

AGENDA
TOWN OF SNOWMASS VILLAGE
PLANNING COMMISSION

SPECIAL MEETING
Wednesday, April 13, 2016

TIME: 4:00 p.m.

PLACE: Town Council Chambers
130 Kearns Road, Snowmass Village, CO.

ITEM NO. 1: Work Session: Continued Comprehensive Plan
Discussion

MISCELLANEOUS

ADJOURNMENT

SNOWMASS VILLAGE PLANNING COMMISSION

COVER MEMO SUMMARY

Meeting Date:	April 13, 2016
Agenda Item:	Special Meeting: Continuation of Comprehensive Plan Update Discussion
Presented By:	Staff Report presented by: Julie Ann Woods, FAICP/MLA, Director  Community Development Department
Background and Discussion with the Planning Commission:	As mentioned in the memo for the Planning Commission work session on March 16 th (attached for reference), Staff would like to continue the broad general discussion about the Comprehensive Plan Update, and focus on a few key topics and geographic areas that may accommodate land use change, redevelopment, public improvements, etc. In addition, Staff would like to discuss with the Planning Commission a proposed text amendment that would create better flexibility in the update of the Comprehensive Plan.
Attachments / Enclosures:	Staff memo and attachments from March 16, 2016.

TO: Town of Snowmass Village Planning Commission members

FROM: Julie Ann Woods, Director 
Community Development Department

DATE: March 16, 2016 meeting

SUBJECT: TOSV Comprehensive Plan Overview and Update

Introduction. It has been six years since the adoption of the 2010 TOSV Comprehensive Plan (CP). Since that time, the Base Village project came out of receivership, the Town came out of a recession, a major amendment to the Base Village PUD was approved, new Planning Commissioners and Town Council (with two exceptions) have been seated, a new Town Manager and Planning Director have been hired, and two major Planning projects—the Parks, Open Space, Trails and Recreation Plan (POSTR) and the Community Connectivity Plan (CCP)—have been underway and are expected to be completed this Spring/early Summer. The 2010 Comprehensive Plan had a planning horizon of 2025. The Town is now within ten years of that horizon, which is an appropriate time to review the document and update it to reflect current community goals and thinking.

Background and Purpose of Meeting.

In 2013, the Planning Commission reviewed the CP and provided feedback to the Town Council. The Town Council expressed concerns about Chapter 10, *Actions and Implementation*, but no action was taken to amend the plan at that time. With the Base Village PUD Major Amendment now behind us, it is an appropriate time for the Planning Commission and Staff to shift toward long range planning for Snowmass Village and prepare a framework for discussion with the Town Council at a future joint meeting.

Municipal Code Section and Land Use Implications.

In considering an update to the CP, the role of the plan and how it will be used as a tool to shape the community should become familiar to all involved in the process. **Sec. 16A-1-50. - Comprehensive Plan** from the municipal code is attached as **Exhibit A** for reference. To summarize:

The Comprehensive Plan is intended to be a comprehensive statement of the Town's current growth and development and overall land use philosophy which, by its very nature, is a dynamic statement that can and should be updated and amended over the years in response to changing community needs.

Amendments to the Land Use Development Code (LUDC) are directly related to the Comprehensive Plan. If the LUDC is not producing the desired results or is inhibiting the desired results outlined in the CP, it should be amended to facilitate the vision of the plan. Commissioners should be aware that under the LUDC, most (if not all) of the Town's land use approvals (rezonings, special reviews, etc.) require a finding of "consistency with the Comprehensive Plan". For example, if the Commission and/or Town Council (whoever has

authority) think a rezoning for a new development project is contrary to the vision of the Comprehensive Plan, they should not approve the proposal.

Comprehensive Plan Process Overview.

To help everyone understand what Comprehensive Planning is and what the typical process might look like, **Exhibit B** is attached which provides a definition and visually describes the likely steps we'll be going through in the update process.

Strong Towns Discussion.

This is an exciting time for the Town to begin re-visioning its future. What are our needs as a community? Where do we develop? How big should we grow or not grow at all? Do we have adequate facilities and infrastructure to carry us into the next decade? How do we build a stronger community? Can we afford it? What will it look like? Can we continue being the family-friendly resort community we aspire to be and still be able to sustain our year-round community? These are important considerations, among others, that will help us frame the update discussion.

To kick off the discussion, Staff will introduce the Planning Commission to Strong Towns (ST), an organization that advocates for and supports a model of development that allows America's cities, towns and neighborhoods to become financially strong and resilient, an important consideration, given the recent recession. As advocates for strong communities, ST maintains the following to be true:

- Strong cities, towns and neighborhoods cannot happen without strong citizens (people who care).
- Local government is a platform for strong citizens to collaboratively build a prosperous place.
- Financial solvency is a prerequisite for long term prosperity.
- Land is the base resource from which community prosperity is built and sustained. It must not be squandered.
- A transportation system is a means of creating prosperity in a community, not an end unto itself.
- Job creation and economic growth are the results of a healthy local economy, not substitutes for one.

Meeting Expectations.

At our meeting, Staff intends to share a few video clips from Strong Towns to help us begin some thoughtful discussion about our community's future growth and development. The videos are short, 3-4 minutes, and we will brainstorm their relevance to Snowmass Village after each clip. The goal of this work session is for us to get the "juices flowing", to be thinking about how we might approach this important CP update, and get us into the mindset of where Snowmass might be in 15, 20 or 25 years. Staff expects that this will be the first of several work session discussions that will help us further define the appropriate process and topics for Snowmass Village, and help us tee up talking points with Town Council in a future joint meeting.

Attachments:

- A. Municipal Code Sec. 16A-1-50. - Comprehensive Plan
- B. Comprehensive Plan Process Overview

Sec. 16A-1-50. - Comprehensive Plan.

EXHIBIT A

(a)

Designation of Official Plan. Whenever in this Development Code a finding of consistency with the Comprehensive Plan is required, or reference is made to the Comprehensive Plan, the Town's Comprehensive Plan (hereinafter the Comprehensive Plan) adopted by the Town Council on November 16, 1998 (Ordinance 7, Series of 1998), as such plan may from time to time be amended, shall constitute the official Comprehensive Plan for the purpose of such finding or reference.

(b)

Purpose and Effect of Comprehensive Plan. The Comprehensive Plan is intended to be a comprehensive statement of the Town's current growth and development and overall land use philosophy which, by its very nature, is a dynamic statement that can and should be updated and amended over the years in response to changing community needs. Section 1.7 of the Charter requires the Town Council to adopt and maintain a comprehensive plan of the Town and provides further that no subdivision of land, zoning change or land development significantly affecting the Town shall be approved by the County without considering the effect of such approval on the Comprehensive Plan as amended. Specific sections of this Development Code require a finding, at certain stages in the review of a development, subdivision or rezoning review, of consistency with the Comprehensive Plan. For the purpose of determining consistency, the following standards shall apply:

(1)

Consistency. An action is consistent if it is generally compatible with the principles and policies stated in the Comprehensive Plan and if the action is proposed in a location not precluded by the Land Use Plan, although specific aspects or details of the action may not have been contemplated. Exact or precise adherence to the Comprehensive Plan is not required in order to find consistency. If an action is determined to be consistent with the Comprehensive Plan, it means that approval of the action can be considered, not that the action must be approved.

(2)

Interpretation. Since the Comprehensive Plan is, by definition, a general statement of the Town's current growth and development and overall land use philosophy, it is anticipated and assumed that circumstances will change to the extent that such philosophy will, from time to time, need to be revised and that the provisions of the Comprehensive Plan will be subject to interpretation by the Town Council.

(3)

Inconsistency. If a determination of inconsistency is made at any stage of development review, the application shall be either denied, or in the alternative, with the consent of the applicant, the time for action on the application may be suspended for a specific period of time to be agreed upon by the Town and the applicant in order to consider an amendment to the Comprehensive Plan.

(c)

Periodic Review. The Planning Commission shall conduct a review of the Comprehensive Plan at such time as the Planning Commission may determine, but not later than twenty-four (24) months following the most recent review. Following such review, the Planning Commission shall submit a written "State of the Comprehensive Plan" report to the Town Council including, among other things, recommendations for amendments to the Comprehensive Plan. The Planning Commission shall submit its report to the Town Council at a joint meeting with the Town Council. The Town Council shall conduct a public hearing on the "State of the Comprehensive Plan" within forty-five (45) days after the Planning Commission's presentation. A notice of the public hearing shall be published in a newspaper of general circulation in the Town at least thirty (30) days prior to the hearing.

(d)

Amendment to Comprehensive Plan. Following the periodic review, the Planning Commission and the Town Council may conduct such additional hearings and investigation as they deem appropriate and

may amend the provisions of the Comprehensive Plan. An amendment to the Comprehensive Plan shall be accomplished by ordinance. The Planning Commission shall submit its comments and recommendations in writing to the Town Council prior to first reading of the ordinance. Prior to second reading and final adoption of such ordinance, the Town Council shall hold a public hearing. Public notice of the hearing shall be given by publication of notice, pursuant to Section 16A-5-60(b), Manner and Timing of Notice.

Comprehensive planning

From Wikipedia:

Comprehensive planning is a process that **determines community goals and aspirations** in terms of community development. The outcome of comprehensive planning is the ***Comprehensive Plan*** which **dictates public policy** in terms of transportation, utilities, land use, recreation, and housing. Comprehensive plans typically encompass large **geographical areas**, a broad **range of topics**, and cover a long-term **time horizon**. The term comprehensive planning is most often used by urban planners in the United States.

THE COMPREHENSIVE PLAN PROCESS

