

AGENDA

TOWN OF SNOWMASS VILLAGE PLANNING COMMISSION

SPECIAL MEETING

Wednesday, May 11, 2016

TIME: 4:00 p.m.

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

ITEM NO. 1: Meeting Minutes from April 27, 2016

ITEM NO. 2: Discussion: State of the Comprehensive Plan

ITEM NO. 3: Consideration of Resolution No. 5, Series of 2016 recommending changes to the Land Use Code regarding the Comprehensive Plan Process

ITEM NO. 4: Consideration of Resolution No. 6, Series of 2016 recommending that the Comprehensive Plan be Updated

MISCELLANEOUS

ADJOURNMENT

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TOWN OF SNOWMASS VILLAGE

**PLANNING COMMISSION
MEETING MINUTES**

April 27, 2016

10 Members Present:

11 Jamie Knowlton, Chairman
12 Jim Gustafson
13 Patrick Keelty
14 Doug Faurer
15 Tom Fridstein
16 Teri Hooper (4:14 pm)
17 Jim Anathan

Staff Present:

Julie Ann Woods
Cindy Ford
John Dresser
Clint Kinney

18
19 Members Absent:

20 None

Others Present:

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22 Call to order: The meeting was called to order at 4:01 p.m. by Jamie Knowlton,
23 Chairman.

24
25 Item 1: Discussion regarding amendment to Land Use Code related to
26 Comprehensive Plan: Staff explained the current process in the Land Use Code
27 in regards to how reviewing the Comprehensive Plan is to be done. Julie Ann
28 Woods went over the review standards and said that Staff is recommending
29 that the process be changed to allow for flexibility in the way that it is updated.

30
31 Chairman Knowlton said that he does not agree with Staff's proposal. He
32 thought that the code shouldn't be changed prior to the upcoming review of the
33 Comp Plan and that what was being proposed here would take away the
34 Planning Commission's authority to review the Comp Plan. The Town Manager
35 stated that Staff was trying to clean up the process, not circumvent it. There
36 was a discussion of the last State of the Comprehensive Plan process, whereby
37 the Planning Commission met several times in 2013 and spent hours
38 composing the document that was forwarded to Town Council, who discussed
39 it, but never acted on any of the recommendations, at which point there were
40 no updates made to the Comp Plan.

41
42 After long discussions between the Commissioners and Staff about how the
43 review should be initiated, the differences between a "review" vs. an "update", it
44 was suggested that the Planning Commission should retain the authority for a

45 review of the Comp Plan and that the Town Council should be required to act
46 upon the results presented to them.

47
48 The Town Attorney stated that what Staff is proposing as an amendment can
49 happen under the current code as it is and that amendments are not
50 necessary. He advised that the Planning Commission go through the periodic
51 review as it does now and if they see things that should be changed in the
52 process, make recommendations for amendments at that time. He
53 recommended that the Planning Commission begin their review of the Comp
54 Plan at their next meeting, using the 2013 State of the Comp Plan as a starting
55 point, amend or retain what portions they feel need it, and this will get the
56 process started. At that point, an RFP can be created, consultants selected
57 and the in-depth review can begin, involving the community.

58
59 Chairman Knowlton recommended that fellow commissioners go through the
60 Comp Plan before the next meeting on 5/11, take notes and make broad
61 recommendations on which sections need to be paid special attention to when
62 they reach the more “in depth” stage with consultants and the public involved
63 in the discussions.

64
65 Jim Gustafson made a motion to table the Resolution until the next meeting on
66 May 4th, second by Patrick Keely and approved unanimously.

67
68 Adjournment: The meeting adjourned at 6:05 p.m.

MEMORANDUM

STATE OF THE COMPREHENSIVE PLAN

TO: Planning Commission

FROM: Julie Ann Woods, FAICP/MLA, Community Development Director 

DATE: May 11, 2016

SUBJECT: State of the Comprehensive Plan

ATTACHMENTS: 2010 Town of Snowmass Village Comprehensive Plan (By Reference)

A. BACKGROUND

Section 16A-1-50(c) of Land Use and Development Code (LUDC) requires review of the Town Comprehensive Plan every 24 months. The Town Comprehensive Plan was adopted in 2010. In 2012, Community Development Staff conducted preliminary reviews of applicable Plan chapters with affected departments and boards, and suggested possible new policies. The information was presented to the Planning Commission and recommendations were made on May 30, 2013 in order to develop the "State of the Comprehensive Plan" report as required by the LUDC. The Planning Commission presented the Draft State of the Comprehensive Plan Report to the Town Council in a joint meeting on July 1, 2013. Per Section 16A-1-50(c), a public hearing took place within forty-five (45) days after the Planning Commission's presentation, on the "State of the Comprehensive Plan."

The "State of the Comprehensive Plan" suggested updates to the Comprehensive Plan from the Planning Commission to Town Council which are included as **Attachment A** for reference. Town Council did not take action on final direction related to the Comprehensive Plan amendments at that time.

B. 2016 STATE OF THE COMPREHENSIVE PLAN DISCUSSION

The Planning Staff and Planning Commission have held several work sessions in preparation of updating the Comprehensive Plan. Town Council identified starting the required update of the Comprehensive Plan as a specific goal to meet and allocated a budget of \$200,000 in order to hire the necessary consultants to assist in the update. At a work session on April 13th, Staff presented a PowerPoint on a proposed amendment to the LUDC that would change the way the plan update process is updated. The proposed code amendment was intended to provide more flexibility in the forthcoming update process and otherwise allow the Planning Commission to work in conjunction with the Town Council to prepare the document. Proposed language was presented to the Planning Commission at a Special Meeting on April 29th. The Planning Commission chose not to act on the proposed text amendment and at the conclusion of that meeting directed Staff to prepare for discussion of another State of the Comprehensive Plan Report. Staff previously forwarded **Exhibit A** of the 2013 State of the Comprehensive Plan Report for reference, and Commissioners were asked by the Chair to review the 2010 Comprehensive Plan in

preparation for the discussion. Staff was also asked to draft a generic resolution (attached as **Attachment B**) for consideration of presenting a new State of the Comprehensive Plan report to Town Council.

C. RECOMMENDATIONS

1) Per the Planning Commission Chair's direction, the Commission should first listen to each individual member's feedback on the existing Comprehensive Plan.

2) After each Commissioner provides their feedback, the Planning Commission needs to provide direction on how the update process should be undertaken. These options include (among others):

a) discuss and update the language in the land use code to create, or otherwise allow for, a more flexible Comprehensive Plan Update Process as recommended by Staff (**Attachment C** is attached which is the previously presented Staff report, existing language from the LUDC and draft resolution for the proposed text amendment).

b) Keep the existing land use code language in place.

3) If the Planning Commission chooses to keep the existing land use language in place, the Commission should provide direction to staff to prepare the required report and a resolution for further consideration at the May 18 Planning Commission meeting.

Attachments:

- A. 2013 Recommended Changes to Comprehensive Plan, State of the Comprehensive Plan Report
- B. Draft Resolution No. 6, Series of 2016 with Exhibit A
- C. Previous Staff report with Existing LUDC code language and Draft Resolution No. 5, Series of 2016 (proposed text amendment)

Attachment A
2013 Recommended Changes to Comprehensive Plan
State of the Comprehensive Plan Report

GENERAL UPDATES TO THE COMPREHENSIVE PLAN AND RELATED IDEAS

- Consider changing Land Use Code to only require review every 3 years rather than every 2 years.
- Create a non-hierarchical numbering system for Comprehensive Plan policies rather than only bullet points.
- Place appendices at the end of each corresponding chapter rather than all at the end of the Comprehensive Plan

SPECIFIC UPDATES TO THE COMPREHENSIVE PLAN

CHAPTER 1 – PLANNING PROCESS

- No changes.

CHAPTER 2 – COMMUNITY CHARACTER AND VISION

- Modify Goal 3 to: “Investigate the effectiveness of the Town’s economic engine to capture a greater share of guest and resident expenditures.”

Background:

Though Staff had originally proposed no changes for this chapter, the Planning Commission felt that the goal was too simplistic in the way that it was worded. The Planning Commission suggested that efforts be expanded when examining the vitality of the Town’s economic engine, and thus broaden the scope of economic income within in the Town.

Goal 3 Original Language:
Capture a greater share of guest and resident expenditures.

- Consider modifying the aspiration statement to say “...a leading multi-season, family-oriented, inclusive mountain resort community...” rather than “...the leading multi-season, family-oriented, inclusive mountain resort community...”

Background:

There was much of discussion regarding the aspiration statement during the Planning Commission meeting that examined this chapter. Changing the word “the” to the word “a” would broaden Snowmass Village’s identity as a town with more to offer to guests and residents than only a resort. The tone of the word “a” would reduce constraints in planning and ideas for Snowmass Village. However, the Planning Commission did not make a definitive decision on whether to change the statement or leave as is.

Aspiration Statement:

“We aspire to be the leading multiseason, family-oriented inclusive mountain resort community. We will do this by creating marketing, and delivering distinctive choices for fun, excitement, challenge, learning, and togetherness. All this is done amidst our unique, natural splendor...as part of a memorable Aspen/Snowmass experience. Further, we wish to be seen by others as welcoming, dynamic, convenient, and successful. We will always be responsible stewards of our environment, economy, and society. When successful, Snowmass Village will have achieved the quality of life and economic vitality that will assure our future as a sustainable resort community.”

CHAPTER 3 – COMMUNITY ARTS

- Change the title for Chapter 3 to “Community Culture and Arts.”

Background:

Staff and the Planning Commission felt that adding the word “culture” to the title of this chapter was appropriate to broaden the scope of aesthetic and entertainment activities that could be made available to residents and visitors in Snowmass.

Current Chapter 3 Title:
Community Arts

- Modify the wording of Policy 5 to “*Encourage each development to include appropriate cultural elements[...]*support these elements.”

Background:

Along a similar line of thinking with the change to the chapter title, the Planning Commission felt that modifying the wording of policy 5 would insight a more proactive approach to allowing more public art in the Town and thus creating more definition for the identity of Snowmass.

Policy 5 Original Language:
Examine each development proposal for inclusion of proposed cultural elements during development review of all new projects, and propose commitments to support these elements.

CHAPTER 4 – REGIONAL AND COMMUNITY ECONOMICS

- Modify Policy 2 to insert: “*Promote balance and influence the diversification of commercial offerings (types of retail and non-retail as well as price points) to reach a broader segment of visitors and residents.*”

Background:

Staff had originally pointed out that Policy 2 was difficult to implement in the Town, given the overall geography and demography of Snowmass Village. The Planning Commission thought that modifying this policy would again broaden the scope of the economic targets for the Comprehensive Plan and thus remedy some of the difficulty in implementation.

Policy 2 Original Language:
Promote and influence diversification of commercial offerings (types of retail as well as price points) to reach a broader segment of visitors.

- Add a bullet to Policy 5: “Explore the potential benefits of establishing venues for the performing arts and flexible event space.”

Background:

Staff had previously mentioned the idea of exploring the development of a more permanent entertainment venue for the Town. Staff proposed adding the new bullet in Policy 5, which the Planning Commission agreed upon during the meeting.

Policy 5 Original Language:
Preserve and increase facilities, businesses, employee housing, amenities, and events in the commercial nodes that will attract and retain guests and give everyone more reasons to stay in Snowmass Village. Ensure vitality by:

- *Requiring employee housing*
- *Concentrating high-occupancy lodging*
- *Enhancing employment opportunities for local employees.*

- Consider inserting text on combined conference facilities and a performing arts center on page 14.
Background:
Following the discussion of performing arts and/or entertainment venues, Staff and the Planning Commission felt it important to consider adding a paragraph or text to specify to some degree the addition of a permanent entertainment venue.
- Modify Policy 10 to: *“Serious consideration should be given to supporting expanded conference facilities and services, whether public or private. Publicly-owned conference facilities and supporting facilities should be strongly encouraged.”*
Background:
Staff and the Planning Commission felt that the original wording for Policy 10 was too vague and unclear, and therefore needed to be updated.
- Update statistics in the plan such as Table 1 and clean up Table 1.
Background:
The references and statistics in this portion of the Comprehensive Plan are out of date and need to be updated.

Policy 10 Original Language:
Support expanded conference facilities and services.

CHAPTER 5 – COMMUNITY SERVICES, FACILITIES AND AMENITIES

- Add the word “broadband” to Policy 5.
Background:
Staff and the Planning Commission agreed that the advancement of technology should be included in Policy 5.
- Add a new policy: *Promote the safety and enjoyment of community resources for people on foot or bicycles, including pedestrians in developed areas (such as street crossings) and within trail identification, delineation, and connections.*
Background:
The current trails system should be updated and that stronger efforts should be taken to improve the walkability and bikeability of Snowmass Village.
- Add a new policy: *Continue efforts to complete the Entryway Plan Phases 3 and 4.*
Background:
The Entryway Plan was halted after Phase 2 was completed due to economic reasons and should be revisited to complete it.

Policy 5 Original Language:
Provide incentives for providing communitywide cellular coverage, wireless service, or other technologies.

- Add a new policy: *Expand efforts to improve stormwater management plans and infrastructure.*
Background:
 The Environmental Advisory Board (EAB) sought this as well as Community Development Staff.

CHAPTER 6 – ENVIRONMENTAL RESOURCES

- Add a new policy as Policy 1: *“Reduce carbon emissions by 20% by 2020 from the baseline year of 2009, to support a vision of net zero carbon emissions.”*

Background:

The EAB has informed Staff that proposed actions regarding carbon emissions are detailed in the Council’s Draft 2013 strategic plan under goal 4.C. The EAB currently has prioritized its primary goals, and has led Council actions regarding carbon emissions. This recommendation reflects the Council’s Draft 2013 Strategic Plan.

- Modify original Policy 2 to: *“As the Town approaches buildout, encourage redevelopment and remaining development to be planned and executed to conserve energy and resources.”*

Background:

Energy conservation building codes are being updated regularly and the town does not have a formal approach to this. Council recently endorsed efforts to adopt the International Energy Conservation Code (IEEC) and portions of the International Green Construction Code (IGCC). Building staff is currently reviewing and assessing this.

Policy 2 Original Language:

Employ smart-growth strategies and land use policies that limit development to the minimum amount deemed necessary for the community to achieve economic sustainability.

- Remove original Policy 4.

Background:

Policy 4 was originally written to ensure good water quality, however it was very broadly written. The EAB expressed interest in improving stormwater quality, similar to another new policy proposed to be added by the Planning Commission under Chapter 5 (Community Services, Facilities, and Amenities).

Policy 4 Original Language:

Promote community stewardship for the Town’s natural resources and for those of the Brush Creek, Snowmass Creek, and Owl Creek valleys by supporting land use policies and regulatory processes that acknowledge an understanding of our environmental carrying capacity.

- Add the “2009 Snowmass Carbon Report” and the “2009 Snowmass Sustainability Strategy” to the documents listed in Policy 10.

Background:

The list is currently adequate, but missing these 2 key documents, which were completed in 2009.

- Rewrite Policy 16 as: *“Limit new development or redevelopment to that which Snowmass Water and Sanitation District is able to supply and treat water sufficiently in terms of quantity, dependability, and quality. Present estimates are adequate to approximately 6200 EQRs.”*

Background:

The way that the policy is currently written is unclear and wordy. The Planning Commission felt that this policy could be rewritten to be clearer and not so strictly prohibitive for new development, but rather encourage responsible development in terms of water usage.

Policy 16 Original Language:

Prohibit any new development that is determined to cause an exceedence of the Snowmass Water and Sanitation District’s stated maximum treatment capacity (currently defined as 6,200 EQRs).

CHAPTER 7 – BUILT ENVIRONMENT

- Modify Policy 9 to insert the word *“synergistic”* after *“clearly defined”* to stress need to make nodes work together.

Background:

Staff has observed a relative disconnect between the nodes of Snowmass Village designed to unify the major amenities in the Town. Staff would like to stress that a stronger effort be taken to define connections between the nodes and add vitality to those nodes.

Policy 9 Original Language:

Create a compact, clearly defined and well-connected Town Core with services and housing in proximity to each other. Density and growth should be concentrated in the Town Core area and land uses should support a place where visitors and locals can interact.

- Modify Policy 13 to add *“such as arts entertainment venues”* after *“...more amenities...”*

Background:

Staff would like to stress the option for a variety of entertainment amenities to be available within the Town, and would like to take advantage of the artistic culture within the Town as a unique opportunity for Town Definition and Identity. Also, modifying this policy makes the Comprehensive Plan more consistent with other changes.

Policy 13 Original Language:

Encourage more amenities that enhance business, minimize vehicle trips, and generate local sales tax revenues.

CHAPTER 8 – TRANSPORTATION

- In Policy 3, amend the last sentence of the last bullet to state: *“Monitor usage and capacity to ensure that the carrying capacity of the transportation system is not exceeded except on the 10 busiest days of the peak season.”*

Background:

Policy 3 contains performance standards that are part of the Town’s identified carrying capacity.

Annual traffic volume counts are completed by the Town. The last sentence in the last bullet point is unclear and appears to be mistakenly presented. The town’s Transportation Director has weighed in on the intent of this wording and has presented the amendment noted.

- Rewrite the second-to-last sentence in Policy 5 to state: *“Parking may be provided off site with the proven ability to move people from the parking lots to the Town Core and base of the ski area, via capital and operational contributions.”*

Background:

This Policy is rather specific for the purposes of the Comprehensive Plan and currently some options to the Town’s provided parking may be precluded due to this specificity.

- In Policy 5 again, rewrite last sentence to state: *“Additional parking may be allowed in the Two Creeks Lot, the Rodeo Lot, or other Town-approved location if parking offsets traffic volume on Brush Creek Road in the core of the community.”*

Policy 3 (last bullet) Original Language:

- Non-auto travel modes (for example: walking and buses): Monitor usage and capacity to ensure that capacity is not to exceed more than that of the 10 busiest days of the season.

Policy 5 Original Language:

Address future parking needs primarily through off-site parking and programs, limiting the amount of new on-site parking provided in Town. Require development to provide adequate parking per the Land Use Code but a Town-approved location so that it does not cause a net increase of vehicles on the critical sections of Brush Creek Road during peak hours. Parking may be built off site with proven ability to move people from the parking lots to the Town Core and base of the ski area. Additional parking may be allowed in the Two Creeks Lot, the rodeo Lot, or other Town-approved location if parking offsets traffic volume on Brush Creek Road.

- In Policy 6, rewrite 2nd sentence to say in two sentences: *“Make space available at the Two Creeks Lot and the Rodeo Lot for day-skier parking. On peak volume days limit 200 spaces in the Base Village parking structure of the 1,375 spaces in the Town Core to day-skier parking.”*

Background:

Staff, the Planning Commission, and the Transportation Department would like to provide options for mitigating heavy traffic volume due to parking availability, especially during peak weeks.

- In Policy 8, add this sentence to the end to help prioritize: *“Attempt, initially, to focus on the western reach of West Owl Creek and Brush Creek Road west of Woodbridge Bridge.”*

Background:

Progress with implementing Policy 8 has been slow for many reasons.

- Rewrite Policy 9 to add the ‘connection’ desire at the end as follows: *“Work with RFTA, Aspen Ski Company, and other transportation stakeholders to provide an integrated premium mass-transit system for the Roaring Fork Valley to best connect Snowmass Village to the Valley.”*

Background:

This policy could be perceived as inconsequential, and adding some specificity to it will reinforce its intent.

- Rewrite Policy 11 to insert the parenthetical language as follows: *“Develop seamless transportation links (e.g., bridges, people movers, bike lanes, gondolas, and dedicated walkways) between Base Village, Snowmass Center, and West Village so guests and workers will be able to travel back and forth without cars. Ensure that the capacity and speed will meet expectations.”*

Background:

The word “seamless” is difficult to define, potentially leading to a lack of clarity with this effort.

Policy 6 Original Language:

Maintain a maximum of 1,375 spaces for public parking in the Town Core (1,000 in the numbered lots and 375 in Base Village). Make space available at the Two Creeks Lot and Rodeo Lot for day-skier parking and limit 200 of the 1,375 spaces in the Town Core to day-skier parking. Continue to ensure that the objective of achieving 85 percent utilization of day parking through pricing (Ordinance 9, Series of 1994) remains in balance with this Plan’s goal to control traffic volumes within the community.

Policy 8 Original Language:

Develop a fully integrated commuter-oriented trail, bike, and pedestrian system for year-round use that connects to regional trail systems and transit stops.

Policy 9 Original Language:

Work with RFTA, Aspen Skiing Company, and other transportation stakeholders to provide an integrated premium mass-transit system for the Roaring Fork Valley.

Policy 11 Original Language:

Develop seamless transportation links between Base Village, Snowmass Center, and West Village so guests and workers will be able to travel back and forth without cars. Ensure that capacity and speed will meet expectations.

CHAPTER 9 – WORKFORCE HOUSING

- Split Policy #1 into two sub-heading policies 1a and 1b and rewrite as follows: *“As its primary housing goal, provide housing for 70 percent of full-time, year-round employees; however:*
 - a. Full-time employees represent 60 percent of total employees. Recent studies of historical patterns (RRC Associates, 2008; Pathways, 2003) indicate that 50 percent of our current full-time employees live in the Village and an additional 10 percent wish to do so under reasonable requirements. This suggests a total apparent demand of 60 percent.*
 - b. For mitigation purposes, based upon employee generation rates in the Municipal Code, an additional 10 percent is included in the mitigation ratio (beyond the 50 percent noted above) in response to forecasted changes in the future environment. These changes foresee affordability challenges of down-valley alternatives, increased cost and inconvenience of commuting, retired employee residency, and a reduced contribution of Town free-market employee housing.*

Background:

This policy was written prior to changes in the housing mitigation requirements adopted in 2011. Council adopted a developer required mitigation rate of 60% in 2011. Changes to the regional free market housing market suggest the change to the fifth sentence.

- Switch Policy 2 with Policy 3, since it relates to Policy 1 above, and rewrite for consistency with new Code standard to state: *“Require private developers to provide housing for 60 percent of total employees generated by a development. Mitigation housing should first be provided for full-time employees generated by a new development and then, at the discretion of the Town, for seasonal employees.”*

Background:

This policy was also written prior to changes in the housing mitigation requirements adopted in 2011. Council adopted a developer-required mitigation rate of 60% in 2011.

Policy 1 Original Language:

As its primary housing goal, provide housing for 70 percent of full-time, year-round employees (60 percent of total employees). Recent studies of historical patterns (RRC Associates, 2008; Pathways, 2003) indicate that 50 percent of our current full-time employees live in the Village and an additional 10 percent wish to do so under reasonable requirements. This suggests a total apparent demand of 60 percent. Full-time employees represent 60 percent of total employees. And additional 10 percent is included in the mitigation ratio in response to forecasted changes in the future environment. These changes foresee reduced affordability of down-valley alternatives, increased cost and convenience of commuting, retired employee residency and a reduced contribution of Town free-market employee housing.

- Rewrite Policy 8 as follows: *“Review and assess housing needs for both full-time and seasonal employees every three to four years to ensure that housing supply is meeting demand primarily for full-time, year-round employees and secondarily for seasonal employees.”*

Background:

This is done regularly; the last assessment was completed in May 2013. Staff would like to stress that full-time, year round employees are well within the supply of housing, prior to ensuring that seasonal employees are within the supply of housing.

Policy 8 Original Language:

Review and assess housing needs for both full-time and seasonal employees every three to four years to ensure that housing supply is meeting demand for full-time, year-round employees.

- Remove Policy 9 as it is out of date.

Background:

The housing mitigation rate was established through code amendments in 2011, and priorities for tenure are in place, rendering this policy somewhat superfluous.

Policy 9 Original Language:

Award higher priority in the tenure-based housing lottery process and consider increased housing mitigations requirements of developers in order to accommodate housing needs of regional employees of districts and/or entities that provide services to the Snowmass Village community.

- Renumber Policies as needed as a result of these updates.

CHAPTER 10 – ACTIONS AND IMPLEMENTATION (PROPOSED FOR REMOVAL)

- Staff and the Planning Commission recommend complete removal of Chapter 10.

Background:

Staff reviewed Chapter 10, and determined that this chapter of the Comprehensive Plan was largely superfluous, significantly out of date, or unsupported by information in the Comprehensive Plan Chapter 10 contains implementation measures with time frames for completion, however, fails to reference many of the other policies throughout each chapter of the Comprehensive Plan. Furthermore, the Town Council uses an Annual Strategic Plan Report to implement ideas and policies found in the Comprehensive Plan.

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TOWN OF SNOWMASS VILLAGE
PLANNING COMMISSION

Jamie Knowlton, Chairperson

ATTEST:

Cindy Ford, Planning Commission Secretary

EXHIBIT A
STATE OF THE COMPREHENSIVE PLAN REPORT 2016

The Planning Commission has reviewed the 2010 Comprehensive Plan and recommends that the Plan be amended to allow a full review and update to better reflect the vision and values of the community.

MEMORANDUM

TO: Snowmass Village Planning Commission

FROM: Julie Ann Woods, FAICP/MLA, Director
Community Development Department

DATE: April 27, 2016 Special meeting

SUBJECT: **Proposed Revisions to Section 16A-1-50 Comprehensive Plan Land Use Code Provisions**

I. PURPOSE AND ACTIONS REQUESTED OF PLANNING COMMISSION

The Planning Commission is being asked to make final recommendations on draft language amendments to Section 16A-1-50 "Comprehensive Plan" provisions in the land use and development code as presented by Staff.

II. BACKGROUND AND SUMMARY DESCRIPTION

Using a PowerPoint presentation at the April 13th Planning Commission work session, Staff suggested that the process to update the Comprehensive Plan is very prescriptive and does not allow flexibility and creativity in the way a comprehensive plan should be updated.

Among the items that were discussed were:

1. Remove reference to the Comprehensive Plan adoption date to reflect "*as plan may from time to time be amended*";
2. Remove the periodic review requirement;
3. Add new language to allow maximum flexibility and to reflect current "state of the art" in long range planning;
4. Clarify who/when the Comprehensive Plan can be amended (not limited to post-periodic review); and
5. Change Town Council adoption action by resolution not ordinance

After discussion with the Planning Commission, Staff suggested that a minor text amendment would allow more flexibility to update the comprehensive plan process and could reduce frustration of the Planning Commission from the current method whereby action from the Town Council on the "State of the Comprehensive Plan" report is not required. Further, the Planning Commission's preference was to maintain the periodic review period but increase the timeframe for review to no more than five (5) years, and maintain the Town Council adoption action by ordinance. **These changes have been incorporated into Attachment A**, the red-lined version of recommended changes to the code and the proposed Resolution No. 5, Series of 2016 (**Attachment D**). In addition, **Attachment B** is a "clean copy" that the Planning Commissioners may find

easier to read and **Attachment C** is Section 16A-5-210 of the Development Code which outlines the process for amendments to the text of the Development Code.

III. APPLICABLE REGULATIONS

The procedures to amend the text of the land use and development code is outlined in Section 16A-5-210 of the land use code. According to that section, the Planning Commission shall consider the standards of Section 16A-5-210(e), Review Standards, and shall make its recommendations to the Town Council. Below are the Review Standards and Staff's response to each:

Section 16A-5-210(e) Review Standards. An application for an amendment to the text of the Development Code shall comply with the following standards:

(1) Consistent with purposes. The proposed amendment shall be consistent with the purposes of this Development Code.

Staff Response: The proposed amendment is consistent with the purposes of the Development code which is necessary for "the general health, safety and welfare of the community".

(2) Not conflict with other provisions. The proposed amendment shall not conflict with any other applicable provisions of this Development Code.

Staff Response: The proposed amendment does not conflict with any other applicable provisions of the Development code, and in fact clarifies and allows for a more appropriate procedure for comprehensive plan amendments, updates and periodic reviews.

(3) Consistent with Comprehensive Plan. The proposed amendment shall be consistent with the Town of Snowmass Village Comprehensive Plan.

Staff Response: The amendment is consistent with the Comprehensive Plan, specifically 1.2 Policies which, to summarize, calls for the plan to remain current and reflective of our community values; updating of the plan continues to be a communitywide effort, and allows for continued citizen involvement in implementing the land use planning process.

(4) Public health, safety and welfare. The proposed amendment shall preserve the public health, safety, general welfare and environment and contribute to the orderly development of the Town.

Staff Response: The text amendment will allow for more clarity and flexibility in the updating of the comprehensive plan to ensure the public health, safety, general welfare and environment is preserved and the amendment will contribute to the orderly development of the Town.

Although the proceedings of the Planning Commission do not require a noticed public hearing for the consideration of the proposed text amendment, Staff recommends that the Planning Commission provide an opportunity from any member of the public who wishes to comment on the draft resolution to be heard.

IV. STAFF RECOMMENDATION

Staff recommends that the Planning Commission consider the proposed draft language as presented in Draft Resolution 5, Series of 2016, amend as necessary, and recommend approval to the Town Council.

Attachments:

- A.** Redlined Draft Code Language for "Comprehensive Plan"
- B.** "Clean copy" of Draft Code Language for "Comprehensive Plan"
- C.** Sec. 16A-5-210. - Amendments to text of Development Code
- D.** Draft Resolution No. 5, Series of 2016 with attachments

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

- (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) most recently 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 potential~~ 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~~ values. The plan is an official public document designed to guide future development in order to maintain or otherwise create the environment the community desires. 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 Council 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 A action proposed development, subdivision, rezoning or other 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 Future 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~~ action itself must be approved.
- (2) Interpretation. Since the Comprehensive Plan is, by definition, a general statement of the Town's ~~current potential~~ 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 may need to be amended or updated. ~~will be subject to interpretation of the policies, values and philosophy of the Comprehensive Plan shall be determined~~ 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 for the Town to consider an amendment to the Comprehensive Plan.
- (c) Amendment to Comprehensive Plan. An amendment to the Comprehensive Plan shall be accomplished by ordinance. The Planning Commission shall review such amendment and shall submit its comments and recommendations in the form of a resolution to the Town Council. The Town Council shall consider the recommendations of the Planning Commission and shall hold a public hearing as part of the ordinance process to consider the amendment. Public notice of the hearing shall be given by publication of notice, pursuant to Section 16A-5-60(b), Manner and Timing of Notice.
- (d) Comprehensive Plan Update. The Planning Director, Planning Commission or Town Council may determine that an update to the Comprehensive Plan is warranted. The process to update the Comprehensive Plan shall ensure that the community is engaged in the process and is afforded the opportunity to provide input toward the future growth and development of the community. It is expected that both the Planning Commission and Town Council members will be involved in the update process. The adoption of the Comprehensive Plan update shall be considered by the Planning Commission who shall review such update and shall submit its recommendations in the form of a resolution to the Town Council. Adoption of the Comprehensive Plan update by Town Council shall be by ordinance. The

Town Council shall hold a public hearing as part of the ordinance process. Public notice of the hearing shall be given by publication of notice, pursuant to Section 16A-5-60(b), Manner and Timing of Notice.

(e) Periodic Review. The Planning Commission may conduct a review of the Comprehensive Plan at such time as the Planning Commission may determine, but not later than five (5) years following the most recent plan adoption. Following such review, the Planning Commission may submit a written "State of the Comprehensive Plan" report to the Town Council for their consideration at a joint meeting with the Town Council. The Town Council may determine whether an update to the Comprehensive Plan is warranted and may direct the Town Manager to conduct such an update, if so warranted.

~~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.~~

~~(Ord. 4-1998 §1; Ord. 23-1999 §1)~~

“Clean copy” of Draft Code Language for “Comprehensive Plan”

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

- (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) most recently adopted by the Town Council, 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 potential 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 values. The plan is an official public document designed to guide future development in order to maintain or otherwise create the environment the community desires. 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 Council 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. A proposed development, subdivision, rezoning or other 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 Future Land Use Plan, although specific aspects or details of the action may not have been contemplated. 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 itself must be approved.
 - (2) Interpretation. Since the Comprehensive Plan is, by definition, a general statement of the Town's potential 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 may need to be amended or updated. Interpretation of the policies, values and philosophy of the Comprehensive Plan shall be determined 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 for the Town to consider an amendment to the Comprehensive Plan.
- (c) Amendment to Comprehensive Plan. An amendment to the Comprehensive Plan shall be accomplished by ordinance. The Planning Commission shall review such amendment and shall submit its comments and recommendations in the form of a resolution to the Town Council. The Town Council shall consider the recommendations of the Planning Commission and shall hold a public hearing as part of the ordinance process to consider the amendment. Public notice of the hearing shall be given by publication of notice, pursuant to Section 16A-5-60(b), Manner and Timing of Notice.
- (d) Comprehensive Plan Update. The Planning Director, Planning Commission or Town Council may determine that an update to the Comprehensive Plan is warranted. The process to update the Comprehensive Plan shall ensure that the community is engaged in the process and is afforded the opportunity to provide input toward the future growth and development of the community. It is expected that both the Planning Commission and Town Council members will be involved in the update process. The adoption of the Comprehensive Plan update shall be considered by the Planning Commission who

shall review such update and shall submit its recommendations in the form of a resolution to the Town Council. Adoption of the Comprehensive Plan update by Town Council shall be by ordinance. The Town Council shall hold a public hearing as part of the ordinance process. Public notice of the hearing shall be given by publication of notice, pursuant to Section 16A-5-60(b), Manner and Timing of Notice.

(e) Periodic Review. The Planning Commission may conduct a review of the Comprehensive Plan at such time as the Planning Commission may determine, but not later than five (5) years following the most recent plan adoption. Following such review, the Planning Commission may submit a written "State of the Comprehensive Plan" report to the Town Council for their consideration at a joint meeting with the Town Council. The Town Council may determine whether an update to the Comprehensive Plan is warranted and may direct the Town Manager to conduct such an update, if so warranted.

Sec. 16A-5-210. - Amendments to text of Development Code.

- (a) Purpose. The purpose of this Section is to provide the means by which the Town Council may, from time to time, amend, supplement or repeal the text of this Land Use and Development Code.
- (b) Initiation. An amendment to the text of this Development Code may be initiated by resolution of the Town Council, by the Planning Commission, by the Planning Director, by any person who holds a recognized interest in land within the Town or by any citizen or business owner within the Town.
- (c) Procedure. The following procedures shall apply to an application for an amendment to the text of this Development Code. These procedures are illustrated in Figure 5-2, Text or Map Amendment Procedures.
 - (1) Pre-application conference. Attendance at a pre-application conference is optional, but recommended, prior to submission of an application for an amendment to the text of this Development Code.
 - (2) Submission of application. The applicant shall submit an application to the Planning Director that contains those materials specified in Section 16A-5-210(d), Submission Contents.
 - (3) Staff review. Staff review of the application shall be accomplished, as specified in Section 16A-5-50, Staff Review of Application.
 - (4) Planning Commission review. A complete copy of the application shall be forwarded to the Planning Commission, together with a copy of the staff review. The Planning Commission shall review the application, considering the standards of Section 16A-5-210(e), Review Standards, and shall make its recommendations to the Town Council.
 - (5) Town Council first reading. The Planning Commission's recommendations shall be forwarded to the Town Council at a regular meeting, together with a complete copy of the application and a copy of the staff's review. The Town Council shall consider all relevant materials and shall adopt an ordinance on first reading amending the Development Code as recommended or with modifications, or shall adopt a resolution denying the application, citing specific reasons therefor.
 - (6) Public hearing. Prior to second reading 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. The Town Council

shall consider the application, any relevant support materials, the staff report, the Planning Commission's recommendation and the public testimony given at the public hearing. Following closure of the public hearing, the Town Council shall either adopt the ordinance, adopt the ordinance with modifications or deny the ordinance, considering the standards in Section 16A-5-210(e), Review Standards. If the Council shall make modifications to the ordinance prior to adoption it may, but need not, remand the application to the Planning Commission for further recommendations.

(d)

Submission Contents. An application for amendment to the text of this Development Code shall contain the following materials:

(1)

Minimum contents. The minimum contents for any application, as specified in Section 16A-5-40(b), Minimum Contents.

(2)

Precise wording. The precise wording of the proposed amendment.

(e)

Review Standards. An application for an amendment to the text of the Development Code shall comply with the following standards:

(1)

Consistent with purposes. The proposed amendment shall be consistent with the purposes of this Development Code.

(2)

Not conflict with other provisions. The proposed amendment shall not conflict with any other applicable provisions of this Development Code.

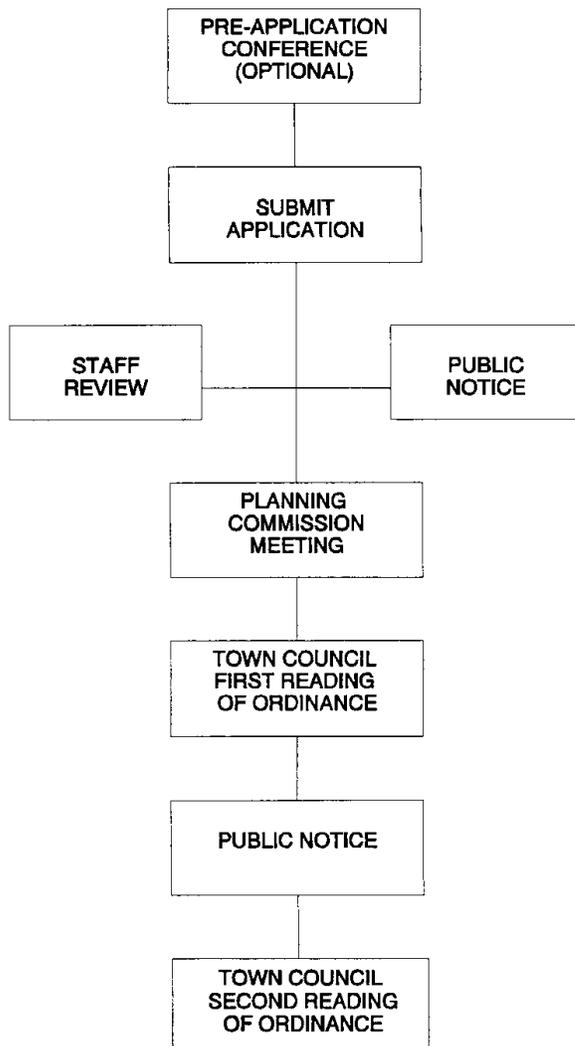
(3)

Consistent with Comprehensive Plan. The proposed amendment shall be consistent with the Town of Snowmass Village Comprehensive Plan.

(4)

Public health, safety and welfare. The proposed amendment shall preserve the public health, safety, general welfare and environment and contribute to the orderly development of the Town.

**FIGURE 5-2
TEXT OR MAP AMENDMENT PROCEDURES**



**TOWN OF SNOWMASS VILLAGE
PLANNING COMMISSION
RESOLUTION NO. 5
SERIES OF 2016**

**A RESOLUTION PROVIDING PLANNING COMMISSION
RECOMMENDATIONS REGARDING AMENDMENTS TO CERTAIN
PROVISIONS OF CHAPTER 16A THE SNOWMASS VILLAGE MUNICIPAL
CODE, SPECIFICALLY 16A-1-50 COMPREHENSIVE PLAN.**

WHEREAS, the Town Council approved Ordinance No. 1, Series of 2010 on February 22, 2010, thereby adopting the 2010 Town of Snowmass Village Comprehensive Plan (the "Comprehensive Plan"); and

WHEREAS, the Comprehensive Plan sets the vision, philosophy and values of the community and from time to time may be amended or updated; and

WHEREAS, an amendment to Chapter 16A of the Snowmass Village Municipal Code ("Municipal Code"), Section 16A-1-50 Comprehensive Plan, is necessary to provide more clarity and flexibility in the process to amend and update the Comprehensive Plan; and

WHEREAS, staff has proposed an amendment to Chapter 16A of the Municipal Code for consideration at this time; and

WHEREAS, the amendment contained in this Resolution is being processed under the provisions of Section 16A-5-210 of the Municipal Code; and

WHEREAS, the Planning Commission discussed the amendment on April 13, 2016 and reviewed the amendment on April 27, 2016; and

WHEREAS, this resolution formalizes the Planning Commission recommendations regarding the amendment further described in **Exhibit 1**, attached hereto and incorporated herein by reference; and

WHEREAS, the Planning Commission has determined that the amendment and revisions to the Municipal Code as hereinafter set forth are consistent with the Comprehensive Plan and are necessary for the public health, safety and welfare.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the Town of Snowmass Village:

Section One: Findings. Based upon the information provided and the testimony given during the meetings, the Planning Commission finds as follows:

1. The procedural requirements set forth in Section 16A-5-210 of the Municipal Code have been satisfied.

2. The proposed amendment complies with the applicable review standards specified within Section 16A-5-210(e) of the Municipal Code.

Section Two: Comments, Concerns and Recommendations to the Town Council. The Planning Commission recommends that the Town Council favorably consider the amendment to Chapter 16A of the Municipal Code, described in **Exhibit 1**.

READ, APPROVED AND ADOPTED by the Planning Commission of the Town of Snowmass Village on April 27, 2016, upon a motion by Commission Member _____, the second of Commission Member _____, and upon a vote of ____ in favor and ____ against for the new language presented in Exhibit 1.

TOWN OF SNOWMASS VILLAGE
PLANNING COMMISSION

Jamie Knowlton, Chair

ATTEST:

Cindy Ford, Planning Commission Secretary

Attachments:

Exhibit "1" – Proposed language to Section 16A-1-5. Comprehensive Plan

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

- (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) most recently adopted by the Town Council, 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 potential 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 values. The plan is an official public document designed to guide future development in order to maintain or otherwise create the environment the community desires. 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 Council 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:
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TO: Planning Commission

FROM: Julie Ann Woods, FAICP/MLA, Community Development Director 

DATE: May 11, 2016

SUBJECT: Community Profile Demographics for Comprehensive Plan Discussion

ATTACHMENTS: DOLA 2014 Town of Snowmass Village Community Profile (Annotated)

As we begin discussions about whether the Comprehensive Plan needs amendments and updating, I thought it may be helpful for the Planning Commission to have a copy of the Department of Local Affairs (DOLA) Community Profile completed for Snowmass Village. The report was completed in 2014 and is mostly based on 2010 census data and State projections. I have included my annotated remarks as it relates to the various tables and charts as information only. I do not expect the Planning Commission to discuss this at the meeting, but thought it would be helpful factual data to have as you consider amendment to the Plan.

Snowmass Village town

Demographic and Economic Profile



COLORADO
Department of Local Affairs

Community Quick Facts

Population (2014)	2,889
Population Change 2010 to 2014	63
Place Median HH Income (ACS 09-13)	\$80,823
State Median HH Income (ACS 09-13)	\$58,433
Employment (County in 2014)	21,008
County Cost of Living Index (State=100)	192.61, Very high

TOSV Income is about 38% higher than State average

Cost of living is almost twice the State average



Source: State Demography Office
U.S. Census Bureau

Population

Population Estimates and Forecasts for the resident population are produced by the State Demography Office.

- Snowmass Village saw population growth in the 1990s followed by some declining growth in the early 2000s.
- There was some growth in the late 2000s and recently, the population has grown slowly.
- The recent growth in population is related to decreasing vacancy rates and growth in Pitkin overall.

Snowmass Village Population, 1990 to 2014



TOSV population has doubled in 24 years

Population

Annual Average Growth Rate (%)

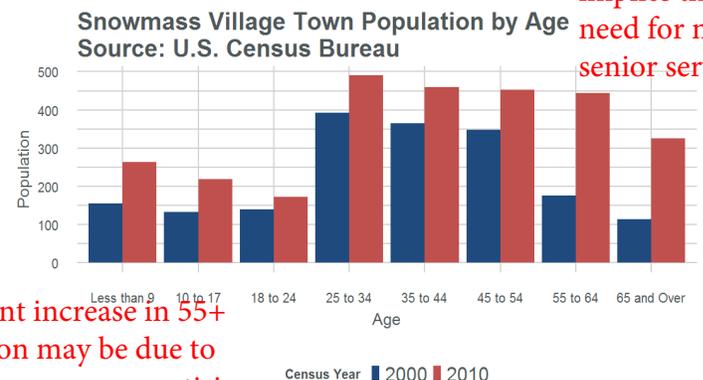
	Snowmass Village	Pitkin	Colorado	Snowmass Village	Pitkin	Colorado
1990	1,449	12,661	3,294,473			
1995	1,682	14,652	3,811,074	3.0%	3.0%	3.0%
2000	2,520	15,764	4,338,801	8.4%	1.5%	2.6%
2010	2,826	17,156	5,050,7289	1.2%	0.8%	1.5%
2014	2,889	17,645	5,353,471	0.6%	0.7%	1.5%

Population By Age

Snowmass Village's population by age is shown in the chart to the right for both 2000 (darker bar) and 2010 (lighter bar). All age groups increased; however, the growth shifted the age distribution considerably. Most notable is the incredible growth in those over the age of 55, which represented a much smaller share of the population in 2000. Also notable was the growth in middle-age population that resulted in growth in lower age groups because they had children.

Colorado increased only 62% over 24 years

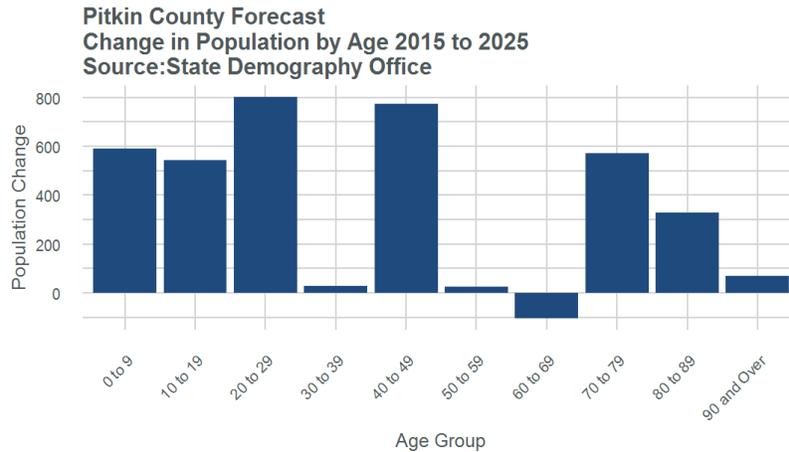
This age chart implies the need for more senior services



Significant increase in 55+ population may be due to second homeowners retiring here

Population By Age, Continued

Pitkin County, where Snowmass Village is located, is expected to grow slightly faster than the state between 2015 and 2025. Most of this growth is forecast in the prime working age adults (30-44) and their families. **There is significant growth project in the population over age 70, but less than the growth in younger age groups.** This growth will not negate the need to evaluate aging services, but may alleviate some of the downward pressure aging can put on tax revenues.



Overall increase of 36% of housing units over 10 years; only 18% increase in vacant (mostly seasonal) units. Could be that more of our second homeowners are choosing to live here full time.

Only 30% of all housing units are owner-occupied. This creates challenges for engaging the community when so few own a stake in it.

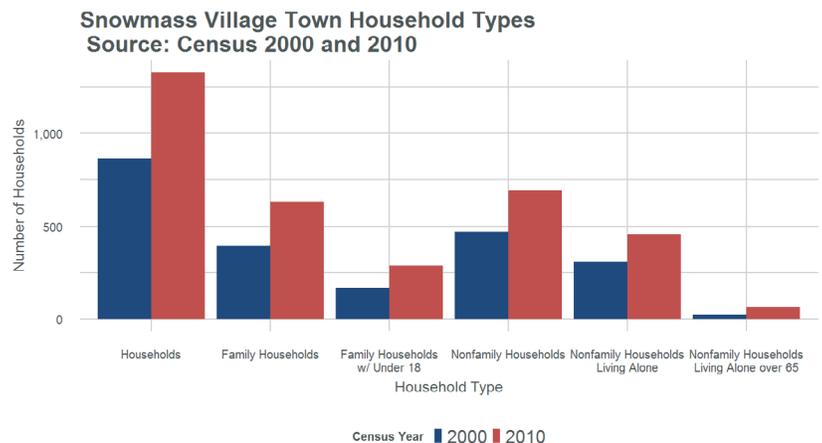
Housing & Households

Snowmass Village Housing Units	2000	2010	2010 %
Total Housing Units	1,734	2,355	
Occupied Housing Units	864	1,327	56.3%
Owner-Occupied Units	481	722	54.4%
Renter-Occupied Units	383	605	45.6%
Vacant Housing Units	870	1,028	43.7%
For Seasonal	814	887	86.3%
All Other Vacant	56	141	13.7%

- The overall vacancy rate was nearly 44% in 2010.
- Vacancy rates were much higher than the state average but decreased between 2000 and 2010.
- Most of the units are owner occupied (54%) but an active rental market exists as well.

Q: How much infrastructure does it take to support only about 1/2 the housing units year round but twice as many units during peak seasons? Is there a way to offset the increased peak season costs?

- There was a large increase in households between 2000 and 2010.
- There were notable increases in the family households and a large percentage increase in those living alone over age 65.
- These increases speak to large growth in the over 55 (often empty nesters) and family-aged groups over the period.



Q: Does our over 65 living alone population have the support services necessary to continue living alone?

Race & Ethnicity

Snowmass Village town Population by Race/Ethnicity

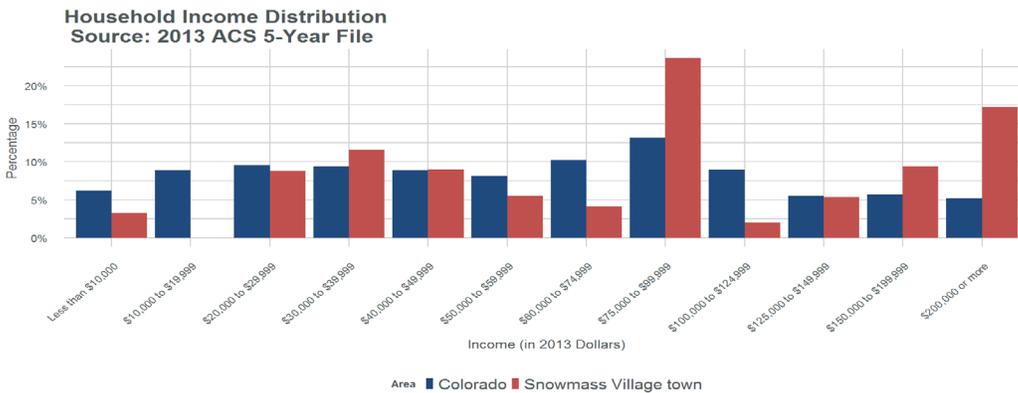
	2000	2010	2010 %
Total	1,822	2,826	
White	1,734	2,602	92.1%
Black or African American	3	7	0.2%
American Indian or Alaska Native	1	2	0.1%
Asian	13	20	0.7%
Native Hawaiian and Other	0	1	0.0%
Some Other Race	5	1	0.0%
Two or More	18	23	0.8%
Hispanic	48	170	6%

Source: U.S. Census 2010

- Snowmass Village is less diverse than the state as a whole but is becoming more diverse over time.
- The diversity growth occurred primarily in the Hispanic population, which grew by over 122 (a 250% increase).

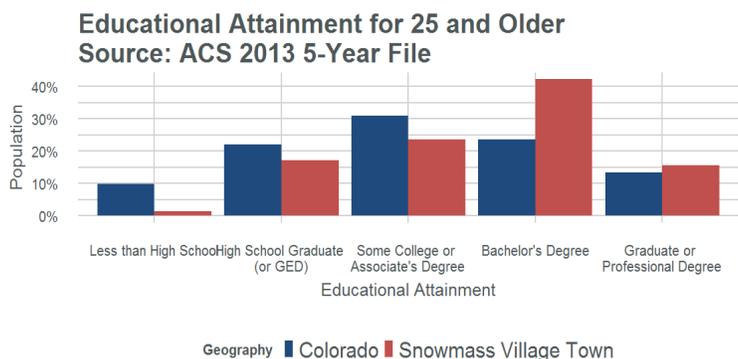
Income

The graph below compares Snowmass Village's income distribution to the state. Snowmass Village has a larger share of people earning less than \$75,000 to \$99,000 than the state and those making over \$200,000. There are relatively few households making below \$30,000. The income distribution is likely influenced by the higher proportion of those with high levels of education and higher costs of living.



Education

Snowmass Village has a much higher share of its population with a bachelor's degree or higher compared to the state. The largest share of the population has some college or associate's degree.



Commuting

Commuting plays an important role in the economy of an area because not all workers live where they work. Commuting impacts local job growth, access to employees, and transportation infrastructure.

Just over 7% of the jobs (dark green) are held by residents and 93% of the jobs are held by people who live outside the town. Considering Snowmass Village's labor force (light green), about 18% work in Snowmass Village and nearly 82% are employed outside of the city.

Only 18% of our workforce works and lives in TOSV. This increases the probability of \$ leakage to other communities by residents alone, let alone tourists.

Note: Data does not include agricultural and self-employed jobs and uses administrative boundaries only.

Snowmass Village Commuting Patterns, 2013



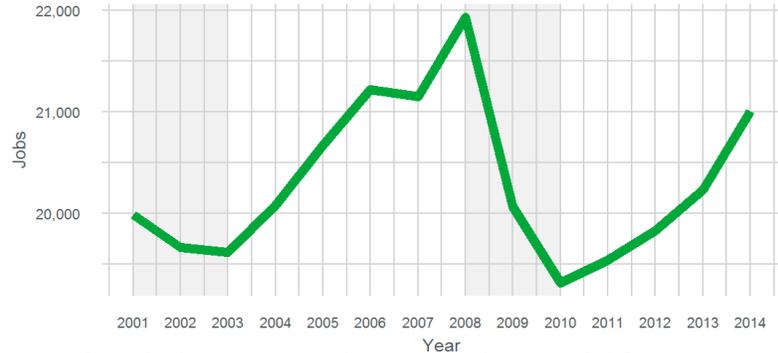
Source: LEHD On the Map, 2013

Jobs & the Economy

Total employment in the county was estimated to be 21,000 in 2014. Pitkin has gained approximately 1,700 jobs since 2010. Despite the short-term growth, Pitkin has not reached their pre-recession peak employment from 2008. Losses concentrated in Real Estate, Administration, and Professional Services.

Since real estate and everything that goes with it IS our economy, it is not surprising that it sustained the most job losses. Related legal, financial and design services also suffered losses.

Pitkin County Total Estimated Jobs, 2001 to 2014
Source: State Demography Office



Note: Grey shading represents beginning to bottom of U.S. recessions.

Economic Industry Mix

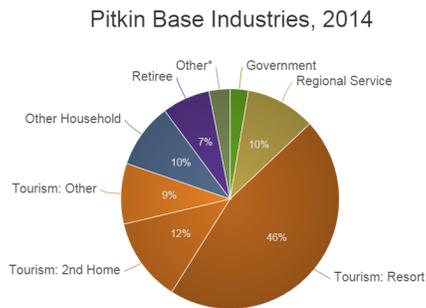
Snowmass Village has a less diverse industry mix than Pitkin as a whole. Snowmass Village has an even stronger tourism and resort focus than Pitkin. Snowmass also has a large share of employment related to real estate.

Share of Jobs by Industry, 2014	Pitkin	Snowmass Village
Agriculture	1%	0%
Mining	0%	0%
Utilities	0%	0%
Construction	5%	3%
Manufacturing	1%	0%
Wholesale trade	1%	0%
Retail Trade	7%	3%
Transportation and warehousing	1%	1%
Information	1%	0%
Finance activities	2%	1%
Real estate	10%	19%
Professional and business services	6%	1%
Management of companies and enterprise	0%	0%
Admin and waste	10%	3%
Education	2%	1%
Health Services	3%	1%
Arts, Entertainment, and Recreation	11%	26%
Accommodation and food	21%	29%
Other services, except public administration	8%	4%
Government	11%	7%

Arts, Entertainment and Recreation would include SKICO employment. Accommodation and food being the largest industry reflects our tourism focus and comes into question how fragile our economy is. More diversity of industries would create stronger resiliency to economic downturns.

Economic Base Analysis

The Base Industries chart shows which industries drive the economy in Pitkin. The chart shows the important share of economic activity driven by tourism. Combined, tourism drives about 67% of the employment in Pitkin. Regional services, any services like retail or banking provided to populations outside of the county, also made up a significant share.



*Other includes: Transfer Payment, Agriculture, Manufacturing, Mining

Source: State Demography Office

Average Wage Trends

- Average weekly wages in Snowmass Village increased 10% from 2010 to 2014.
- Pitkin County saw wage growth of 8.5%.
- Weekly wages of \$747 in Snowmass Village in 2014 were only 74% of the \$1,014 statewide average; this may be further exacerbated by the higher cost of living.

Due to tourism base, food and recreation services are typically "cash" based and tips are not always reported, thus resulting in lower reported weekly wages, which is common in resort economies.

Average Weekly Wages



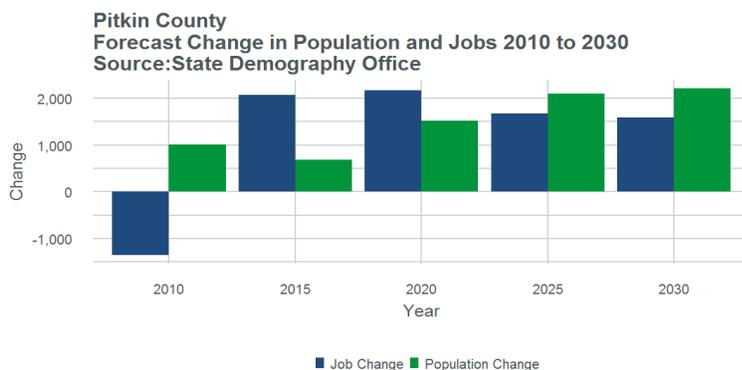
Source: Department of Labor and Employment (QCEW)

Population and Economic Forecast

The rates of growth of both population and jobs can differ somewhat because of changes in the labor market, i.e., labor force participation rates, age, unemployment rates, multiple job holding, and/or commuting. In addition, macroeconomic conditions such as business cycle fluctuations and faster or slower periods of U.S. and Colorado economic growth can affect overall job growth in a region.

- Population growth is forecast to fall short of job growth for the period from 2015 to 2020 and then out pace job growth from 2020 to 2030.
- The transition in job growth from higher to lower reflect short-term economic growth and longer term population aging. As the population ages, labor force growth will slow.
- This may require additional housing and community services. Additionally, an aging population may require increased need for accessible housing and other aging services.

Increasing population and decreasing jobs trend in the county will have huge implications for our resort economy. There likely will be more competition for jobs in the future.



	Total Jobs	Population
2010	19,324	17,147
2015	21,392	17,827
2020	23,563	19,350
2025	25,234	21,455
2030	26,821	23,667