



Pitkin County Vision 2050

Workgroup Meeting
February 4, 2025

Meeting Purpose & Agenda Review

→ Pitkin County Comprehensive Plan Process Recap

- ◆ Intensity Study Findings
- ◆ Pitkin County Community Transect
- ◆ Summer/Fall 2025 Community Engagement Summary

→ Pitkin County Comprehensive Plan Policy Overview

- ◆ Existing and New Policies by Chapter
- ◆ Community Housing Policy Direction
- ◆ Implementation Matrix and Policy Summary Dashboard

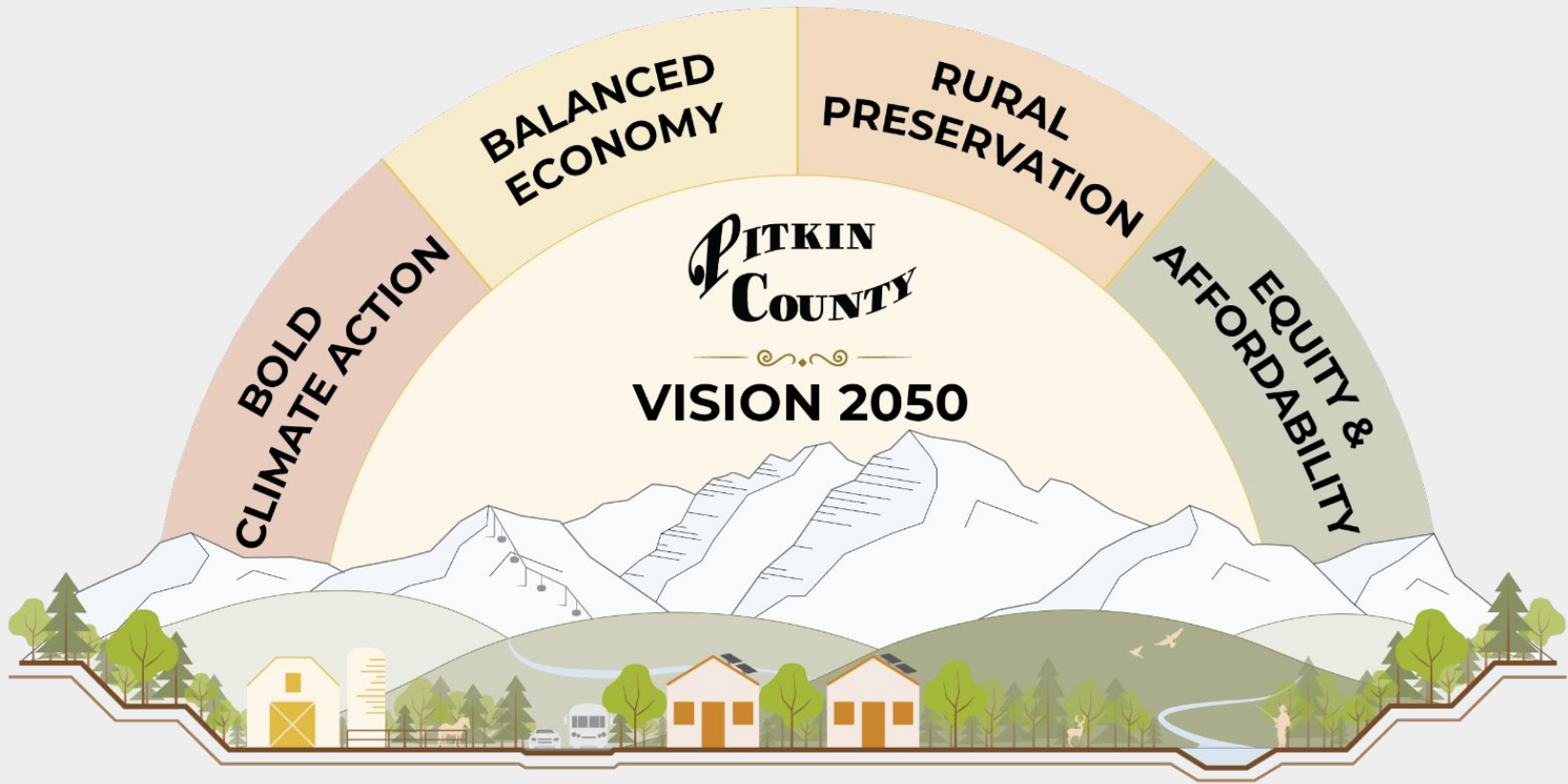
→ Next Steps



Comprehensive Plan Process Recap

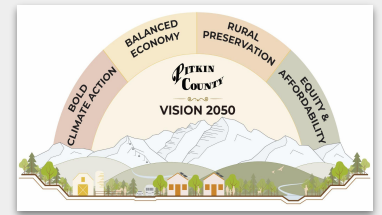
Comprehensive Plan Timeline *Overview*





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

Community Goals by Chapter



NATURAL ENVIRONMENT GOAL:

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

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.

BUILT ENVIRONMENT GOAL:

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

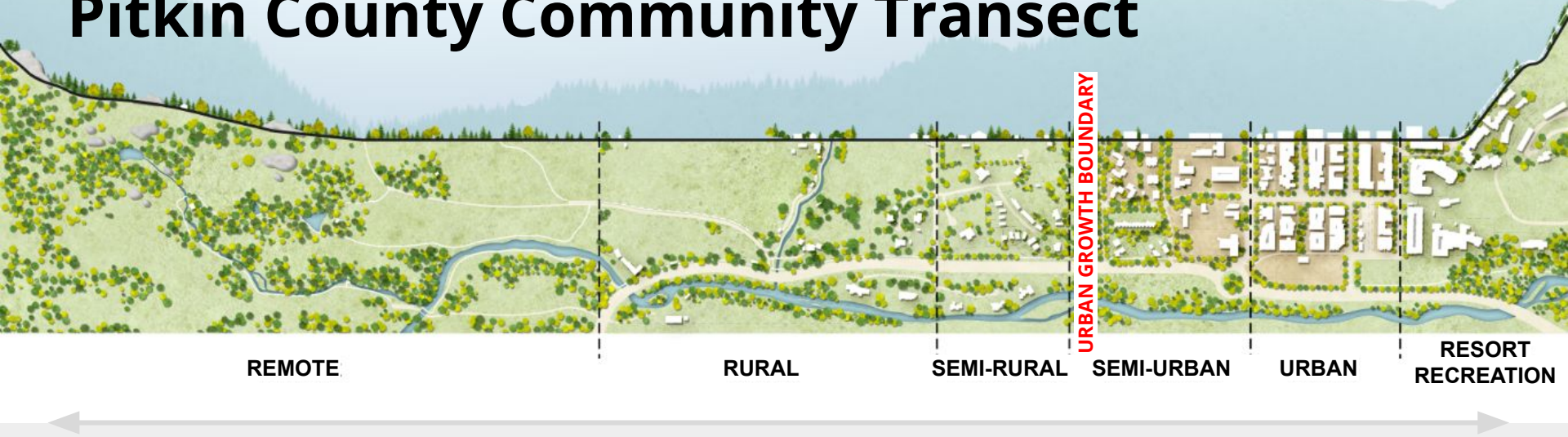
REGIONAL APPROACH GOAL:

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 alone.

Intensity Study Takeaways *Overview*

- Growth is no longer defined simply as density, but also as intensity and activity.
- Homes above 5,750 square feet have a disproportionate impact on unincorporated Pitkin County across the climate, transportation, and economic sectors.
- Due to the rise in activity/service generated by large homes in our rural areas, there is misalignment between Pitkin County infrastructure and nodes of activity.
- These trends have direct impacts on our climate and environmental values.
- The Land Use Code can be used to influence our community values and directly shape the land use pattern we want to see in unincorporated Pitkin County.
- Our land use policies must strategically work to minimize the impacts of large residential development intensity across economic, transportation, and climate sectors while incentivizing small homes and supporting our local workforce.

Pitkin County Community Transect



- Cross-section and characteristics of land use areas found across the Pitkin County landscape
- Policies in the Comprehensive Plan support:
 - ◆ longstanding goals to maintain the characteristics of each distinct area
 - ◆ preserving and protecting our remote and rural areas
 - ◆ focusing density toward urban areas of Pitkin County where infrastructure, utilities and services exist;
 - ◆ reducing the disproportionate impacts of large residential development intensity
 - ◆ incentivize smaller homes, community housing, and our local workforce.

Community Transect Definitions



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, wildlife habitat, backcountry access, and low-impact recreational use.



Rural areas feature expansive open lands that allow for very limited recreational and residential uses. These areas preserve Pitkin County's agriculture producing landscapes, scenic viewsheds, and rural character. Development in these areas relies on wells and septic systems.



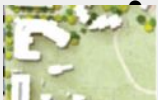
Semi-Rural areas serve as buffers between rural and more developed areas, often including single-family homes and agricultural structures clustered together, while maintaining open space. These include established neighborhoods and are often served by utilities, but may be located on well or septic.



Semi-Urban areas include established neighborhoods, open space, multi-family, and mixed-use areas. These include areas within an Urban Growth Boundary. Many of these areas are serviced by existing municipal infrastructure and utilities, or could be if developed.

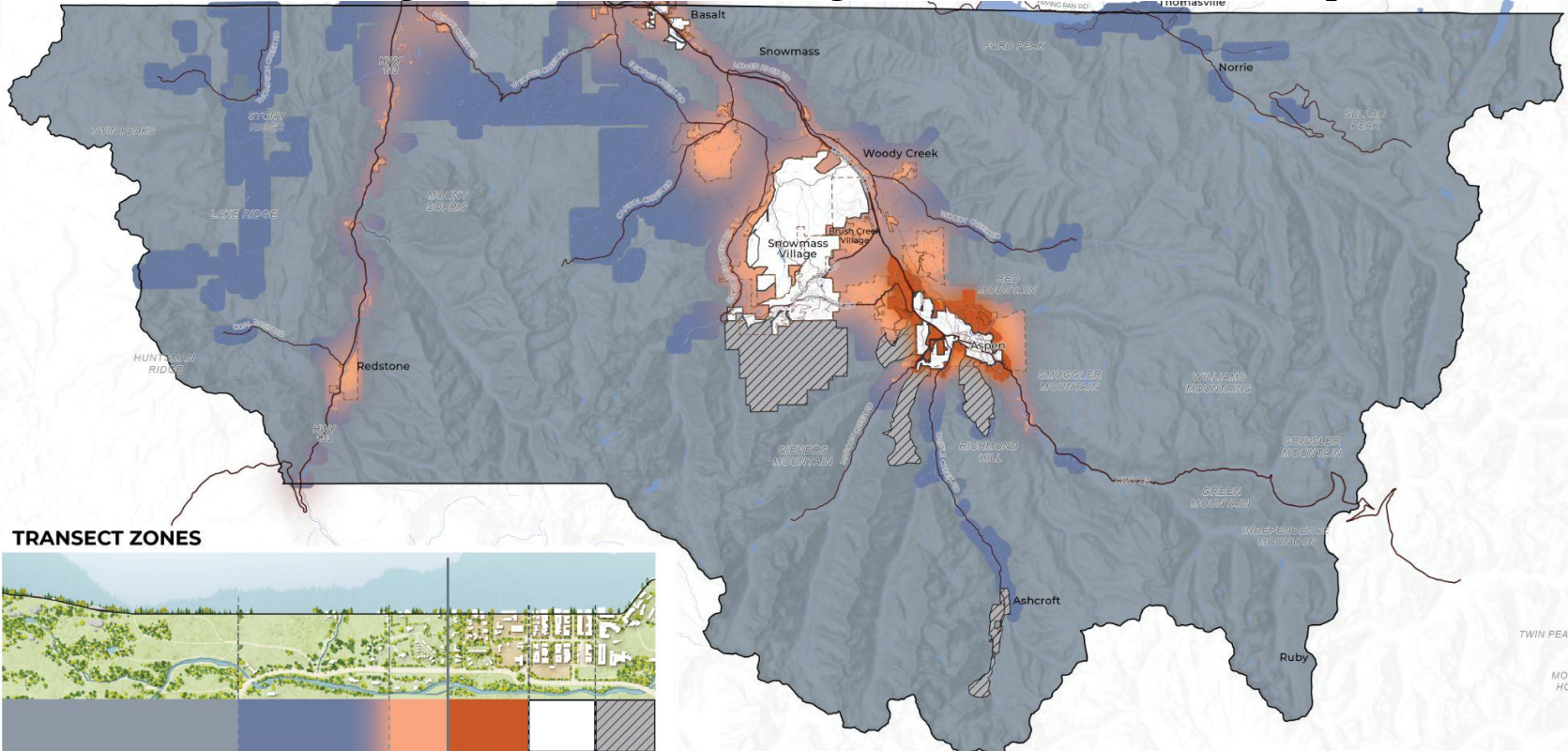


Urban areas are centers of more dense development and include a mix of residential, commercial, and civic uses, supported by municipal infrastructure and services. These areas include incorporated municipalities.

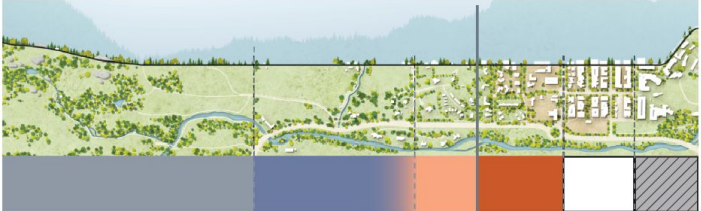


Resort Recreation areas are designed for seasonal and year-round tourism, anchored by recreational amenities like ski areas and trails. These areas include a mix of open lands, lodging, ski lifts, infrastructure and on-mountain service buildings, commercial, and residential uses.

Pitkin County Community Transect Map



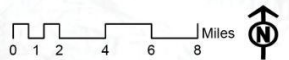
TRANSECT ZONES



REMOTE RURAL SEMI RURAL SEMI URBAN URBAN RESORT REC

MORE RURAL MORE URBAN

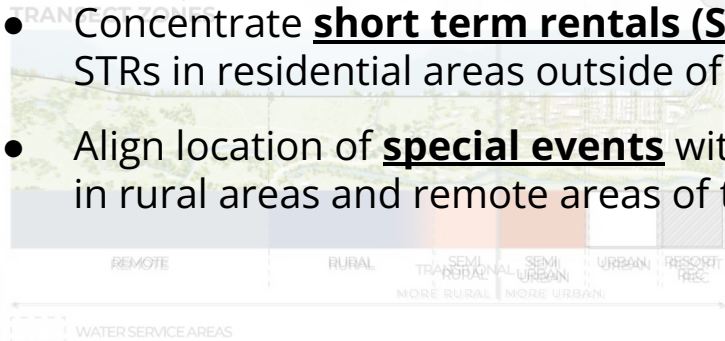
WATER SERVICE AREAS



Pitkin County, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA

Key Takeaways

- Prioritize density of community housing of all types **within the UBGs**, especially for multi-family units above 10 units.
- Support for community housing in semi-rural areas **outside the UBGs**, but where infrastructure (water, transportation, utility) is sufficient and up to 10 units or fewer.
- **Small single-family homes and caretaker dwelling units** are the most supported type of community housing across all areas, but with particular emphasis on semi-rural, semi-urban, and urban locations.
- Concentrate **short term rentals (STRs)** in urban and resort core areas and limit STRs in residential areas outside of the UBGs.
- Align location of **special events** with infrastructure capacity; restrict special events in rural areas and remote areas of the County.





Summer/Fall 2025 Community Engagement

PITKIN COUNTY VISION 2050

Vision 2050 will implement bold climate action while balancing our economy, preserving our rural and wild lands, and supporting an equitable and affordable community.

Pitkin County is updating its Comprehensive Plan to align its policies with the Vision 2050 project's four core guiding values which will set a community vision and path ahead for the next 25 years.

What is Vision 2050?

COMPREHENSIVE PLAN + **LAND USE CODES** + **BUILDING & ENERGY CODES**

The Comprehensive Plan's policies address future growth and other community needs over the next 25 years. Updates to the plan will reflect our community values.

Land Use Code updates will modernize the planning and zoning codes to ensure that future development is consistent with and ensures our nearby of life, community values.

Building and Energy Code updates will set development standards to reduce emissions and help meet the County's climate action goals.

Why is my feedback important?

Your comments will inform the County's planning process, helping the County on development and budget issues.

Your feedback will help the County prioritize the Comprehensive Plan goals for future implementation.

Your input will also help inform updates to the Land Use, Building, and Energy Codes. Work on these projects will begin after the adoption of the Comprehensive Plan.

Learn more and take the survey: [\[Link\]](#)

DEVELOPMENT TYPES

INSTRUCTIONS UTILIZE THE STICKY DOTS

- GREEN STICKER DOTS INDICATE A TYPE OF DEVELOPMENT YOU WOULD ENCOURAGE IN THE FUTURE.
- YELLOW STICKER DOTS INDICATE A TYPE OF DEVELOPMENT YOU WOULD CONSIDER MORE REGULAR IN THE FUTURE.
- RED STICKER DOTS INDICATE A TYPE OF DEVELOPMENT YOU WOULD NOT ENCOURAGE IN THE FUTURE.

 SMALL SINGLE-FAMILY	 LARGE SINGLE-FAMILY	 DUPLEX	 TRIPLEX / QUADPLEX
 CARET / RETIRING UNITS	 SMALL MULTI-FAMILY (HD UNITS)	 LARGE MULTI-FAMILY (HD UNITS)	Other Considerations [Sticky notes]

THOUGHTS? QUESTIONS? COMMENTS?

PROTECTING Historical Place
[Sticky notes]

Housing
[Sticky notes]

COMMUNITY
[Sticky notes]

CHILD CARE!
[Sticky notes]

DELAY IN IMPLEMENTATION
[Sticky notes]

NO FOR PROPOSED HOUSING
[Sticky notes]

REGIONAL APPROACH

POLICY AREAS

03 **Regional Climate**
Identifies opportunities and partnerships that connect local climate action work to climate action efforts across our region.

04 **Air Quality**
[Text partially obscured]

Summer/Fall 2025 Community Engagement

Engagement Activities and Events



Pop-ups - 3



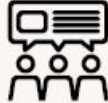
8/27/25 - Pitkin County Offices
 9/13/25 - Aspen Farmer's Market
 11/7/25 - Carbondale 1st Friday

Flyering | Materials Distribution

Summer / Fall 2025: 145 locations



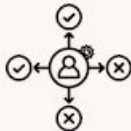
Aspen
 Snowmass Village
 Old Snowmass
 Woody Creek
 Basalt
 Willits
 Redstone



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

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

Newsletters - 4



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

StoryMap Views



Total Visits : 1,098

Press Releases - 2



7/29/25
 4/28/25

Newspaper Ads - 20+



Weekly Ads:

- Each Workgroup
- Open Houses
- Pop-ups

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

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

Pitkin County Comprehensive Plan Draft 01.29.26



Compiled feedback based on input from

- *October Open Houses*
- *Caucus meetings*
- *Community survey results*
- *General public input*
- *Pitkin County Department staff review*
- *Planning Commissioner input @ (5) P&Z Worksessions*

**1/29/26 Plan Draft referred in advance of
March 3 Planning Commission public hearing**



Comprehensive Plan Policy Overview

Existing & New Policies

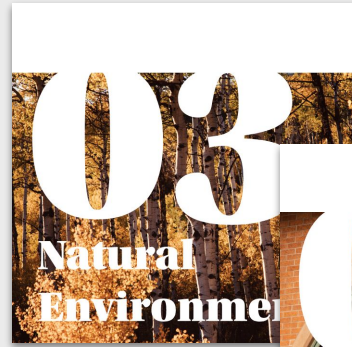
Existing Policies Carried Forward

	Bold Climate Action	Balanced Economy	Rural Preservation	Equity & Affordability
FOUNDATIONAL / CONTINUED POLICY				
Land use as reflection of community values	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Environmental Stewardship</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Logical Extension of utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Support transportation programs, modes and land use patterns that minimize traffic congestion, promote safety and reduce vehicle emissions</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Support existing alpine & nordic ski areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Preserve rural character</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Preserve & protect water resources</u> , adequate provision for water needs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Manage Growth</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Preserve Agricultural Lands	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>TDRs as a tool for rural preservation</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hazard Avoidance & Mitigation (wildlife, habitat, geologic, wildfire)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Community Housing in UGBs</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Preservation of existing housing stock</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ensure Development share the burden of community impacts	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

New Policies by Chapter

The new policies are primarily based on *CGAC Recommendations Report (2023)*, alignment with community plans, county-wide recommendations from *Caucus Master Plans*, ongoing input from the *Workgroup*, *Intensity Study findings*, state requirements, best practices, and confirmed through the extensive community engagement.

P&Z has worked with staff through regular worksessions to refine the policies in the final Plan Draft.





03

Natural Environment

CHAPTER 3 | NATURAL ENVIRONMENT

- 01 Natural Resources & Biodiversity
- 02 Water Quality/Quantity
- 03 Agricultural Lands
- 04 Air Quality
- 05 Scenic Quality
- 06 Public Lands & Open Space
- 07 Recreation & Tourism
- 08 Environmental Hazard

CH 03 Natural Environment

BROAD COMMUNITY DIRECTION

- ***Preserve and Protect our Natural Environment***
- ***Deploy County Regulations and Programs to Support our Natural Environment***
- ***Mitigate Human Impacts to our Natural Environment***
- ***Broad Partnerships for Broad Environmental Protections***
- ***Recognize Caucus Master Plan Input for the Natural Environment & Hazard***

CH 03 Natural Environment

NEW POLICY DIRECTION INCLUDES:

- *Furthering our community commitment to wildlife preservation including migration & movement corridors*
- *Increasing water adequacy requirements and water conservation for new and existing development*
- *Improving the policy language regarding development's impact to scenic views*
- *Reinforcing our commitment for public land protections*
- *Supporting coordinated resiliency planning efforts, including wildfire*

04

Built Environment

CHAPTER 4 | BUILT ENVIRONMENT

01 Climate Action in the Built Environment

02 Land Use

- Land Use Patterns
- Development Standards
- Site Constraints

03 Community Housing

04 Buildings

05 Transportation & Mobility

06 Waste Management

07 Resilient Infrastructure

08 Utilities

09 Cultural & Historic Resources

CH 04 Built Environment

BROAD COMMUNITY DIRECTION

- *Reduce intensity related to large residential development in rural areas*
- *Stand strong on environmental protections and rural preservation*
- *Prioritize community housing development that meets our community values*
- *Strengthen the Land Use and Building Codes*

CH 04 Built Environment

NEW POLICY DIRECTION INCLUDES:

Creation of development standards to achieve:

- Climate action goals including:
 - support for net zero energy in residential development
 - electrification
 - lowering energy consumption
 - creating resilient renewable energy infrastructure
 - reducing house size

- Managing and mitigating the intensity of large homes in rural areas of the county, including:
 - supporting the reduction in maximum house size
 - providing incentives for small homes
 - managing intensity of large homes
 - limiting exemptions from growth management
 - minimizing intensity impacts across climate, economic and transportation sectors
 - reconfiguring the TDR program to reduce floor area.

CH 04 Built Environment

NEW POLICY DIRECTION INCLUDES:

- Utilizing incentives in the Land Use and Building Code to support the types of development that are in alignment with community values such as: small homes, high performing buildings and preservation of rural character; and
- Developing strategies to house our community through incentivizing:
 - Caretaker Dwelling Units (CDUs),
 - Continuing to prioritize community housing within existing Urban Growth Boundaries (UGBs), while allowing community housing outside of the Urban Growth Boundaries (UGBs) in limited circumstances when there is sufficient infrastructure.
- Reaffirming the role of Caucuses including the function of their Caucus Master Plans and their relationship to the county-wide Comprehensive Plan.

CH 04 Built Environment

POLICY 02.1.5

Function of Caucus Master Plans and Comprehensive Plan

The Pitkin County Comprehensive Plan provides the overall framework and direction for planning in Pitkin County in alignment with the countywide values to implement bold climate action while balancing the economy, preserving rural and wild lands and supporting an equitable and affordable community. The Caucus Master Plans provide detailed and specific recommendations for their geographic areas. Any action committing land to development or a change in land use shall be reviewed for consistency with the Pitkin County Comprehensive Plan and applicable Caucus Master Plan. Where there is any conflict between the Pitkin County Comprehensive Plan and a Caucus Master Plan, the Pitkin County Comprehensive Plan takes priority.

(p.100, Pitkin County Comprehensive Plan Draft, 1/29/26)



05

Community & Economic Health

CHAPTER 5 | COMMUNITY & ECONOMIC HEALTH

- [01](#) Healthy Community
- [02](#) Healthy Economy
- [03](#) Lifelong Services
- [04](#) Local Food
- [05](#) Public Safety & Emergency Response
- [06](#) Hazard Mitigation

CH 05 Community/Economic Health

BROAD COMMUNITY DIRECTION

- *Commitment to Engage the Workforce*
- *Prioritize Mental and Physical Health*
- *Critical Community Services*
- *Support our Next Generation*

CH 05 Community/Economic Health

NEW POLICY DIRECTION INCLUDES:

- Supporting all aspects of personal health including physical, social, mental, behavioral.
- Providing services for all phases of life.
- Supporting Pitkin County's workforce through economic and job diversification.
- Acknowledging and supporting critical community services and those who perform them.
- Providing local food security.
- Supporting emergency management and other core County operations.
- Seeking implementation of the County's hazard mitigation plans.



06

Regional Approach

CHAPTER 6 | REGIONAL APPROACH

01 Regional Transportation

02 Regional Climate

03 Watershed-Wide Environmental
Protections

04 Strategic Partnerships

CH 06 Regional Approach

BROAD COMMUNITY DIRECTION

- *Regional Coordination around Priorities of Housing and Transportation*
- *Preserve and Protect Regional Environmental Systems*
- *Quality of Life is a Regional Concern*
- *Up Valley Decisions have Down Valley Consequences for our Workforce*

CH 06 Regional Approach

NEW POLICY DIRECTION INCLUDES:

- Regional transportation, including a call to action for regional planning
- Climate action efforts across the region
- Strategic partnerships across municipalities and adjacent counties
- Watershed protections

Community Housing Direction

"The growth we do want as a community, that meets our community values, is more affordable and middle [income] housing. We want to grow the community that will participate in our community and create policies and a land use code that creates an environment to ensure we maintain the fabric of our community..." (CGAC Final Report, 2023 p.67).

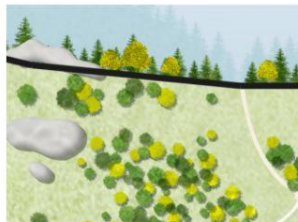
The CGAC report identified location criteria which was shared out to the broader community through a public engagement process in the fall of 2025 with particular emphasis on water availability, hazard avoidance, transportation and building scale.



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.

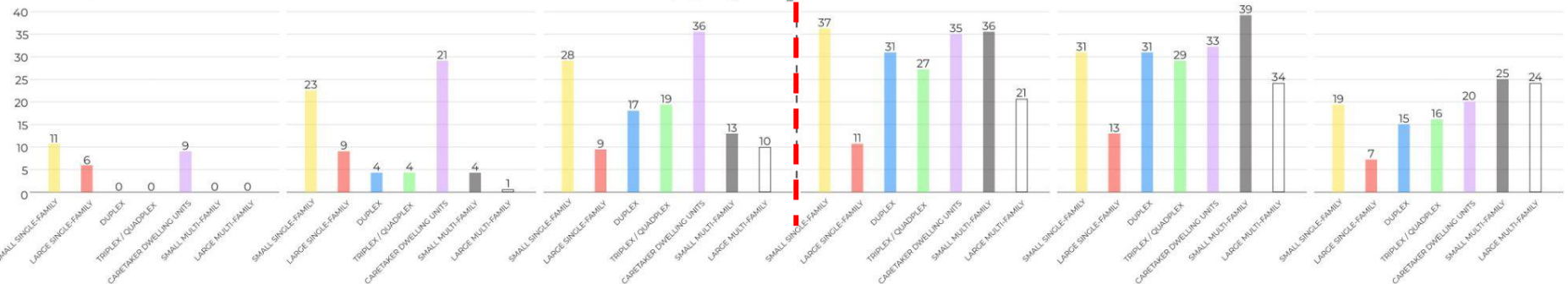


RESORT REC

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.

URBAN GROWTH BOUNDARY

EXCLUDED UNITS



HOUSING TYPOLOGY KEY



Community Housing Direction

- Community housing within the UGBs is still the priority, however the CGAC recommendations in conjunction with public input, merit new policy direction to allow for community housing beyond the UGBs in order to support attainable and available community housing in balance with our longstanding values for preservation of rural character, the natural environment and water conservation.
 - *Ch 4 Built Environment, 03 Community Housing, Policy 03.14*

- Broad community support for small single family and caretaker dwelling units as the most appropriate type and scale of housing to accommodate housing need in balance with community character, values and goals.
 - *Ch 4 Built Environment, 03 Community Housing, Policy 03.8*

COMMUNITY HOUSING: Community Housing refers to 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

CH 04 Built Environment

POLICY 03.14

Community Housing Location with Consideration for Urban Growth Boundaries (UGBs)

- a. Community Housing within Urban Growth Boundaries:
 - Prioritize adding density to existing development and opportunities for new development to increase the supply of community housing within established Urban Growth Boundaries, because transit, services, job-centers, and infrastructure are generally established within UGBs.
- b. Community Housing outside of Urban Growth Boundaries:
 - Enable added density to existing development and opportunities for new development to increase the supply of community housing outside of established Urban Growth Boundaries, under the following criteria:
 - i. Adjacent to or within an existing community water system or municipal water district service area with an available and reliable water supply and capacity to serve additional units;
 - ii. Close proximity to transit stops and along major transportation corridors;
 - iii. In locations that avoid the presence of natural hazards and wildlife habitat; and
 - iv. Of a site-appropriate density and scale including typologies such as small single-family, small-scale attached units, or clustered development of up to 10 dwelling units.
 - New high density development is not appropriate in rural areas of Pitkin County where there is an insufficient level of infrastructure or absence of services to support such development.

CH 04 Built Environment

POLICY 03.18

Leverage the Caretaker Dwelling Units to Support Community Housing:

Leverage the Caretaker Dwelling Units (CDUs) to Support Community Housing:

- a. Enforce use and occupancy of existing CDUs for community housing and require and enforce deed restriction of new units for use and occupancy.*
- b. Promote the creation and utilization of new deed restricted CDUs throughout Pitkin County by streamlining the land use and permit process and removing barriers to creating new CDUs.*
- c. Require sufficient availability of a legal and physical water supply as a standard for the development of CDUs.*
- d. Implement a land use code standard allowing CDUs to contain up to 1,500 square feet of floor area*

(p.107, Pitkin County Comprehensive Plan Draft, 1/29/26)

Implementation Matrix

The implementation matrix is an actionable roadmap that prioritizes actions in order to detail out how the policy direction can be achieved.

- **Code Updates**
- **County Plans**
- **Programs & Policies**
- **Partner Agencies Coordination**

The community values are identified with each action:



BOLD CLIMATE ACTION



RURAL PRESERVATION










BALANCED ECONOMY



EQUITY & AFFORDABILITY

Implementation Matrix snapshot

organized by chapter

PRIORITY	ACTION	LEAD PARTY	VALUES
01 Natural Resources and Biodiversity			
HIGH	Programs & Policies - Map and monitor areas identified as high conservation and restoration values that the most impactful for wildlife habitat, migration, and movement as identified in the Roaring Fork Watershed Biodiversity Study.	Pitkin County Community Development and GIS	
HIGH	Partner Agencies - Support the work of Roaring Fork Safe Passages to reconnect wildlife movement corridors and mitigate wildlife vehicle collisions in the Roaring Fork Valley.	Roaring Fork Safe Passages	
ONGOING	Programs & Policies - Require new fences and any updates to existing fences meet the wildlife-friendly fencing standards as identified by Colorado Parks & Wildlife.	Pitkin County Community Development	
ONGOING	Programs & Policies - Monitor the presence of noxious weeds throughout the County on County managed properties.	Pitkin County Open Space & Trails	
02 Water Quality & Quantity			
HIGH	Code Updates - Increase water adequacy requirements for new development and redevelopment that require the availability of water consider minimum year supply, demonstration of water adequacy, and water conservation.	Pitkin County Community Development	HIGH
HIGH	Code Updates - Update the water adequacy requirements for groundwater wells, including requirements for well pump tests and well meters.	Pitkin County Community Development	
HIGH	Code Updates - Establish standards to regulate ponds in an effort to support the functional agricultural use of ponds and limit non-functional amenity uses of ponds.	Pitkin County Community Development	
HIGH	Code Updates - Establish a permitting process to limit high-water outdoor amenity consumptive uses, inclusive of water features, pools, and spas with consideration of opportunities for water recycling.	Pitkin County Community Development	

CGAC Recommendations & Caucus Themes Policy Dashboard

Indicates how each of the CGAC recommendations and Caucus Master Plans are reflected in the Comprehensive Plan

- *Identifies the CGAC Recommendations and Caucus themes across key areas*
- *Confirms Vision 2050 values achieved*
- *Documents the policy support and implementation priority within the Comprehensive Plan.*
- *Priority level for recommendations are noted as “HIGH” or “ONGOING”*

CGAC Recommendations & Caucus Themes Policy Summary

CGAC Recommendation (<u>Final Report</u>)	Vision 2050 Values Achieved				Implementation Priority
<p><i>The following recommendations are directly informed by the 2023 Community Growth Advisory Committee Table of Recommendations & Outcomes</i></p>	Bold Climate Action	Balanced Economy	Rural Preservation	Equity & Affordability	<p><i>Identifies the priority level assigned to the associated action in the Implementation Matrix.</i></p>
	Floor Area Ratio (FAR) and Allowable Floor Area	X		X	
Square Footage Cap	X	X	X	X	HIGH
Tiering System	X	X	X	X	HIGH
Performance Standards	X				HIGH
Development Standards	X				HIGH
GMQS		X	X	X	HIGH
Square Footage Quota System	X		X	X	HIGH
TDRs			X	X	HIGH
Zoning Overlay/Rural Area		X	X	X	ONGOING
Administrative Policies	X	X	X	X	HIGH
Affordable Housing Policies	X	X	X	X	HIGH
Mitigation/Impact Fees	X	X		X	ONGOING
Redevelopment	X	X	X	X	HIGH

CGAC Recommendations & Caucus Themes Policy Summary

Caucus Master Plan Recommendations (Adopted Master Plans)	Vision 2050 Values Achieved				Implementation Priority
<p><i>The following recommendations are consistently supported across many of the Caucus Master Plans and have been identified as important policy issues to elevate to Countywide policies in the Comprehensive Plan.</i></p>	Bold Climate Action	Balanced Economy	Rural Preservation	Equity & Affordability	<p><i>Identifies the priority level assigned to the associated action in the Implementation Matrix.</i></p>
Environmental Stewardship	x		x		HIGH
Preserve & Perpetuate Wildlife, Wildlife Habitat and Biodiversity	x	x	x		HIGH
Preserve & Protect Water Resources, Water Conservation & Efficiency	x		x		HIGH
Preserve Agricultural Lands, Incentivize agricultural production			x		HIGH
Preserve Air Quality	x		x		HIGH
Protect Scenic Quality			x		HIGH
Support Public Lands & Open Space		x	x		HIGH
Manage Recreation		x	x		HIGH
Hazard Avoidance & Mitigation (wildlife, habitat, geologic, wildfire)	x		x		ONGOING
Resiliency Planning	x	x	x	x	HIGH



Next Steps

Roles & Responsibilities

Community At-Large

- Provide feedback to inform the project team at key milestones (draft Comp Plan)

Vision 2050 Workgroup



- Support community outreach for draft Comp Plan
- Continue to serve as representatives of differing community perspectives
- Represent values and goals developed by the CGAC
- Share outreach platforms

Planning & Zoning Commission

- Review, provide feedback and direction to staff on the draft Comp Plan
- Review and adopt Comprehensive Plan
- Act as the formal recommending body to the BOCC on Land Use Code

Board of County Commissioners

- Approve the Comprehensive Plan following P&Z adoption
- Review and adopt Building and Energy Code amendments and Land Use Code amendments through the formal public hearing process

Anticipated Project Schedule + Next Steps

January-February 2026:

- Plan referral out to Caucuses, municipalities, adjacent Counties, land managers.
- Public Comments to vision2050@pitkincounty.com (Written comments received by Feb 23, 2026 will be in March 3 P&Z packet)

February-March 2026:

- P&Z Public Hearing process
 - Public Hearings: 3/3, 3/10, 3/17
- BOCC Approval following P&Z Adoption
 - Work Session: 2/10
 - Regular Meeting for Approval: 5/13 (tentative)

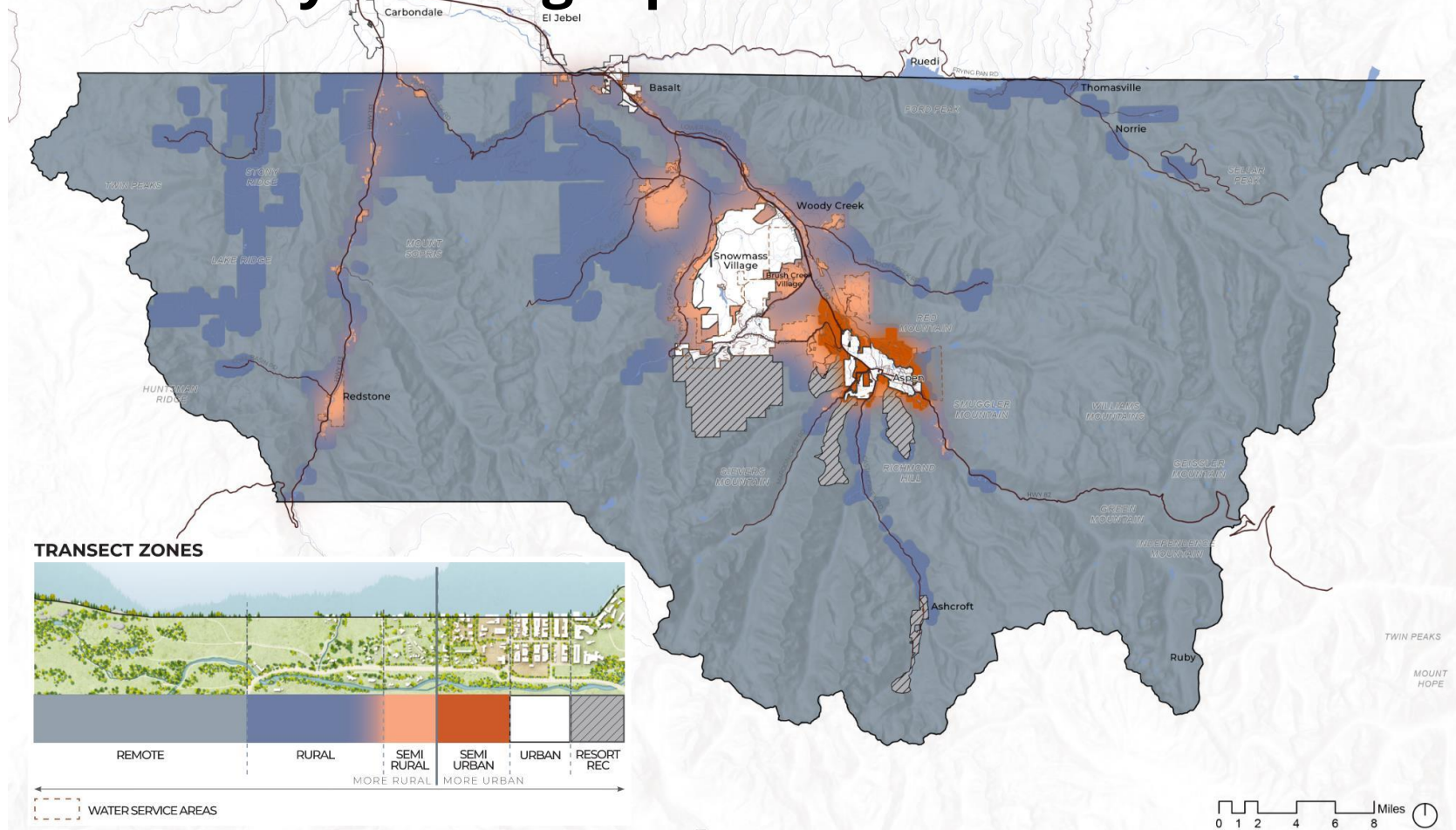
Spring 2026:

- Initiate Land Use Code update process.
- Topical Workgroup meetings to review key areas for code updates.

Thank You!



Community Housing Inputs



**Bold Climate
Action****Balanced
Economy****Rural
Preservation****Equity &
Affordability****FOUNDATIONAL / CONTINUED POLICY**

Land use as reflection of community values



Environmental Stewardship



Logical Extension of utilities



Support transportation programs, modes and land use patterns that minimize traffic congestion, promote safety and reduce vehicle emissions



Support existing alpine & nordic ski areas



Preserve rural character



Preserve & protect water resources, adequate provision for water needs



Manage Growth



Preserve Agricultural Lands



TDRs as a tool for rural preservation



Hazard Avoidance & Mitigation (wildlife, habitat, geologic, wildfire)



Community Housing in UGBs



Preservation of existing housing stock



Ensure Development share the burden of community impacts



**Bold Climate
Action****Balanced
Economy****Rural
Preservation****Equity &
Affordability****NEW IN COMP PLAN (EXISTING COUNTY POLICY)**

Multi-modal transportation & connectivity



Electrification of transportation systems



Manage recreational activity



Healthy Community



Healthy Rivers



Lifelong Services



Access to Housing



Hazard / Resiliency Planning



Economic Resiliency



Economic Diversification



Strategic Regional Partnerships



Climate Action Goals



INTENSITY MANAGEMENT STRATEGIES

Implement Standards & Incentives

Residential Net Zero	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrification	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reduce Energy Consumption	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Embodied Carbon	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Resilient Infrastructure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intensity Reduction in Rural Areas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water conservation & efficiency, increase water adequacy standards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Manage intensity of large homes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Reduce Maximum Floor Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Incentivize Small Homes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Increase Development Standards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TDRs as a tool to incentivize reduction in future developable floor	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Reduce transportation intensity from service and O&M trips	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Incentivize agricultural production and producers	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Watershed protection, resiliency planning, wildfire education and planning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Allow density outside of UGB for Community Housing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Incentivize CDU/EDUs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Extension of Utilities to Support Community Housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Siting of Renewables	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Title

Subtitle

Text

Text:

- Text.