined as “housing that is intentionally planned, developed, or preserved to meet the diverse needs of the local community. It includes housing for the workforce, seniors, and people in transitional situations, ensuring that residents of all income levels, ages, and stages of life can live and thrive locally. Community housing prioritizes affordability, accessibility, and long term availability to support a resilient, inclusive community fabric and to maintain opportunities for those who work, contribute to, and call the community home.”

As the County continues to grow, it will be increasingly important to understand how and where current and future residents can be housed. To create a baseline for these conversations County staff created a Community Transect, which identifies the different types of development patterns currently within its boundaries.



The Community Transect illustrates the spectrum of development intensity within six (6) areas:

- **Remote** - Remote areas are defined by their natural landscapes with minimal human disturbance and limited if any infrastructure. These locations are typically in state and federal ownership as protected lands and support conservation of natural resources, backcountry access, and low impact recreational use.
- **Rural** - Rural areas feature expansive open lands that allow for very limited recreational and residential uses. These areas preserve the county's agriculture producing landscapes, scenic viewsheds, and rural character.
- **Semi-Urban** - Semi-rural areas serve as buffers between rural and more developed areas, often accommodating clustered development while maintaining open space. These include some established neighborhoods and are often served by utilities, but may be located on a well/septic system
- **Semi-Urban** - Semi-urban areas include established neighborhoods or mixed-use areas. These include established neighborhoods in Pitkin County, as well as areas located adjacent to incorporated municipalities within an Urban Growth Boundary.
- **Urban** - Urban areas are centers of more dense development and include a mix of residential, commercial, and civic uses, supported by full public infrastructure. These locations include incorporated municipalities.

- **Resort Rec** - Resort recreation areas are designed for seasonal and year-round tourism, anchored by recreational amenities like ski areas and trails. These areas include a mix of open lands, lodging, commercial, and residential uses.

Across the Community Open Houses, Webinar, and a Community Housing Questionnaire community members were asked about draft plan policies and where they were most appropriate in the Community Transect area. These housing typologies included small single family homes, large single family homes, duplexes, triplexes/quadplexes, caretaker dwelling units, small multi-family units (<10 units) and large multi-family units (>10 units). Across the events participants were asked the following questions:

- Open House Questions
 - Participants were asked to indicate whether the following residential development types were desired to be encouraged, more regulated, or reduced:
 - Small Single-Family
 - Large Single-Family
 - Duplex
 - Triplex / Quadplex
 - Caretaker Dwelling Units
 - Small Multi-Family
 - Large Multi-Family
 - Participants were asked to utilize color coded residential development type push ponds to indicate where specific residential development types were most appropriate along the following community transect areas:
 - Remote
 - Rural
 - Semi Rural
 - Semi Urban
 - Urban
 - Resort Rec
- Webinar Questions
 - Which of the following Residential Development Types are most appropriate in unincorporated Pitkin County?
 - Where are Small Single-Family homes most appropriate in Pitkin County?
 - Where are Large Single-Family homes most appropriate in Pitkin County?
 - Where are Duplex homes most appropriate in Pitkin County?
 - Where are Triplex / Quadplex homes most appropriate in Pitkin County?
 - Where are Caretaker Dwelling Units most appropriate in Pitkin County?

- Where are Small Multi-Family homes most appropriate in Pitkin County?
- Where are Large Multi-Family homes most appropriate in Pitkin County?
- Community Housing Questionnaire
 - When thinking about different types of housing in Pitkin County, what would you like to see more of throughout unincorporated Pitkin County?
 - When thinking about different types of housing in Pitkin County, what would you like to see less of throughout unincorporated Pitkin County?
 - On a scale of 1 to 5, where 1 is Low Priority and 5 is High Priority, what if your level of support for the creation of Community Housing in unincorporated Pitkin County?
 - Pitkin County's current policy is to support new Community Housing within existing Urban Growth Boundaries as a first priority before considering locations outside of these areas. (Urban Growth Boundaries currently exist only around Aspen and Basalt.) What is your level of support for this policy?
 - Under what circumstances, if any, would you support new Community Housing in unincorporated Pitkin County outside of Urban Growth Boundaries? (select all that apply)
 - Where would you like to see Community Housing in unincorporated Pitkin County?

The feedback from these activities was aggregated and summarized in the bullets and Community Transect and Residential Development engagement summary below:

- In **Remote** areas as defined by the transect below, participants leaned towards limited support for small single family homes and caretaker dwelling units with no support for multi-family dwellings.
- In **Rural** areas, participants indicated a clear preference for small single family homes and caretaker dwelling units, followed by limited support for large single family homes and very minimal support for duplex, tri-plex and small multi-family homes.
- In **Semi Rural** areas, participants indicated that caretaker dwelling units and small single-family homes were most appropriate followed by triplex/quadplex, duplex, small multi-family and large multi-family dwellings. Large single family homes received the least amount of support.
- In **Semi Urban** areas community members indicated that all categories of housing were appropriate, with large multi-family and large single-family homes being slightly less appropriate depending on local context.
- For **Urban** areas, participants indicated that small-multi family units were very appropriate, with a relatively even selection of other home types with the exception of large-single family homes.

- In **Resort Rec** areas, there were less votes overall, however, small single-family homes, small multi-family units, and large multi-family units received the most interest as appropriate housing types.



COMMUNITY TRANSECT + RESIDENTIAL DEVELOPMENT FALL 2025 ENGAGEMENT RESULTS

WHERE AND WHAT TYPE OF COMMUNITY HOUSING WOULD YOU LIKE TO SEE IN UNINCORPORATED PITKIN COUNTY?

The following results were gathered during Pitkin County Vision 2050 Fall 2025 Engagement Window #3 and capture feedback from the following events: Aspen Open House (10.7.2025), Basalt Open House (10.9.2025), Carbondale Open House (10.8.2025), Snomwass Village Open House (10.16.2025), Vision 2050 Webinar (10.16.2025), and Pitkin County Vision 2050 Housing Questionnaire (10.16-11.08.2025)



REMOTE

Remote areas are defined by their natural landscapes with minimal human disturbance and limited if any infrastructure. These locations are typically in state and federal ownership as protected lands and support conservation of natural resources, backcountry access, and low-impact recreational use.

RURAL

Rural areas feature expansive open lands that allow for very limited recreational and residential uses. These areas preserve the county's agriculture producing landscapes, scenic viewsheds, and rural character.

SEMI RURAL

Semi-rural areas serve as buffers between rural and more developed areas, often accommodating clustered development while maintaining open space. These include some established neighborhoods and are often served by utilities, but may be located on a well/septic system.

SEMI URBAN

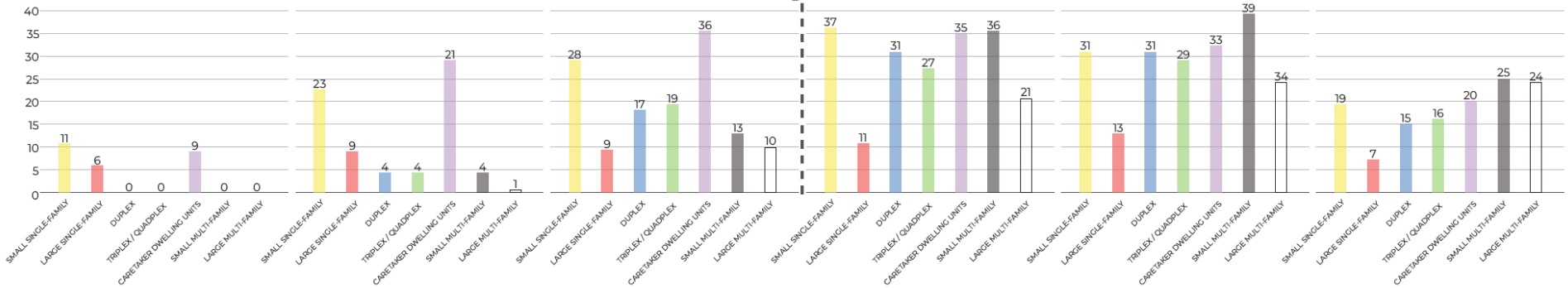
Semi-urban areas include established neighborhoods or mixed-use areas. These include established neighborhoods in Pitkin County, as well as areas located adjacent to incorporated municipalities within an Urban Growth Boundary.

URBAN

Urban areas are centers of more dense development and include a mix of residential, commercial, and civic uses, supported by full public infrastructure. These locations include incorporated municipalities.

RESORT REC

Resort recreation areas are designed for seasonal and year-round tourism, anchored by recreational amenities like ski areas and trails. These areas include a mix of open lands, lodging, commercial, and residential uses.



HOUSING TYPOLOGY KEY



SMALL SINGLE-FAMILY



LARGE SINGLE-FAMILY



DUPLEX



TRIPLEX / QUADPLEX



CARETAKER DWELLING UNITS



SMALL MULTI-FAMILY (<10 UNITS)



LARGE MULTI-FAMILY (>10 UNITS)

Housing affordability remained a consistent concern throughout Engagement Window #3. Participants called for increased housing diversity, including accessory dwelling units, duplexes, and multigenerational models, clustered near services and transit to avoid rural sprawl. Many supported reforming existing housing programs, limiting short-term rentals, and linking affordability strategies to workforce stability and livable wages. Transportation concerns were also shared, with widespread support for multimodal systems, regional transit expansion, micro-transit, and improved coordination between housing and transportation planning.

Across communities, residents underscored the need to preserve the County's rural character and agricultural identity and prioritize residents and local workers over speculative or investor-driven development. Agricultural preservation and working landscapes were repeatedly identified as critical to both environmental health and local heritage, with participants at the Carbondale Open House on October 8, 2025, especially emphasizing the role of ranchlands in sustaining wildlife, scenic quality, and community resilience. Snowmass Village participants on October 16, 2025 reinforced similar values, calling for balanced sustainability—integrating ecological health, economic stability, and social equity—and supporting partnerships with Indigenous communities and multilingual engagement to ensure inclusive planning.

Across all Engagement Window #3 events, participants expressed general support for the plan's goals and direction, emphasizing the need to slow or manage growth in line with the County's environmental limits, infrastructure capacity, and quality-of-life priorities. There was strong, repeated advocacy for environmental protection—especially safeguarding wildlife corridors, air and water quality, and agricultural lands—and for ensuring that all land use decisions are informed by climate resilience principles such as electrification, renewable energy, and sustainable infrastructure. Residents broadly supported renewable energy initiatives but cautioned that regulations must remain flexible and sensitive to affordability, reliability, and visual impacts on rural landscapes.

Feedback also revealed strong regional alignment around sustainability, affordability, and community preservation. Participants consistently favored compact, service-oriented growth; protection of rural landscapes and ecological systems; and deeper regional coordination to address shared challenges. Participant feedback reflected a clear community vision: a future where environmental stewardship, housing affordability, and quality of life are achieved through thoughtful planning, cross-jurisdictional collaboration, and inclusive engagement. The feedback from this public input reaffirmed and helped to refine the policy statements that are included in the policy chapters (3-6) of the Comprehensive Plan.