

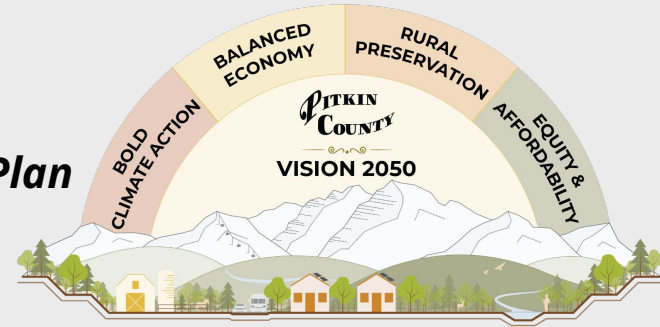


Pitkin County Comprehensive Plan Update

**Planning Commission
Public Hearing
March 17, 2026**

Meeting Agenda

- **Pitkin County Comprehensive Plan Process**
 - ◆ CGAC, Process, Engagement
- **Staff Response to Public Comment to Date**
 - ◆ Recap public comments & P&Z discussions 3/3, 3/10
 - ◆ Staff recommended policy edits
- **Public Comment**
- **P&Z Direction to Staff**
- **P&Z Action to Adopt Pitkin County Comprehensive Plan**



Basics of a Comprehensive Plan

WHAT? The Pitkin County Comprehensive Plan is an **overarching & forward-looking community planning document that provides a policy foundation** to guide Pitkin County policy direction and subsequent decision-making. This plan **establishes a vision for Pitkin County** for our community to navigate its future in alignment with our core community values.

WHY? 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.

HOW? Foundational approach **grounded in the Community Growth Advisory Recommendations (CGAC) Report, using a data-informed process, robust community engagement.**

WHO? Per CRS 30-28-106, it is the **duty of the Planning Commission to make and adopt** the Pitkin County Comprehensive Plan as the statutory master plan for unincorporated Pitkin County, **subject to the approval of the Board of County Commissioners.**

Basics of a Comprehensive Plan

A Comprehensive Plan is...	A Comprehensive Plan <i>is not</i>...
A reflection of the community's vision and goals	Zoning
A strategic guidebook to help guide countywide policy decisions and priorities	A set of land use code standards
A long-range tool for planning, legislation, financing, and action	Specific regulations, requirements or ordinances
Required by State Statute	Detailed budget document

Table of Contents Pitkin County Comprehensive Plan

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Community & Economic Health
Goal, Broad Community Direction, Policies

06

Regional Approach
Goal, Broad Community Direction, Policies

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Implementation Matrix
Supplementary Reports

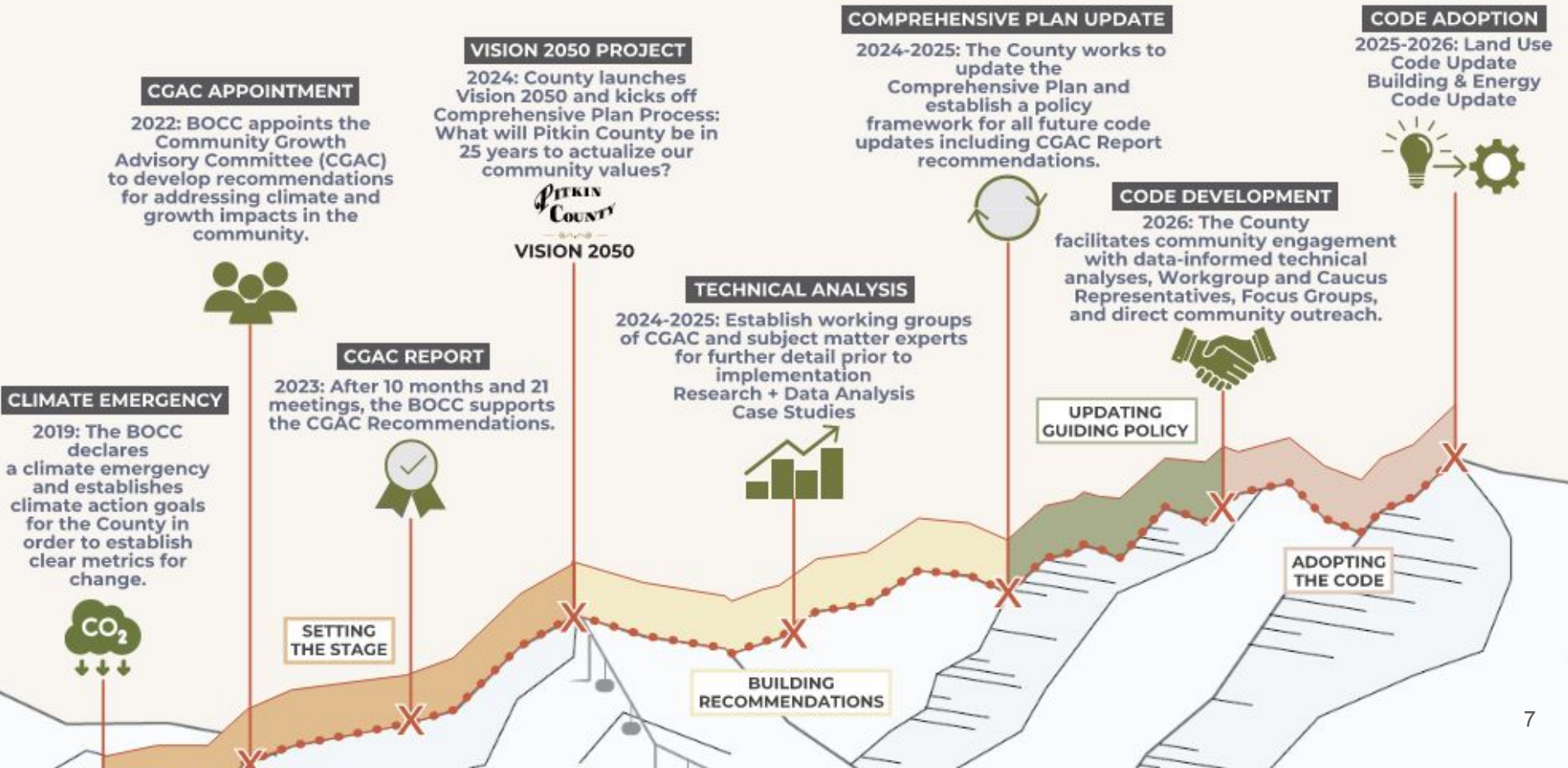
4 Policy Chapters, including:
27 Policy Sections
256 Policy Statements

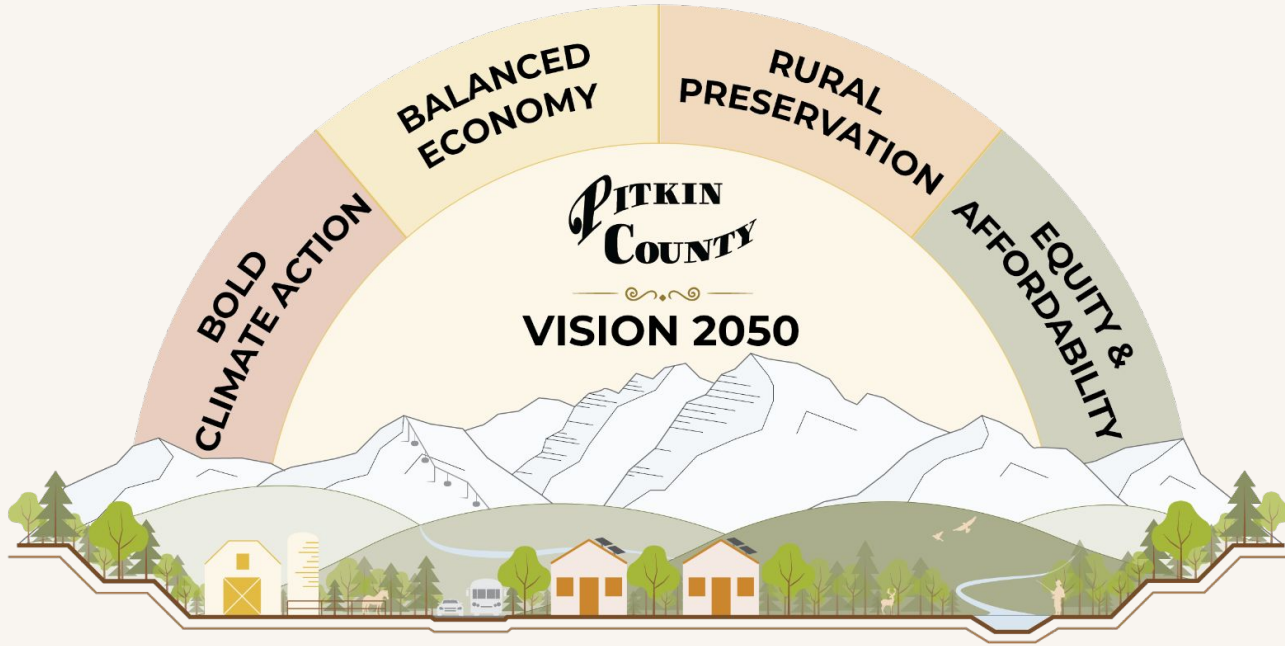


Pitkin County Comprehensive Plan Update Process

→ CGAC, Process,
Engagement

PATH TO PITKIN COUNTY VISION 2050





Pitkin County Vision 2050

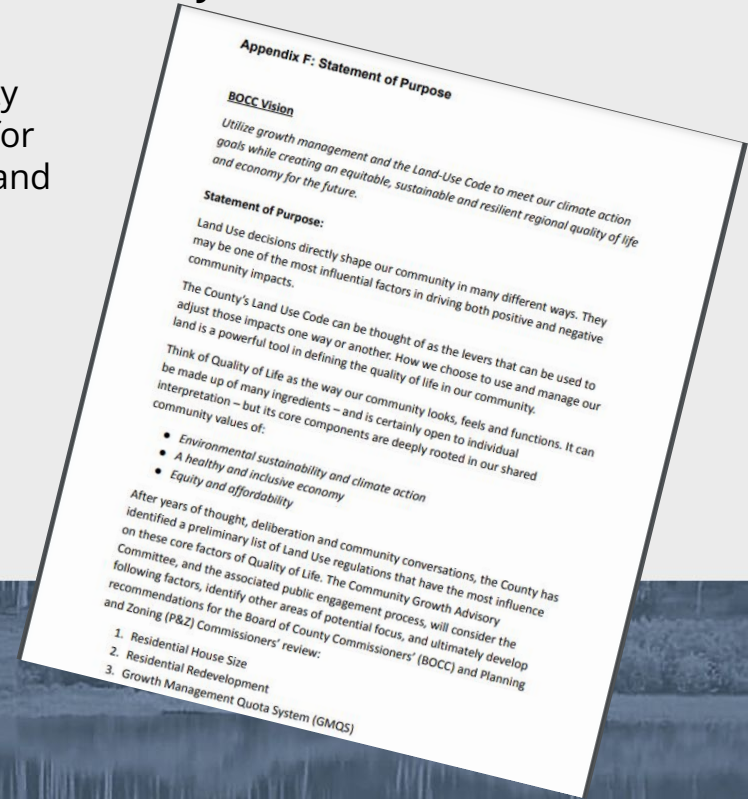
Implement bold climate action while balancing our economy, preserving our rural and wild lands, and supporting an equitable and affordable community.

Community Growth Advisory Overview

Community Growth Advisory Committee (CGAC) established in July 2022 to develop recommendations for **managing the impacts of growth and development** to align our **community values** and **climate action goals**.

The purpose of the Committee was to engage differing community perspectives on growth and development to **find compromises** for the community that meet the vision and stated goals for limiting and mitigating the impacts of growth.

- 26 community members
- 21 public meetings over the course of 10 months.
- Zero attrition
- Recommendations approved on May 17, 2023, with unanimous support from all 26 members.



Floor Area Ratio

- Establish a floor area ratio (FAR) based on net parcel size to determine the allowable floor area on a per parcel basis
- Applied to all zone districts where not yet established to reduce gross square footage in the County
- Square footage cap is 9,250 sq ft in the UGB and 8,750 everywhere else (unless the caucus designates smaller)

GMQS

- Square footage is removed from GMQS to simplify it and return the system to its original intent of pacing the growth of subdivision

SQ FT QUOTA SYSTEM

- Exempt square footage remains at 5,750
- Create new subgrade floor area bonus of up to 1,000 sq ft in the UGB that requires TDRs and special review
- All new development and redevelopment over 5,750 is subject to an annual square footage allotment for pacing
- Competition and scoring is replaced with special review required to wait in line for quota allocation

TDRs

- Remain as a tool to add square footage above 5,750 (in lieu of Sq Ft Quota System)
- Rural and remote TDR value reduced from 2,500 sq ft to 2,000 sq ft, delivered in 500 sq ft allotments
- Sending sites for TDRs remain largely as they are today to prioritize preservation of rural and remote lands
- Landing sites are determined by overlay zones and require special review

TIER SYSTEM

- Establish a strong baseline of new performance and development standards
- Requirements get more stringent as house size increases
- Smaller homes are incentivized via streamlined review with tiered requirements as impacts increase

Technical Analysis of CGAC Recommendations

The findings in the following studies evaluate the assumptions made by the Community Growth Advisory Committee (CGAC) Final Report:

- Large homes have an outsized impact on unincorporated Pitkin County
- Growth is no longer defined simply as density, but also as intensity and activity.
- 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.

CGAC Final Recommendation Report (2023)

APPENDIX J: ADDITIONAL AFFORDABLE HOUSING RECOMMENDATIONS

At the April 26th CGAC committee, there was considerable interest in having a Housing Working Group meeting to further develop possible recommendations related to Affordable Housing Policies to be considered in the Table of Recommendations.

Objective:

Much of the Committee's work has focused on minimizing the growth, and its impacts, that do not reflect our community values. **The growth we do want as a community, that meets our community values, is more affordable and middle 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 and this "Middle Economy." In addition to the recommendations below, the group strongly believes Pitkin County needs to not continue "problem identification" of housing, but rather be solution oriented and take action to address the housing needs of the community by all means necessary.

What is the Problem We Are Solving For?

Why: The Challenge

- **Housing crisis is complex** (*won't be fixed unilaterally*)
- **Growth/intensity pressures** (*"doing nothing is not an option"*)
- **Current code is restrictive** (*opportunities for positive growth/intensity*)

What: The Opportunities

- **Enabling/limiting factors** (*values, infrastructure & services*)
- **Location characteristics** (*align values & land use*)
- **Type of use** (*align location & scope/scale*)

How: The Process

- **Values-driven** (*CGAC & Caucus plans*)
- **Draft Pitkin County Comprehensive Plan** (*high-level policy guidance*)
- **Implementation Plan** (*short/mid/long-term*)
- **Code updates** (*land use, building, energy code*)

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

ASPEN

RESIDENTIAL DEVELOPMENT TYPES

INSTRUCTIONS: UTILIZE THE STICKY DOTS TO INDICATE THE RESIDENTIAL DEVELOPMENT TYPES MOST APPROPRIATE FOR UNINCORPORATED PITKIN COUNTY.

- GREEN STICKER DOTS INDICATE A TYPE OF DEVELOPMENT YOU WOULD LIKE TO SEE ENCOURAGED IN THE FUTURE.
- YELLOW STICKER DOTS INDICATE A TYPE OF DEVELOPMENT THAT YOU WOULD LIKE TO SEE MORE REGULATED IN THE FUTURE.
- RED STICKER DOTS INDICATE A TYPE OF DEVELOPMENT THAT YOU WOULD LIKE TO SEE LESS OF IN THE FUTURE.



BASALT

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CARBONDALE

DEVELOPMENT TYPES

INSTRUCTIONS: UTILIZE THE STICKY DOTS TO INDICATE THE RESIDENTIAL DEVELOPMENT TYPES MOST APPROPRIATE FOR UNINCORPORATED PITKIN COUNTY.

- GREEN STICKER DOTS INDICATE A TYPE OF DEVELOPMENT YOU WOULD LIKE TO SEE ENCOURAGED IN THE FUTURE.
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TOSV

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COMMUNITY OPEN HOUSES SNAPSHOT

- ➔ Support for **more small single-family homes**
- ➔ General feedback to see **fewer large single-family homes**
- ➔ Support for **more caretaker dwelling units**
- ➔ Very limited/no support for **large multi-family (greater than 10 units)**

ASPEN

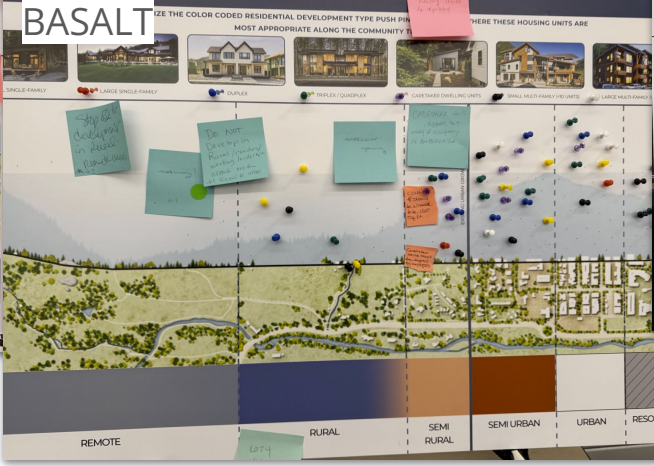
COMMUNITY TRANSECT + RESIDENTIAL DEVELOPMENT TYPE

INSTRUCTIONS: UTILIZE THE COLOR CODED RESIDENTIAL DEVELOPMENT TYPE PUSH PINS TO INDICATE WHERE THESE HOUSING UNITS ARE MOST APPROPRIATE ALONG THE COMMUNITY TRANSECT.



BASALT

COMMUNITY TRANSECT + RESIDENTIAL DEVELOPMENT TYPE



CARBONDALE

COMMUNITY TRANSECT + RESIDENTIAL DEVELOPMENT TYPE

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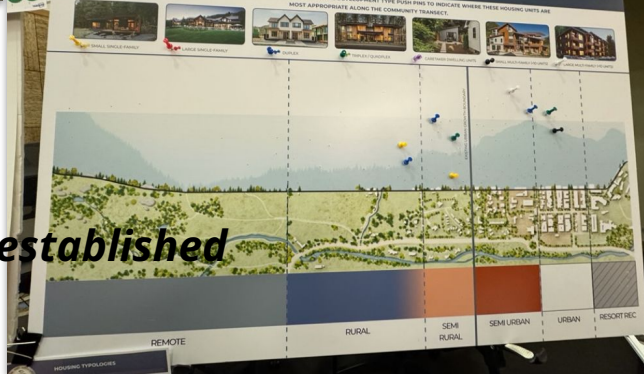
COMMUNITY OPEN HOUSES SNAPSHOT

- ➔ General input to **limit all development in REMOTE**
- ➔ Feedback to see **very limited development in RURAL**
- ➔ Support the **majority of residential development within established UGBs**
- ➔ General feedback to **allow some small multi-family (up to 10 units or smaller) in semi-rural areas**

TOSV

COMMUNITY TRANSECT + RESIDENTIAL DEVELOPMENT TYPES

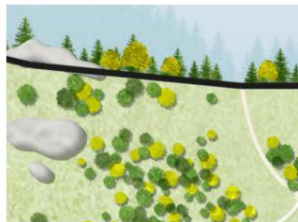
INSTRUCTIONS: UTILIZE THE COLOR CODED RESIDENTIAL DEVELOPMENT TYPE PUSH PINS TO INDICATE WHERE THESE HOUSING UNITS ARE MOST APPROPRIATE ALONG THE COMMUNITY TRANSECT.



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.

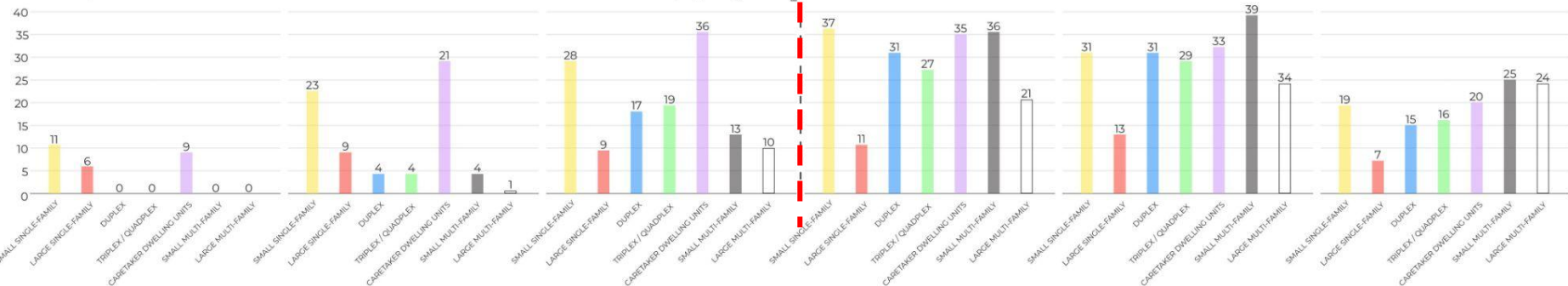


RESORT REC

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 UPGRADES

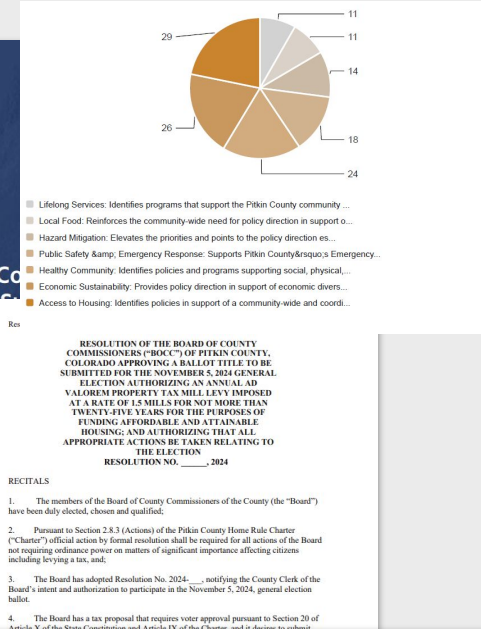


HOUSING TYPOLOGY KEY

SMALL SINGLE-FAMILY	LARGE SINGLE-FAMILY	DUPLEX	TRIPLEX / QUADPLEX	CARETAKER DWELLING UNITS	SMALL MULTI-FAMILY (<10 UNITS)	LARGE MULTI-FAMILY (>10 UNITS)

Community Housing as Community Value

- ➔ 2023 Pitkin County Public Satisfaction Survey top priorities:
 - ◆ Affordable Housing
 - ◆ Managing Growth
- ➔ 2024 mill levy dedicated to affordable and attainable housing
 - ◆ Voters passed with nearly 60% approval
- ➔ 2025 Vision 2050 Community Survey
 - ◆ Access to housing identified as top priority



Pitkin County Ballot Issue 1A

Yes — 59.99%; 6,208

No — 40.01%; 4,141



Staff Response

- *Recap Public Comments, P&Z Discussion 3/3, 3/10*
- *Staff recommended edits*

Pitkin County Comprehensive Plan Draft 01/29/26

All input compiled since 2024, including:

- *Open Houses & community surveys*
- *Vision 2050 Workgroup*
- *Caucus meetings*
- *General public engagement*
- *Pitkin County Departments staff review*
- *(20) Planning Commissioner worksessions*

Plan Draft referred out 1/29/26 and posted for public comment in advance of Planning Commission public hearings



Public Comment Received to Date

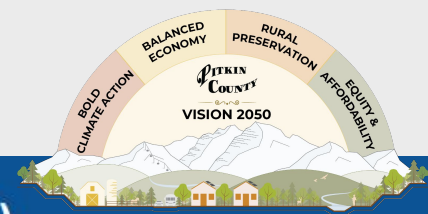
- Plan was posted and noticed on 1/29/26 for public review and comment
(26) written comments received to date
Public comment at public hearings 3/3, 3/17

General Support/Alignment

- *Environmental preservation, protection public lands*
- *Water conservation and protection of water supply*
- *Climate action, minimize residential intensity*
- *Streamline development, prioritize small homes*
- *Support for workforce regardless of residence*
- *Regional transportation coordination, regional equity*

Staff Response for further discussion

- *Location of Community Housing*
- *Logical Extension of Utilities*
- *Function of Caucus Master Plans*



BUILT ENVIRONMENT

SECTION 03 COMMUNITY HOUSING (p.106-109)

3.1 Increase Access to Community Housing	3.11 Evaluation of Housing Needs
3.2 Expand Availability and Supply of Community Housing	3.12 Innovative Building for Community Housing
3.3 Preserve Existing Community Housing	3.13 Affordable Housing Mitigation
3.4 Maintenance and Replacement of Existing Community Housing	3.14 Community Housing Location with Consideration for UGBs
3.5 Conversion of Existing Housing to Deed Restricted Housing	3.15 Support for Regional Housing Programs
3.6 Job Related On-site Housing	3.16 Partnerships to Support Housing Within UGBs
3.7 On-site Housing to Support Local Agriculture	3.17 Engage Private Developers
3.8 Leverage the Caretaker Dwelling Units to Support Community Housing	3.18 Creative Partnerships
3.9 Housing for Older Adults	3.19 Efforts to End Homelessness
3.10 Funding for Community and Affordable Housing	

SMALL HOME RELATED POLICIES:

- 2.2.5 Incentivize Small Homes (p. 101)**
- 1.2 Small Home Alignment with Climate Action Goals (p.97)**
- 1.3 Reduce House Size to Achieve Community and Climate Goals (p.97)**
- 4.5 Redevelop Larger Homes at a Smaller Size (p.110)**



CGAC Final Recommendations Report, Appendix J

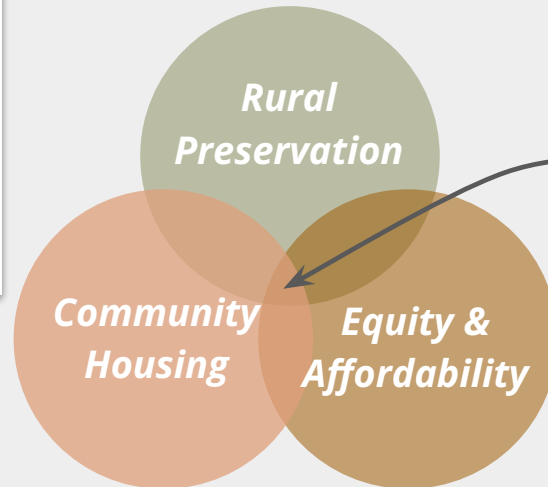
Objective:

Much of the Committee's work has focused on minimizing the growth, and its impacts, that do not reflect our community values. The growth we do want as a community, that meets our community values, is more affordable and middle 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

Allow Affordable Housing Beyond the UGBs

- Allow two, three, and four unit multifamily housing in rural Pitkin County, under the right context of zoning, hazard mitigation, and sufficient infrastructure.



Policy guardrails:

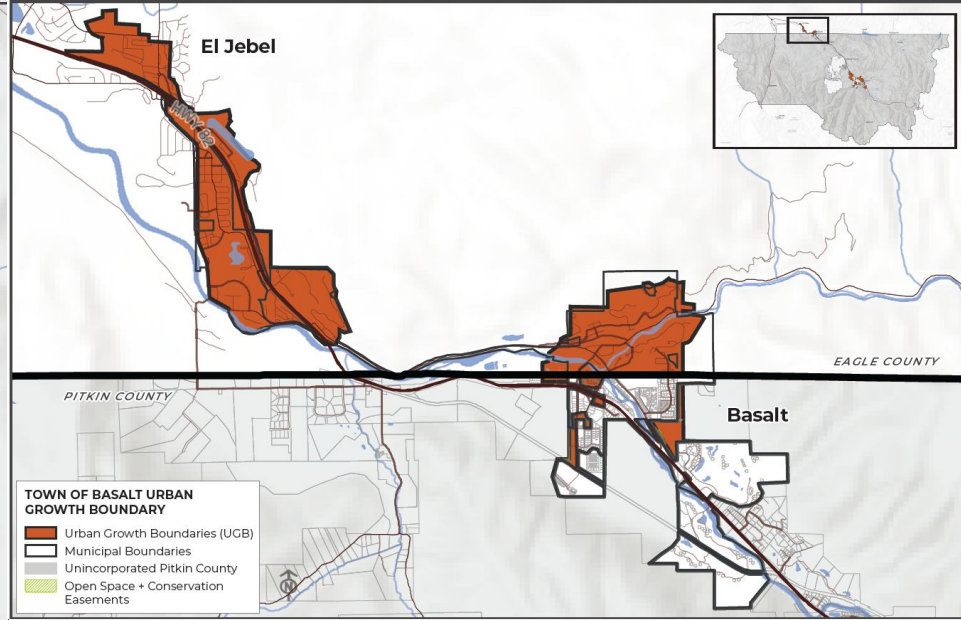
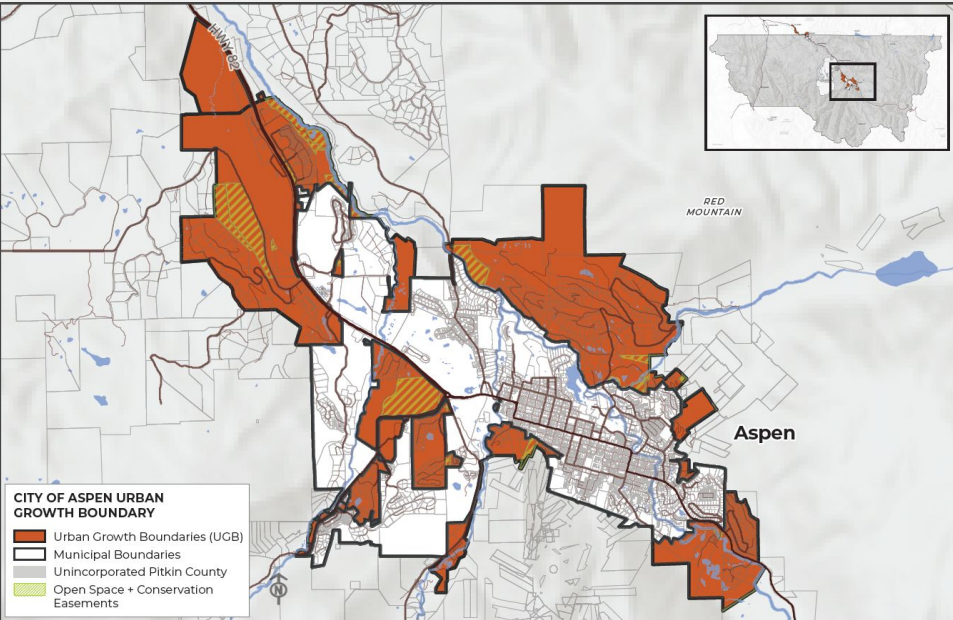
- **Water**
- **Utility infrastructure**
- **Transportation**
- **Hazard mitigation**
- **Density & scale**

Public Comment to Date

Policy 03.14 Community Housing Location with Consideration for Urban Growth Boundaries (p.108)

- Basis for this policy is CGAC recommendation, vetted through public engagement process, Vision 2050 Workgroup, P&Z worksessions
 - ◆ Add a tool to enable affordability and housing for our community
 - ◆ Location priority within UGB while allowing outside of UGB with guardrails
- Public Comment to Date:
 - ◆ Guardrails must address practical constraints and community values
 - **Rural preservation** concerns about up-zoning in Caucus Areas, too much density in rural areas, loss of rural character
 - **Equity/Affordability** support affordability for full-time locals, too many guardrails can limit altogether, constrain affordability
 - ◆ Honing criteria for: water supply, transit, and energy source
 - ◆ Transit stop and/or Highway 82
 - ◆ Differentiate existing development vs new dwelling units of up to 10
 - ◆ Background discussion on Urban Growth Boundaries

Urban Growth Boundaries



Staff Recommendation

Policy 03.14 Community Housing Location with Consideration for Urban Growth Boundaries (p.108)

Community housing is intended to promote affordability and house full-time local residents.

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.

Community Housing outside of Urban Growth Boundaries: In order to increase the supply of community housing outside of established Urban Growth Boundaries, enable added density to existing development and opportunities for new development **of up to 10 new dwelling units** under the following criteria:

- a. **Located within or immediately adjacent to ~~or within~~ an existing municipal water provider, metro district, or community well system with an available and reliable water supply and ability ~~capacity~~ to serve additional units; and**
- b. **Located within or immediately adjacent to an existing utility service area such as wastewater, electricity, natural gas, and/or a renewable source; and**
- c. ~~Close proximity to~~ **Within ¼ mile walking distance of** a transit stop and **/or along** the major transportation corridor **of Highway 82; and**
- d. In locations that **cluster development in order to** avoid ~~the presence of~~ natural hazards and wildlife habitat; **and**
- e. Of a site-appropriate density and scale **that may include a mix of** ~~including typologies such as~~ small single-family **houses and** 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.~~

Staff Recommendation

Policy 03.14 Community Housing Location with Consideration for Urban Growth Boundaries (p.108)

Community housing is intended to promote affordability and house full-time local residents.

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.

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- b. Located within or immediately adjacent to an existing utility service area such as wastewater, electricity, natural gas, and/or a renewable source; and
- c. Within ¼ mile walking distance of a transit stop and/or along the major transportation corridor of Highway 82; and
- d. In locations that cluster development in order to avoid natural hazards and wildlife habitat; and
- e. Of a site-appropriate density and scale that may include a mix of small single-family houses and small-scale attached units.

Public Comment to Date

Policy 08.1 Logical Extension of Utilities (p.116)

- Concern that the criteria of 'adjacency' to existing services could result in string of 'adjacent' properties sprawling into rural areas without guardrails
- Clarify definitions for capacity, constraints
- Clarify distinctions:
 - ◆ existing vs new community housing
 - ◆ upgrades vs extension
 - ◆ water supply vs other types of utilities

Staff Recommendation *Policy 08.1 Logical Extension of Utilities (p.116)*

~~With the exception of extensions to serve existing development and need for community housing, limit extensions of public utilities such as municipal water and sewer lines outside of the Urban Growth Boundaries (UGBs).~~

Pitkin County does not generally support the extensions of public utilities such as water, wastewater, electricity, natural gas outside of Urban Growth Boundaries. ~~Where~~

In order to accommodate community housing for full-time local residents of Pitkin County, limited and regulated extension outside of the UGBs is allowable only when ~~considered, to ensure that areas served by such extension are consistent with the following parameters:~~

- a. **Prioritize upgrades and maintenance of utility infrastructure that achieve efficient, resilient, and cost-effective utility service in order to support the preservation of existing community housing; and**
- b. **Extension of water infrastructure should only be considered for new community housing that is located within or adjacent to existing municipal water provider, metro district, or community well system and where the existing water provider can demonstrate an available and reliable water supply and ability to serve additional units; and** ~~Support infrastructure upgrades to expand existing community and metro water utility districts where there is sufficient, and reliable, supply and capacity to serve existing housing and/or new community housing located within or adjacent to existing districts;~~
- c. **Extension of infrastructure for other utilities such as wastewater, electricity, or natural gas should only be considered for new community housing that is located within or adjacent to an existing utility service area and where the extension is efficient, resilient, and** ~~Upgrade or expand existing community and metro water utility districts only when development aligns with land use pattern that ensures any resulting growth can be accommodated and~~ **can be sustained within the financial and environmental capacity of the surrounding area.**
- d. ~~Prioritize electric utilities in an effort to reduce reliance on fossil fuels.~~

Staff Recommendation *Policy 08.1 Logical Extension of Utilities (p.116)*

Pitkin County does not generally support the extensions of public utilities such as water, wastewater, electricity, natural gas outside of Urban Growth Boundaries.

In order to accommodate community housing for full-time local residents of Pitkin County, limited and regulated extension outside of the UGBs is allowable only when consistent with the following parameters:

- a. **Prioritize upgrades and maintenance** of utility infrastructure that achieve efficient, resilient, and cost-effective utility service in order to support the preservation of **existing community housing**; and
- b. **Extension of water infrastructure** should only be considered for new community housing that is located within or adjacent to existing municipal water provider, metro district, or community well system and where the existing water provider can demonstrate an available and reliable water supply and ability to serve additional units; and
- c. **Extension of infrastructure for other utilities such as wastewater, electricity, or natural gas** should only be considered for new community housing that is located within or adjacent to an existing utility service area and where the extension is efficient, resilient, and can be sustained within the environmental capacity of the surrounding area.

Public Comment to Date

Policy 02.1.5 Function of Caucus Master Plans and Comprehensive Plan (p.100)

- Caucus Master Plans are valuable, hard-fought plans that advocate for their local areas
- The Comprehensive Plan considers the county-wide interests that benefit of the community at large
 - ◆ Examples: TDR sending/receiving sites, transportation infrastructure for rail, community housing
- Clarify distinction between adopted code standards (e.g. zoning overlay) which are regulatory and policy recommendations (in Caucus Plans & Comp Plan) which are advisory

Foundational Policies Carried Forward from Caucus Master Plans

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	Identifies the priority level assigned to the associated action in the Implementation Matrix.
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

Staff Recommendation

Policy 02.1.5 Function of Caucus Master Plans and Comprehensive Plan (p.100)

The Pitkin County Comprehensive Plan provides the overall framework and direction for planning in Pitkin County in alignment with the county-wide 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 **a policy recommendation in** the Pitkin County Comprehensive Plan and a Caucus Master Plan, the **policy recommendation in the Pitkin County Comprehensive Plan takes priority in order to further the best interests of the citizens and natural environment of Pitkin County.**

Public Comment



Next Steps

Thank You!

