

**TOWN OF SILT
 PLANNING AND ZONING COMMISSION AGENDA
 TUESDAY, JANUARY 7, 2020 6:30 P.M.
 MUNICIPAL COUNCIL CHAMBERS**

ESTIMATED TIME	ELECTRONIC AGENDA ITEM	PUBLIC HEARING/ ACTION	ELECTRONIC LOCATION AND PRESENTOR
	Agenda		Tab 1
6:30 P.M.	Call to Order		Chair Classen
	Roll Call		Chair Classen
	Pledge of Allegiance		Chair Classen
6:32 P.M.	Consent agenda Minutes of the December 3, 2019 P & Z Meeting	Action Item	Tab 2 Chair Classen
6:35 P.M.	Public Comments - A "Sign In Sheet" is available in the Council Chambers. Each speaker will limit comments to no more than three (3) minutes, with a total time of 30 minutes allotted to public comments, pursuant to Section 2.28.020 of the Silt Municipal Code		Chair Classen
6:38 P.M.	Agenda Changes		Chair Classen
6:40 P.M. 20 minutes	Garfield County Comprehensive Plan 2030 - Review of Urban Growth Boundary	Informational Item	Tab 3 Director Aluise
7:00 P.M. 10 minutes	Planning Commission Workshop	Informational Item	Tab 4 Chair Classen
7:10 P.M. 30 minutes	Update of Parks, Recreation, and Culture Master Plan	Public Meeting	Tab 4 Director Aluise
7:30 P.M.	New Business		
7:35 P.M.	Future Business		
7:40 P.M.	Commissioner Comments		
7:45 P.M.	Adjourn		

The next regularly scheduled meeting of the Silt Planning & Zoning Commission is tentatively set for Tuesday, February 4, 2020, at 6:30 p.m. Items on the agenda are approximate and intended as a guide for the Planning and Zoning Commission. "Estimated Time" is subject to change, as is the order of the agenda. For deadlines and information required to schedule an item on the agenda, please contact the Town of Silt at 876-2353. Please be aware that this agenda is given to the public and to the Commission in electronic form. If you require a hard-copy, please request one before or after the scheduled meeting. Normal Town copying charges may apply. Thank you.

**TOWN OF SILT
MINUTES FOR
REGULAR PLANNING & ZONING COMMISSION MEETING
TUESDAY, DECEMBER 3, 2019, 6:30 P.M.**

Call to Order

Chair Classen called the meeting to order at 6:30p.m.

Roll Call

Present: Chair Chris Classen
Vice Chair Lindsey Williams
Commissioner Eddie Aragon
Commissioner Marcia Eastlund
Commissioner Joelle Dorsey

Absent: Alternate Commissioner #1
Alternate Commissioner #2

Also present at the meeting was Community Development Director Janet Aluise, Dan Meskin, and TJ Guccini.

Pledge of Allegiance

At 6:30 p.m., the Commission cited the Pledge of Allegiance.

Public Comments

There were no public comments.

Conflicts of Interest

There were no stated conflicts of interest.

Tab 2 - Consent Agenda

At 6:33 p.m., Commissioner Williams made a motion to approve the November 5, 2019 Planning & Zoning Commission meeting minutes, as written. Commissioner Aragon seconded the motion and the motion carried unanimously.

Agenda Changes

Chair Classen stated that the Commission needed to appoint a Vice-Chair. Commissioner Aragon nominated Commissioner Williams. The Commission unanimously approved Commissioner Williams as the Vice-Chair.

Tab 3 – Rifle Remedies LLC (Green Cross) Sign Exception for a parcel known as 502 Front Street, otherwise known as Parcel # 217910220008, Lots 11-14, Block 15, Original Townsite, within the Town of Silt, Garfield County, state of Colorado (continued Public Hearing)

At 6:33 p.m., Director Aluise stated that the public notification requirements were met for this application. She reviewed her staff report for the record, stating that the applicant's request for increased signage at his property located at 502 Front Street (Green Cross Retail Marijuana Dispensary) included the removal of a two-sided, roof-mounted neon sign, with a three-sided, pole mounted (freestanding) sign located to the west of the building and to the east of 5th Street right-of-way. Director Aluise stated that the applicant indicates in the application that a coal train located on the rail spur and directly south of the business blocks visibility of the current sign, affecting his business and the Town's sales tax collection negatively. Director Aluise further stated that the applicant's prior signage on the property totaled 130.82 square feet, and the applicant proposes to increase the signage to 157.24 square feet.

At 6:44 p.m., Director Aluise read into the record a statement by Lois Veltus, who owns property to the north and across the alley from the applicant, stating that she had no objections to the application as presented and thanking staff for giving her information regarding the sign.

At 6:45 p.m., Director Aluise recommended the to Commission approval of the Rifle Remedies Sign Exception request for a 43.33 foot tall 3-sided sign with a green cross as the sign content and utilizing LED backlighting, with the following conditions:

- 1) That all statements made by the applicant both in the application and in hearings before the Planning & Zoning Commission be considered conditions of approval unless modified in the following recommendations:
- 2) That the applicant applies for and receives a building permit for the installation of the sign, in compliance with the 2015 International Building Code, with particular attention to wind and snow loads, and subsequently requests inspections;
- 3) That the applicant pays all normal costs for the review of this application, including planning, legal and engineering fees, and public notification costs, prior to installation of any sign; &
- 4) That the applicant submits sign permit/exception applications for any future signs on the property prior to installation of signs on property.

At 6:46 p.m., Dan Meskin addressed the Commission, stating that in light of the large signage request at Golden Gate Convenience Store, he felt that he should ask for increased signage to address the problem of the coal train blocking his sign to those traveling on I-70.

At 6:48 p.m., the Commission had the following discussion:

- What is the size of the pole? (Mr. Meskin stated that it would be big enough to support the sign, perhaps 4'-5' in diameter);

- What is the height of the roof-mounted sign? (Director Aluise referred the Commission to the photo in the application indicating the sign is 20'4".);
- Where will the sign be placed, exactly, and could it hit the power lines in case it falls over? (Mr. Meskin stated that the power lines are located to the north of the alley, and the sign will be placed just to the west of the existing roof-mounted sign; he stated that he would install the sign to the building code requirements and would ensure that it would not fall down.);
- How bright is the sign? (Mr. Meskin stated that he had not designed the sign; Director Aluise stated that the applicant must meet the exterior illumination code that sets out the brightness (light pollution) allowable.);

At 7:00 p.m., Chair Classen opened the public hearing. Hearing no testimony, Chair Classen closed the public hearing.

At 7:01 p.m., Commissioner Dorsey made a motion to approve the Rifle Remedies Sign Exception, with staff recommendations. Commissioner Williams seconded the motion and the motion carried unanimously.

Tab 4 – Raley Ranch Project LLC Sign Exception for Painted Pastures Subdivision, located on Main Street .6 miles east of 16th Street and .5 miles west of Davis Point Road, Town of Silt, Garfield County, state of Colorado

At 7:02 p.m., Director Aluise reviewed the staff report for the Commission, stating that the sign exception for this applicant is necessary because the Silt Municipal Code only allows one subdivision sign per entrance. Further, she stated that the sign exception application does not indicate illumination, which would necessarily have to follow the Silt Municipal Code guidelines in downcast lighting and other provisions. Lastly, she stated that the sign is to be located outside of the Town and Colorado Department of Transportation rights-of-way, on multifamily parcels 1001 and 1004, but exact location must be depicted on a site plan prior to sign permit issuance. Further, she stated that no information was given regarding the type of materials used or the installation techniques, also due prior to sign permit issuance.

At 7:18 p.m., Director Aluise recommended to the Commission approval of the Raley Ranch Project LLC Sign Exception for two subdivision signs measuring approximately six feet by six feet and located on Multifamily Lots 1001-1004, with the following conditions:

- 1) That all statements made by the applicant both in the application and in hearings before the Planning & Zoning Commission be considered conditions of approval unless modified in the following recommendations:
- 2) That the applicant keeps such signs in good repair;
- 3) That the applicant pays all normal costs for the review of this application, including planning, legal and engineering fees, if any, prior to setting of any sign; &

- 4) That the applicant/property owner submits permit applications for any future signs on the property prior to installation of signs on property.

At 7:19 p.m., the Commission had the following discussion:

- What is the total size of the interior hanging sign? (Chair Classen stated that the interior 'horse' sign is indicated at 53" x 40");
- Is the sign a long-term sign? (Mr. Guccini responded that it was intended to be a long-term sign.);

At 7:27 p.m., Commissioner Aragon made a motion to approved the Raley Ranch Project LLC Sign Exception for two subdivision signs measuring approximately six feet by six feet and located on Multifamily Lots 1001-1004, with staff recommendations. Commissioner Eastlund seconded the motion and the motion carried unanimously.

Tab 5 – Old Business

At 7:28 p.m., Director Aluise stated that the Wallaces had missed a court appointed deadline to remove the abandoned home located at 512 Main Street, although they had pled guilty in September, 2019. The prosecuting attorney and the judge both felt that the defendants had not made any progress on obtaining demolition permits from the state of Colorado and from the Town of Silt. The hearing is scheduled for March, 2020.

At 7:32 p.m., Director Aluise reviewed her notes from the Western Planners Conference in Santa Fe, New Mexico from September 8 through September 11. Topics included sustainable subdivisions, conservation of drainages and critical parcels, autonomous vehicles, and land use law.

At 7:48 p.m., Director Aluise stated that the Town has a small budget each year to send Commissioners to planning conferences and trainings.

At 7:50 p.m., Chair Classen stated that his conference experience was also very informative, centered around meeting burnout for the public, the 407 miles of planned trails through the state of New Mexico to link up with the Mexico and the Colorado trails, and social media for planning.

New Business

There was no new business.

Other Business

There was no other business.

Future Business

There was no future business.

Commissioner and Staff Comments

At 8:10 p.m., Commissioner Eastlund inquired as to why the Town has not installed bus shelters to the east of Town (post office). Director Aluise promised to research her question and report back to the Commission.

Adjournment

At 8:25 p.m., Commissioner Eastlund made a motion to adjourn. Commissioner Aragon seconded the motion, and the motion carried unanimously.

Chairman Chris Classen

Community Development Director Janet Aluise

DRAFT



Planning Refresher Workshop

Saturday, December 7, 2019
City of Greeley Recreation Center
651 10th Avenue, Room 101 ABC
Greeley, CO 80631

AGENDA

- | | |
|----------------|---|
| 8:30 - 9am | Check-in & Networking |
| 9 - 9:20am | Welcome & Introductions
<i>KC McFerson, Department of Local Affairs (DOLA) – Community Development Office</i> |
| 9:20 - 10:30am | Demographic Trends and Projections
<i>Elizabeth Garner, State Demographer, DOLA</i> |
| 10:30-11:45am | Considerations of Growth: Housing, Traffic, and Water
<i>KC McFerson, Community Development Office</i>
<i>Ryan Dusil, North Front Range Metropolitan Planning Organization</i>
<i>Jennifer Steffel Johnson, Ph.D., CU Denver Dept. Urban and Regional Planning</i>
<i>Spencer Bollacker, DOLA, Division of Housing</i> |
| 11:45-1pm | <i>Lunch on your own</i> |
| 1-2:15pm | Accessory Dwelling Units (ADUs) and Short Term Rentals
<i>Nina Williams, Murray, Dahl, Beery, & Renaud, LLP</i>
<i>Steve Glammeyer, P.E., PWE, City of Fort Morgan (ADU)</i>
<i>Johnathan Cain – Idaho Springs (STR)</i> |
| 2:15-3:55pm | Applying Best Practices – Meetings, Decision Making & Ethical Issues
<i>Gerald Dahl, Murray, Dahl, Beery, & Renaud, LLP</i> |
| 3:55-4:00 | Wrap-up & Closing |





Speaker Biographies

Elizabeth Garner is the State Demographer with the Colorado Department of Local Affairs, an agency focused on strengthening the capacity of Colorado's communities and local governments. She leads the State Demography Office, which produces population and economic estimates and forecasts for use by state agencies and local governments. Elizabeth has over 25 years of experience analyzing population and economic trends in the state, and her current areas of research include aging in Colorado, characteristics of migration, and poverty. Elizabeth is an economist and received her B.A. in Business at the University of San Diego, her masters in Agricultural and Resource Economics at Colorado State University. She is also a Colorado native, something only 43% of the state's population can claim.

KC McFerson is the senior planner in the Division of Local Government within the Department of Local Affairs (DOLA). She supports Colorado's communities with their long-range planning goals and projects. Prior to her current role, KC worked for DOLA as the land use and water planner and also spent several years managing a grant program to encourage community building and resilient land use solutions for flood recovery. KC earned her law degree and Master's in Community and Regional Planning from the University of Oregon, both with concentrations in land use and natural resources law and planning.

Ryan Dusil, MURP is a Transportation Planner with the North Front Range Metropolitan Planning Organization (NFRMPO) serving portions of Larimer and Weld counties in northern Colorado. He specializes in bicycle and pedestrian planning and technical assistance, travel demand modeling, and freight planning. Day-to-day, Ryan works with local agency staff on short- and long-range transportation projects to improve travel conditions within and between northern Colorado communities.

Jennifer Steffel Johnson, Ph.D. is the Associate Chair of the CU Denver Department of Urban and Regional Planning. Her research interests and courses focus on the role that housing affordability plays in community development and social justice. She is also passionate about experiential education and the mutual benefits it can provide for students, communities, the profession, and the university. Her previous work experience includes being the Senior Policy Analyst for the Partnership for Working Families, the Director of Cooperative Education for the College of Engineering at Northern Arizona University, and the Assistant Director of Housing Programs for Christian Relief Services, a Washington, D.C.-area non-profit.

Spencer Bollacker is a Housing Development Specialist providing technical assistance to communities in the northeast region of Colorado. Prior to joining the Division of Housing in 2018, he worked as a Project Manager for a non-profit community development organization in Glenwood Springs. In this role he worked with Colorado communities to align goals for housing, economic development, and revitalization through brownfields redevelopment. He holds a Bachelor of Arts degree from Franklin and Marshall College in Lancaster, Pennsylvania, and a Master of Urban & Regional Planning from the University of Colorado Denver. Born and raised in Denver, Spencer is most content while spending time in the Colorado wilderness with his family.





Nina Williams is a municipal attorney with the law firm Murray Dahl Beery & Renaud LLP. Nina serves as general Town and City Attorney for numerous Colorado municipalities, and as special counsel on zoning and planning matters, advising planning commissions, boards of adjustment, zoning boards of appeals and variance boards. Prior to her current role, Nina represented applicants and developers in all phases of the planning and development process. Nina also teaches an annual graduate course at the University of Colorado Denver, entitled “Planning and Development: Zoning, Local Government and Affordable Housing.”

Steve Glammeyer is the Public Works Director for the City of Fort Morgan, having taken this position in July of 2017. Prior to that, Steve worked for the City of Delta for 24 years in various positions including; Public Works Director, Utilities Director, Assistant City Manager and Interim City Manager. As Public Works Director, Steve is responsible for managing planning and zoning, acting as the City Planner, and managing the building department for the City of Fort Morgan. In his spare time, Steve loves spending time with his wife, Kim. He is a wood worker and collector of all things Star Wars. He is also very interested in financial matters and enjoys speaking to groups about how to be more financially stable.

Jonathan Cain works for the City of Idaho Springs and assists the City Administrator and Community Development planner on a variety of projects related to the administration of the City. A former DOLA “best and brightest” intern, Jonathan implemented the Short Term Rental program in Idaho Springs, based on the ordinance that was passed last year. Currently, he monitors and tracks short term rental advertisements and assists the City Clerk with compliance, and is working with the Community Development Planner and Planning Commission to make further municipal code revisions relating to STRs.

Gerald Dahl is a partner at Murray Dahl Beery & Renaud LLP and has practiced in local government law, dealing with all aspects of land use, annexation, personnel, governmental operations, and water rights. Mr. Dahl is a past general counsel to the Colorado Municipal League (1984-1990) and to the Northwest Colorado Council of Governments (1978-1984). Mr. Dahl represents municipalities and counties in general government matters and in the planning and development of land. His practice in this field is statewide. He has authored numerous complete land use codes for municipalities and counties. He specializes in annexation and land use code diagnosis and revision to implement planning goals. He is a frequent speaker on land use, ethics, and local government issues.



Urban Growth Areas and Intergovernmental Coordination

Garfield County Comprehensive Plan Update

Referral Copy

VISION

Intergovernmental cooperation between municipalities and other public agencies has demonstrated successful collaboration and has resulted in the creation of new partnerships on behalf of the residents of the county including the direction of new urban level development to Urban Growth Areas (UGAs) where services and infrastructure can be provided in an efficient and cost-effective manner.

BACKGROUND AND KEY ISSUES

1. There is widespread support in the public for encouraging a significant portion of future growth to occur in and adjacent to municipalities.
2. A municipality's UGA is actually under county jurisdiction but development here can greatly impact city plans. County land use decisions, particularly those immediately adjacent to municipal boundaries, have been viewed by local communities, in some cases, as not being compatible and making orderly expansion difficult.
3. Because they are difficult to re-subdivide once developed, 1-acre to 5-acre lots will generally preclude more dense development. Therefore, it is desirable to avoid this pattern in an UGA.
4. Due to the differences between county and municipal land use regulations, it can be difficult to use county land use regulations to achieve objectives of the local community.
5. The county is not well set up to provide urban services organizationally or fiscally. Therefore, another entity is required to provide services if and when urban types of development occur in the unincorporated areas – either a municipality, a special district or metropolitan service district.
6. The county cannot abdicate its land use and regulatory obligations for the unincorporated areas, including areas within an UGA.
7. There are several areas of urban development in the unincorporated county which are served by established metropolitan service or special districts. In these areas relatively higher density development to serve work force housing needs should be considered.
8. Access to the policy making process must be expanded to ensure public participation from those most affected by land use decisions.
9. The County is very diverse including environment, economy, and geography. All county-wide planning efforts should be responsive to the diversity among subareas in the county.
10. To form strong relationships between the county and its municipalities, it is paramount to respect, adhere to, use and become educated on key policies and goals from existing adopted local plans.

11. Regional issues should be solved at a regional level and should include issues such as housing, social services, and water. (relocated from the goal section)

GOALS

1. Increase coordination and communication between the municipalities and the county.
2. Encourage future development requiring urban services to be located in areas where these services are or can readily be made available.
3. Ensure that county land use policies and development approvals are compatible with the existing zoning and future land use objectives of the appropriate municipality.
4. Retain rural character outside of UGA limits.
5. Assure that the comprehensive plan and Land Use and Development Code are accurate reflections of current county policy and public values.
6. The opportunity for citizens to be involved in all phases of the planning process continues to be an integral part of the county land use planning process.
7. Encourage the private sector to develop more work force housing in Urban Growth Areas and areas served by central water and sewer, thereby helping to create more certainty in the development review process.

POLICIES & STRATEGIES

1. **Policy:** Within defined UGAs, the County Comprehensive Plan, land use code revisions, and individual projects, should be generally consistent with local municipal land use plans and policies.

Strategies:

- a. Maintain and comply with the current ~~Enter into an~~ Intergovernmental Agreement (IGA) with each community that stipulates mutual commitments to follow the plans, and procedures for review.
- b. Review the procedure for efficient coordinated, local municipal input into Planning Commission decisions prior to making recommendations to the Board of County Commissioners.
- c. Progress toward implementing the Comprehensive Plan should be reviewed annually.
- d. County and municipal planning staff should meet to update each other on any changes to policies or revisions to their respective comprehensive plans including future land use mapping.
- e. Update Land Use and Development Code minimum lot sizes or density recommendations for certain land use categories to help guide proposals for higher density development and work force housing to adjacent municipalities and Urban Growth Areas served by central water and sewer.

2. **Policy:** Projects proposed adjacent to local municipalities requiring urban services will be encouraged to annex into the affected jurisdiction if contiguity exists.

Strategies:

- a. Reserve land areas within UGAs to accommodate growth for the next twenty years, using such tools as URR (Urban Residential Reserve – See Figure 21)
 - b. Coordinate regularly with affected governments and agencies as to consistency of their plans with the comprehensive plan.
 - c. Annexation to Towns and Cities should be a priority consideration where municipal water and sewer services are available.
 - d. Where local jurisdictions have implemented strict annexation policies including priority areas for annexation, the County should coordinate development review with the Town to address the concerns generating the prioritization.
 - e. Revenue generating properties such as commercial and industrial areas are often more desirable for annexation than residential properties. Ways to off-set this concern should be discussed in joint meetings/work sessions between the County and the municipalities.
 - f. Whenever possible, enclaves surrounded by a municipality should be strongly encouraged to annex into the surrounding municipality.
 - g. County future land use designations, zoning, and standards for compatibility should serve to maintain rural character in the unincorporated County outside of UGAs.
3. **Policy:** Development in an UGA are encouraged to ~~should~~ have land use and street patterns that are compatible with the affected municipality.

Strategies:

- a. Work with municipalities to adopt a “Major Streets Plan” for its UGA
 - b. In lieu of developing a streets plan, County referrals to municipalities should specifically request input on streets, access control plans, traffic, and transportation issues of concern to the municipality.
 - c. Where applicable, County development review should require issuance of municipal street access and street cut permits.
 - d. Where traffic impacts from a project will occur primarily within an adjacent municipality, the county could ~~should~~ consider adoption of updates to the traffic impact fee section of the Land Use and Development Code to allow conditions of approval requiring payment of additional traffic impact fees to mitigate for impacts on municipal roads and streets serving the proposed development.
4. **Policy:** Within a locally planned UGA, development applicants for major projects are recommended to obtain project review comments from the local community prior to submitting for county review. The process should be consistent with the executed IGA.

Strategies:

- a. The County should consider increasing the referral time frames for projects affecting an UGA to make submittal of referral comments possible from municipalities well before public hearings, staff report preparation and packet deadlines.
 - b. Pre-Application summaries for potential projects affecting an UGA or located within a 3 Mile Area of Influence should also be sent to the affected municipality.
 - c. For major projects, municipalities should be invited to attend the pre-application meeting.
 - d. In addition to initial comments, affected municipalities should also be referred the application once determined to be complete.
5. **Policy:** In locating county facilities, the County will place future facilities in locations that will help support, maintain and revitalize municipal downtowns.

Strategies:

- a. Annual works sessions with each municipality should include discussion of the status of current and potential future County facilities in each municipality.
 - b. Location of County facilities should be balanced throughout the county consistent with the public's need and anticipated demand for County services.
6. **Policy:** The County will continue to look for creative ways to address regional issues and support projects within or adjacent to municipalities that transcend political boundaries, and those projects that provide services for all county residents including those in unincorporated areas.

Strategies:

- a. Work cooperatively within the region on issues that transcend political boundaries such as housing, transit, economic development, traffic, air quality, wildlife habitat/health, river/watershed protection, and water conservation.
- b. The County should initiate discussions with municipalities regarding key areas of the County that would benefit from Comprehensive Plan – Sub Area planning in the future and consider initiation of such sub-area plans.
- c. Continue to support regional trails efforts including **but not limited to** the LOVA Trail, Rio Grande Trail, and the Glenwood Canyon Trail connections.
- d. Continue to support economic development efforts to diversify local economies including river access improvement and recreational trail development.
- e. Continue to support regional transportation initiatives including those that provide services to county residents in unincorporated areas.
- f. The County should participate in the development of local work groups and coalitions with municipalities to address regional impacts from neighboring jurisdictions.

- g. Continue to support protection of municipal water systems and watersheds through project referrals and conditions of approval and ~~requiring applicants to obtain~~ watershed permitting from the affected jurisdiction.
- h. Continue to participate in regional housing initiatives to address the need for more affordable housing and continue to support the Garfield County Housing Authority and its role in maintaining and administering affordable housing throughout the County.
- i. Continue to coordinate with public and quasi public institutional entities such as school districts, community colleges (CMC), parks and recreation districts, special districts (water & sanitation), utility providers, and major health service providers or hospitals, regarding major expansions, relocations, or new facilities including but not limited to County Location and Extent review.

DRAFT

HOUSING

Garfield County Comprehensive Plan Update *Referral Copy*

BACKGROUND AND KEY ISSUES

1. The demand for housing exceeds local supply. As of 2017, there was a shortfall of approximately 3,600 housing units in Garfield County. This demand is projected to increase over the next decade.
2. Municipalities have the capacity to accommodate thousands of additional units but have not been able to do so at the rate needed.
3. Materials and labor costs have risen significantly, resulting in higher construction costs and/or shortages of labor and materials.
4. A significant amount of the county's employment is found in the upper Roaring Fork Valley, whereas a larger supply of lower cost homes are found in the western part of the county. However, the data collected suggests that when transportation costs are factored in, a majority of people are spending more on the combined costs of housing and transportation than what is considered affordable.
5. Living and working in different communities can have negative impacts on both the commuter and the communities they live and work in, including but not limited to a loss of citizen community involvement, traffic congestion, health impacts, a loss of work/life balance and a general loss of quality of life for commuters.
6. The County adopted inclusionary housing in 2000. In the last 20 years only 43 homes have been deed restricted (only 6 since the last comprehensive plan update) in unincorporated Garfield County. There is a need to determine if this program can be improved.
7. The current development approval process requires a substantial upfront expenditure for developers, yet lacks any certainty that their project will be approved. This is a disincentive to the market playing a role in addressing the need for workforce housing.
8. The demographic shift of an aging population will exacerbate the need for additional units and age-friendly design.
9. Vacation rentals can have both a negative and positive impact on the housing issue. Vacation rentals limit the supply of affordable housing, can create nuisances and change the character of residential neighborhoods, can contribute to rising rents and as currently permitted are not required to meet the same standards for safety and commercial uses, nor pay their share of commercial property taxes as hotels and other lodging facilities (thereby providing an unfair advantage). On the plus side, homeowners that do short term rentals of a room or accessory

dwelling unit (ADU) have the ability to offset their housing costs, making home ownership more affordable.

10. There are opportunities for greater collaboration between Garfield County Housing Authority and other involved County agencies.

OVERALL GOAL

To bring about a range of housing types, costs, and tenancy options that ensure for our current and future residents affordable housing opportunities in safe and efficient residential structures.

POLICIES & STRATEGIES

1. **Policy:** Ensure that current land use planning objectives promote affordable housing.
 - a. **Strategy:** Review and revise land use regulations to augment current inclusionary zoning requirements for new development. This could potentially include basing the affordable housing requirement on number of units instead of lots, and allowing accessory dwelling units as an accessory to all uses.
 - b. **Strategy:** Consider either incentives or requirements for new non-residential development to contribute to the creation of workforce housing.
 - c. **Strategy:** Revise land use regulations to allow for variations to development standards such as height bonuses, parking requirements, etc. for developments that include affordable/workforce housing units.
 - d. **Strategy:** Explore allowing additional dwelling units on large property holdings consistent with Comprehensive Plan densities for deed-restricted housing.
 - e. **Strategy:** Hold a workshop on vacation rentals to determine the need to better regulate vacation rentals and potential fees for impacts.
 - f. **Strategy:** Work with Home Owners Associations (HOA) within Planned Unit Developments (PUD) to encourage amendments of PUD regulations that will create opportunity for more housing options within the PUDs such as allowances for ADUs and density requirements.
 - g. **Strategy:** Approach the Division of Water Resources to consider mechanisms that would better facilitate affordable housing development such as well permitting requirements by square footage and bathrooms/rooms instead of by unit.

- h. **Strategy:** Reduce, waive, or defer fees for development review, building permits and impact fees for workforce housing.
 - i. **Strategy:** Explore changes to the approval process to provide more certainty to developers wishing to develop workforce housing.
 - j. **Strategy:** Continue involvement with the Regional Housing Steering Committee.
 - k. **Strategy:** Explore land use/building code revisions to increase the utilization of tiny homes to meet workforce housing needs.
2. **Policy:** Encourage affordable workforce housing to be located near regional centers.
- a. **Strategy:** Incentivize the development of workforce housing in areas that are adjacent to or in close proximity to: (1) Incorporated Garfield County, (2) employment centers, (3) bus stops, (4) key amenities such as grocery stores, schools, recreation facilities, and (5) central water/wastewater. Potential incentives could be density bonuses, reduction in setbacks and simplified approval process.
3. **Policy:** Support efforts by both the private and public sector to reduce land costs, housing construction costs and carrying costs.
- a. **Strategy:** Explore options for the acquisition of suitable land for workforce housing from various sources.
 - b. **Strategy:** Work with water and sewer providers to change fee structures so that they are assessed to reward small-scale, highly efficient units and possibly reduce or waive tap fees for workforce housing projects.
 - c. **Strategy:** Organize educational workshops for the public in collaboration with industry experts, Garfield County Housing Authority (GCHA), lenders and realtors to encourage methods to increase residential construction productivity (i.e. factory-built modular housing) in order to bring more supply to the market.
 - d. **Strategy:** Review existing vacant lot analysis and determine areas that are suitable for factory-built housing. Make this list available to the public.
 - e. **Strategy:** Hold a workshop with lenders, developers, contractors and others associated with housing construction to seek input on potential mechanisms to reduce the cost or regulatory burden on developing housing.

- f. **Strategy:** Explore potential mechanisms to generate funding to assist with the development of workforce housing, including but not limited to an impact fee to fund housing programs and fees on vacation rentals.
4. **Policy:** Encourage local governments to accommodate the majority of their workforce housing needs and to contribute to improving regional jobs-to-workforce attainable housing imbalances.
- a. **Strategy:** Share technical housing information between involved entities.
 - b. **Strategy:** Develop a coordinated regional housing strategy in collaboration with the municipalities and special districts.
 - c. **Strategy:** Continue involvement with the Regional Housing Steering Committee.
5. **Policy:** Assure that adequate housing options for Senior Citizens are available.
- a. **Strategy:** Monitor census data and other available indicators to assess on-going and future housing needs for senior citizens.
 - b. **Strategy:** Provide incentives, including but not limited to density bonuses, and parking space reductions for projects geared toward our aging population.

Transportation

Garfield County Comprehensive Plan Update

Referral Copy

ISSUES

1. Significant numbers of County residents commute from the Colorado River Valley to employment in the Roaring Fork Valley. This forces a significant amount of traffic through Glenwood Springs which is seeing increased traffic congestion on Highway 82. As more housing is built in Garfield County commute times are expected to increase. Longer commute times have negative impacts economically, environmentally, and to the quality of life of many citizens of the County.
2. Development in unincorporated areas of the County will continue to place demands on roadways initially designed to carry traffic related to agricultural uses.
3. Colorado Department of Transportation (CDOT) procedures allow development proposals to avoid contributing to intersection improvements by showing less than 20% increase in traffic. This may result in the lack of funding for improvements to many inadequate intersections on a county-wide basis.
4. Heavy truck traffic related to extractive industry causes the roads to deteriorate much faster than normal. The roads were not built for heavy truck traffic and the life of the road is severely shortened due to the truck volumes.
5. Road and Bridge revenues are adequate to provide continuing maintenance, but not sufficient to reconstruct roads due to the truck damage, to correct safety deficiencies, or to provide additional capacity.
6. The current road impact fee program bases impact fees on traffic generated from building square footage. This fee system does not account for activities that have significant traffic impacts, but which are not associated with structures. The impact fee system sometimes struggles to address required road upgrades, particularly with regards to CDOT intersections.
7. Without additional funding, the county should anticipate that road conditions will gradually deteriorate and congestion will increase.
8. Many county/state intersections will need improvements to accommodate future development.

9. Concentrating future development will reduce the improvements needed on county roads and allow improvements to be concentrated on those roads directly impacted by development. As a result, it may be possible to maintain some county roads with little or no major improvements.
10. If a Land Use application triggers a 20% increase on a CDOT roadway an access permit is required. This often leads to required improvements and expensive upgrades that can have a substantial impact on a proposed project.
11. Dedicated bicycle transportation in the Roaring Fork Valley is provided by RFTA via the heavily-used Rio Grande trail, and by the CDOT managed Glenwood Canyon bike path. The Colorado River trail is also planned to provide inter-city bicycle travel options from Glenwood to New Castle and potentially beyond. Bicycles are sometimes required to use county, state and local roads either via shared lanes or paved shoulders. The County currently requires 8' shoulders on arterials and 6' shoulders on secondary access roads. However, in some locations topography, a lack of Right-of-Way, and/or site conditions make adequate shoulder widths impossible to achieve.
12. Garfield County contracts with the Roaring Fork Transit Authority (RFTA), to provide service from Glenwood Springs to Rifle. RFTA service also extends from Glenwood Springs to Aspen/Snowmass. ~~Recent RFTA Ridership numbers indicate that annual ridership was approximately 5,200,000 in 2018.~~
13. Additional transit options and connections are provided by the Bustang, Ride Glenwood Springs bus service, Greyhound bus service, and Amtrak.
14. The Garfield County Regional Airport near Rifle is an uncontrolled airport (no local tower control) with a 7,000 foot runway that can accommodate up to a 737 airliner.
15. The oil/gas industry has voluntarily made significant financial contributions to the County for maintenance and construction of county roads.

VISION

Garfield County has a safe, efficient, well-maintained and balanced transportation network that accommodates multi-modal uses and effectively links all communities throughout the Colorado River and Roaring Fork River corridors.

POLICIES & STRATEGIES

1. **Policy:** Ensure that county roads are constructed and maintained on a safe, and fiscally sustainable basis.

- a) **Strategy:** Examine possible updates to Road Impact Fees. This could include changes to account for traffic based on land uses and updating traffic fees and numbers to Equivalent Single Axle Loads.
 - b) **Strategy:** Investigate grant funding opportunities, including from the Transportation Alternatives Program, the Highway Safety Improvement Program, and Safe Routes to School.
 - c) **Strategy:** Investigate funding options for industrial activities that have major impacts on roads to contribute to maintenance of the County roadway system.
 - d) **Strategy:** Assure the interconnectivity of the county roadway system, to provide multiple routes to reduce congestion and provide for emergency access.
 - e) **Strategy:** Focus infrastructure improvements (and road maintenance) in a cost-effective pattern, in areas where growth is appropriate.
 - f) **Strategy:** Support the Road and Bridge Department and County Attorney's Office as they continue to create and maintain a map of existing road conditions and ownerships and establish road standards.
 - g) **Strategy:** County road extensions will be prioritized based on the following criteria:
 - Logical extension of existing roadway.
 - Presence of existing land uses adjacent to the project.
 - Consistent with future land uses based on the comprehensive plan and the county zoning regulation
2. **Policy:** Support public transit services as well as alternative modes of transportation, when and where feasible.
- a) **Strategy:** Garfield County will encourage regional public transit systems
 - b) **Strategy:** Garfield County will participate and cooperate with regional/statewide transportation planning to promote access to all available modes for county residents.
 - c) **Strategy:** Continue to work with local school districts in support of Safe Routes to School programs.

- d) **Strategy:** Garfield County will support proposed multimodal transportation projects, including the LOVA trail, a multi-use trail from Glenwood Springs to New Castle. Once complete, the trail will provide increased access to federal lands and recreational facilities.
 - e) **Strategy:** Support opportunities for Transit Oriented Development.
3. **Policy:** Explore options to address transportation and access issues with CDOT.
- a) **Strategy:** Explore options to further refine the Road Impact Fees to address future upgrades to CDOT intersections.
 - b) **Strategy:** Develop area plans or an overlay for development in the Highway 82 corridor. Any options should address Access Permit requirements and improvements.
 - c) **Strategy:** Explore mechanisms for the County to address increased traffic from new development.
 - d) **Strategy:** Work with CDOT to help address traffic congestion on Highway 82.
 - e) **Strategy:** Work with CDOT to help prioritize intersection updates within the County.

ECONOMICS, EMPLOYMENT AND TOURISM

Garfield County Comprehensive Plan Update

Referral Copy

BACKGROUND AND KEY ISSUES

1. The Colorado State Demographers Office (CSDO) projects that Garfield County will experience substantial growth in both jobs and population over the period from 2017 - 2040. This growth is anticipated to exceed the average growth rates experienced between 2001- 2017.
2. Garfield County has a strong relationship between job growth and population growth. From 2001 to 2017 the County experienced 30% cumulative growth in jobs and nearly 29% cumulative growth in population. This represented an annual average increase of approximately 491 jobs per year and approximately 829 people per year.
3. Rural areas of the County, including areas with significant growth potential, may have challenges in acquiring adequate water resources. Often the resources have legal and regulatory restrictions on its availability and limitations associated with quantity and quality issues for its use.
4. The CSDO projects that over the period from 2017 – 2040 the County will add an average of 785 jobs annually. A 60% increase from the annual average from 2001 – 2017. The CSDO also projects that over the period from 2017 – 2040 the County’s population will increase by an annual average of 1,287 persons. A 55% increase from the annual average from 2001 – 2017.
5. Garfield County’s population is aging. By 2030, the percent of total households ages 65 and older will grow by 12.2%. The percentage of total households ages 64 and younger will experience a slight decline. The number of people in the “working age” cohort (16-64 years old) will shrink, while the number of people in the retirement age cohort (65 years old and older) will grow.
6. The percent of total households with children will decrease.
7. The County’s population center is shifting to the western part of the county. The area from New Castle to Parachute is projected to account for about 54% (approximately 9,559 people) of the total population growth between 2017 – 2030. The Towns of Carbondale and Glenwood Springs are project to account for 21% (approximately 3,793 people) of future growth. The

unincorporated areas of the county are projected to account for 25% (approximately 4,460 people) of future growth.

8. These CSDO projections highlight important planning considerations concerning where and how to accommodate the future growth, and how to ensure that public infrastructure and services will accommodate this growth.
9. Garfield County's total annual revenue is highly dependent upon sales and property tax revenues. In 2018, tax revenues accounted for 52.6% (i.e. \$43,512,050) of the county's total annual revenue. Out of the total 2018 tax revenues, 67.1% came from property tax, 26.5% came from sales tax and the remaining 6.4% came from specific ownership tax and other/severance tax.
10. In 2018, the City of Glenwood Springs, the unincorporated areas of the county, the City of Rifle and the Town of Carbondale were the top (4) four contributors to Garfield County's sales tax collections: (1) the City of Glenwood Springs contributed \$4,622,420.28; (2) the unincorporated areas of the county contributed \$2,271,893.04; (3) the City of Rifle contributed \$1,892,020.28; and, (4) the Town of Carbondale contributed \$1,146,871.89.
11. Oil and gas remains an important component of property tax revenues in the County. Garfield County has been one of the leading producers of natural gas in Colorado for many years. In 2018, oil and gas production accounted for 31.6% (\$752,029,270) of the total assessed value in Garfield County. The total assessed value in 2018 was \$2,377,611,310.
12. Economic Risks - The County has experienced two significant boom/bust cycles in the past 20 years, the "Dot-Com Crash" (2000-2004) and the Great Recession (2007-2009). As of 2017, the total number of jobs in Garfield County stills lags behind its peak employment from 2008. The current Comprehensive Plan contains the following statement; "Notwithstanding the role of mining, there is also a realization that mining employment is subject to strong external forces (price of oil, gas/oil technology, etc.) that make it vulnerable to variations that can occur suddenly (as has recently happened), and that in the long run, oil and gas are finite resources that gradually diminish." Tourism, particularly the ski industry, is dependent upon weather conditions which are predicted to experience unpredictable conditions in both the near and long term.
13. Diversification - The County has encouraged economic diversification which has helped to build economic resilience and reduce dependencies on the oil & gas industry. Current patterns

suggest an evolution towards increased roles for such sectors as tourism, professional services, health services, mining, transportation and warehousing.

14. Aging population – aging in place creates challenges for new employees moving into Garfield county trying to find housing options. Household-generated employment has been fueled primarily by retirees – projected to expand to 45% of basic jobs by 2040. The projected outsized economic impact of households (and especially retirees) going forward - if in fact realized - could significantly reshape the Garfield County economy. Seniors are disproportionate consumers of medical and social assistance services, likely implying significant future growth in those sectors.
15. The location of new jobs versus location of new housing for employees to fill those jobs will increase challenges for transportation infrastructure and transit services. Increased commuting times and unpredictable delays impacts worker quality of life.
16. Community quality is the most highly considered factor for business owners and community members in selecting a location to live.
17. Garfield County’s tourism industry is dependent upon the perceived quality of the natural environment by visitors. Negative impacts from development to visual quality, traffic, wildlife, air and water quality and other environmental characteristics can degrade the tourist experience and therefor reduce the tourism economy. A healthy tourist economy requires carefully balancing the economic benefits of industrial development (including mineral extraction) with the tourism industry.
18. Outdoor recreation is a significant contributor to the economy of the County. *The Economic Contribution of Recreation in the Middle Colorado Watershed (2018)*, prepared by the Middle Colorado Watershed Council, found that the total outdoor recreation activities in the Middle Colorado River Watershed amounted to \$139,127,151 annually. The study also found that 972 jobs were supported by outdoor recreation in that watershed of the County.
19. “Healthy Lands, Thriving Economies - Maintaining healthy lands and waters is key to attracting outdoor recreationists, who in turn contribute to sustainable local economies.” *The Economic Contribution of Recreation in the Middle Colorado Watershed (2018)*.
20. Tourism and outdoor recreation sites adjacent to and/or within close proximity to major transportation corridors and communities represent unique opportunities for enhancing this economic sector.

21. While there are vast amounts of oil shale resources in Northwest Colorado, at this time there is no technology available, nor none expected to be developed in the foreseeable future, to viably produce oil from the shale. As a result, oil shale development is not anticipated to be a factor in the County's economy for the foreseeable future.
22. In 2015, the Rifle Garfield County Airport was selected as the Center of Excellence for Advanced Technology Aerial Firefighting. The majority of the properties immediately surrounding the airport, including the privately held Airport Industrial Park, have been annexed into the City of Rifle.
23. Garfield County's agribusiness has trended up moderately over the past several years. The agribusiness sector generated approximately 1,191 jobs in Garfield County in 2017, according to the CSDO. Agribusiness accounted for 3.5% of total jobs in the county, and 4.9% of basic jobs. Agricultural employment has exhibited a relatively high degree of stability year to year in contrast to the booms/busts of some industries such as oil & gas.
24. On April 16, 2019 Senate Bill 19-181 was signed into law, which significantly expanded the potential for local governments to regulate the location of oil and gas facilities.
25. Affordable, reliable and quality broadband service has become a critical utility. The Federal Communications Commission's (FCC) determined that broadband internet access is a utility, as necessary to contemporary life as electricity, roads, and water systems. Advanced broadband infrastructure has the potential to: create jobs; increase a community's ability to compete on a global scale; catalyze and support innovation and new technologies; increase opportunities for a region's companies; enhance public safety; provide better and less expensive health care; and, provide greater educational opportunities.

VISION

The county has encouraged economic opportunity and diversity to develop in strategic locations by designating a variety of areas as employment and commerce centers. Designated areas have encouraged business clusters to develop and incubators, entrepreneurial and existing business have expanded into these areas. The county has played a key role in providing traditional and communications infrastructure to specific commerce centers.

Light industrial and commercial uses are strategically located within and adjacent to cities and towns by encouraging growth and employment centers to be developed within planned urban growth boundaries. Mixed-use residential and commercial development has been encouraged and the county has required development to pay for a fair share of its impacts.

Industrial uses (including mineral extraction) are located in areas where they do not negatively impact (through visual, traffic or environmental impacts) nearby tourist amenities, quality of life resources and community character.

GOAL

- A. Ensure the long term viability of Garfield County's core economic sectors of oil and gas extraction and tourism.**

POLICIES & STRATEGIES

1. **Policy:** Track the development of regulations by the Colorado Oil & Gas Conservation Commission (COGCC) and the Colorado Air Quality Control Commission (AQCC) to implement SB19-181 to advocate for rules that better reflect the characteristics of the County and Piceance Basin/Rural geology and operations so as to be more cost-effective and not unduly burdensome or economically punitive to responsible gas development and production.
 - a. **Strategy:** Pro-actively identify key issues to Garfield County and develop positions on those issues for each of the specific COGCC and Colorado Dept. of Public Health and Environment (CDPHE) rulemakings.
 - b. **Strategy:** Actively participate in the COGCC stakeholder process leading to rulemaking which reflects Garfield County's interests.
2. **Policy:** The county recognizes that the tourism industry is an important part of the regional economy and the County recognizes that the tourism industry is enhanced by (1) open space

and scenic vistas (2) public trails and other recreational opportunities (3) public access to public lands (4) a healthy environment and habitats for hunting and fishing (5) green belts and open area between communities (6) clean air and water (7) local foods and local produce.

- a. **Strategy:** Evaluate the potential impact of proposed new or expanded economic development opportunities upon the overall quality of the existing community.
- b. **Strategy:** Identifying historic trails near communities and I-70, such as the Transfer Trail, which ~~have can be preserved for their~~ recreational and historic value. Take steps to preserve these trails for their recreational and historic value.
- c. **Strategy:** Define and preserve the visual resources and natural features which support the historic context of identified historic trails.
- d. **Strategy:** Ensure that commercial/industrial developments are compatible with adjacent land uses and preserve the visual quality and natural environment of the county.
- e. **Strategy:** Where appropriate, encourage diverse tourism related development in order to sustain it as an economic and employment base in Garfield County.
- f. **Strategy:** Ensure that tourism development is compatible with adjacent land uses and preserves the natural environment of the county.
- g. **Strategy:** Encourage commercial development in areas where existing infrastructure (water /wastewater facilities) are currently available.
- h. **Strategy:** Encourage tourism development in areas where natural resources are suitable and appropriate levels of infrastructure are available to support the activities.

- i. **Strategy:** Evaluate the future impact of Garfield County’s projected demographic trends of an aging and increasing retirement population and the reduction in working aged population to the county’s economy.
3. **Policy:** Careful consideration will be given to the visual, traffic and environmental impacts of new or expanded industrial development upon tourism, quality of life resources and community character.
 - a. **Strategy:** ~~Where~~ Ensure that impacts ~~of from~~ industrial development (including mineral extraction) ~~cannot be~~ are adequately mitigated to prevent negative impacts on tourism, quality of life resources and community character. ~~this development shall be found to be inconsistent with this Comprehensive Plan.~~ Require mitigation measures to be in place prior to the industrial development proceeding.

GOAL

B. Strengthen Garfield County’s economic resiliency for employment and income generation by continuing to diversify the economy.

POLICIES & STRATEGIES

1. **Policy:** Promote a strategy which implements an interconnected approach between economic sectors to broaden the economic base of county.
2. **Policy:** Encourage the development of a diversified industrial base recognizing physical location-to market capabilities of the community, and the social and environmental impacts of industrial uses.
3. **Policy:** Promote the growth of institutions that educate the county workforce.
4. **Policy:** Encourage expansion of industries such as health care and education which provide both new jobs and expanded community services.
5. **Policy:** Encourage expansion of industries such as health care and education which provide both new jobs and expanded community services.

6. **Policy:** Strengthen cooperation with local communities through partnerships that promote regional economic expansion.
7. **Policy:** Promote the expansion of broadband services throughout Garfield County which will expand the opportunities for “location-neutral” businesses.

GOAL

C. Direct commercial and industrial development to locations which possess the appropriate physical features and community facilities and services.

POLICIES & STRATEGIES

1. **Policy:** Encourage the retention and expansion of modest, viable commercial uses that meet the convenience shopping needs of county residents.
2. **Policy:** Discourage commercial development in the unincorporated areas that would significantly reduce sales tax revenues in incorporated municipalities.
3. **Policy:** Coordinate with local transit entities to ensure that transportation modes and nodes are directly linked with existing economic centers through the development review process and inspection.
4. **Policy:** Ensure that adequate land is reserved for the type, size and scope of industrial/commercial development that is consistent with long-term economic development objectives.
5. **Policy:** Ensure that commercial/industrial developments are compatible with adjacent land uses and preserve the visual quality of the county.
6. **Policy:** Reduce the discrepancy between the location of jobs and the housing necessary to accommodate the employees to fill those jobs.
7. **Policy:** Encourage commercial/tourism development in areas where affordable housing is convenient.

Recreation, Open Space, and Trails
Garfield County Comprehensive Plan Update
Referral Copy

ISSUES

1. The County has traditionally supported (contributed to) the efforts of other organizations to create recreational trails and provide public access to the Colorado and Roaring Fork Rivers.
2. Zoning, Subdivision and Planned Unit Development regulations must be consistent with general county open space and recreational objectives.
3. There are no bicycle or pedestrian facilities connecting Glenwood Springs and New Castle through South Canyon. In order to provide access CDOT allows bicycles to use the interstate.
4. A number of conservation easements exist in Garfield County, and are under the oversight of non-profit organizations.
5. Acquisition of open space (land and/ or easements) is the surest method of compensating land owners fairly.
6. Recreational opportunities are an important part of tourism in Garfield County.
7. Garfield County does not currently have an open space and/or trails program.
8. In 2016 Garfield County through a LiveWell grant had prepared the Garfield County Needs Assessment with a focus on improving public health through the provision of improved bicycle and pedestrian facilities.

VISION

Open spaces, recreational trails and parks are available throughout the County and access to public lands and river corridors have been increased, preserved and enhanced. Recreational/outdoor tourism industries are an important and growing part of Garfield County's economy and recreational facilities are encouraged and supported in appropriate locations throughout the county. Improved bicycle and pedestrian facilities are also encouraged throughout the County to promote public health and well-being.

POLICIES & STRATEGIES

1. **Policy:** Where appropriate, new residential development should provide recreation opportunities for County residents that is appropriate to the density and type of

development or that contributes land and/or funding to county-wide trail and recreation system. Large developments should provide recreational/transportation facilities internal to the development and connections to external recreational/transportation facilities as appropriate.

- a) **Strategy:** Work with municipalities, and other organizations to collaboratively develop a Colorado River trail and preservation plan.
 - b) **Strategy:** Open space and recreation areas approved in subdivisions and planned unit developments must include provision for maintenance in perpetuity.
 - c) **Strategy:** Any actions regarding open space and trails must respect the property rights of land owners in the county and must be based on the concepts of just compensation or mutual benefit for landowners, residents and visitors.
 - d) **Strategy:** Proposed development adjacent to streams/rivers with rafting or fishing potential are encouraged to dedicate easements for public access to these areas, where compatible with wildlife habitat.
 - e) **Strategy:** Update the subdivision regulations to specify appropriate pedestrian and bicycle facilities to ensure multi-modal connectivity within developments and to adjoining networks.
2. **Policy:** Support the protection of public access to rivers and streams along with the preservation of valuable outdoor recreation and open space lands.
- a) **Strategy:** Create incentives, such as density bonuses, for the provision of public access to rivers and streams.
 - b) **Strategy:** Support the efforts of organizations and towns to establish public access to streams and rivers.
 - c) **Strategy:** Continue to coordinate with existing land conservation organizations in their efforts-to provide tools for land owners and the public to conserve property.
3. **Policy:** Provide opportunities for the tourism industry to utilize recreational resources as well as to preserve and enhance recreation resources for local access.
- a) **Strategy:** Encourage development that contributes to the continuation and enhancement of commercial tourism in or near recreation areas.

- b) **Strategy:** Continue to provide funding and in-kind services as they become available, to municipalities and local outdoor recreation organizations promoting the development and expansion of recreational facilities.
 - c) **Strategy:** Continue to work with the BLM and USFS through Garfield County federal land planning efforts to maintain public access and utilization of public lands for outdoor recreation.
 - d) **Strategy:** Protect existing public recreational facilities from negative impacts of development.
4. **Policy:** Support the development of the Lower Valley (LOVA) Trail connecting Glenwood Springs to Parachute as a facility that will improve the safety of those choosing alternative modes of travel, will increase tourism to the area, enhance our economies, promote connections to public lands and recreational facilities and provide additional recreational facilities to improve the health and well-being of Garfield County residents.
- a) **Strategy:** Continue to support the development of the LOVA trail through in-kind services and funding as it becomes available.
5. **Policy:** Promote public health and well-being through the promotion and support of recreational facilities.
- a) **Strategy:** Continue to support the efforts of various outside agencies in their efforts to preserve valuable open space, unique ecological features, and recreational facilities.
 - b) **Strategy:** Continue to work with the Garfield County Public Health Department and the school districts to identify improvements and support grant applications that will benefit the health and well-being of students and the residents of Garfield County.

AGRICULTURE

Garfield County Comprehensive Plan Update *Referral Copy*

BACKGROUND AND KEY ISSUES

1. Agricultural enterprises and activities are an important sector of the Garfield County economy as well as a key aspect of Garfield County's current and historic character. The Comprehensive Plan fosters and promotes a diverse and sustainable agricultural economy as an integral part of its activities to conserve and preserve agricultural lands in the county.
2. The protection and preservation of agricultural lands is important to continued agricultural uses in the County. The Comprehensive Plan calls for urban growth to be located within or adjacent to existing communities to eliminate sprawl and to preserve agricultural lands for continued agricultural use. The preservation of water resources for agricultural purposes is also encouraged through land use regulations and conscientious water use practices.
3. The prime agricultural lands in the county are also those lands which present the least development constraints (geology, topography, water availability) and are therefore potential targets for transition into more intensive uses.
4. As of 2017, the net farm income in the county was \$4,696,000 which is the highest it has been in the last 20 years. Despite this increase in net farm income, the percentage of total farms in the county with net losses has increased by 13.7%. This, along with other farm profitability data, indicates that there are a growing number of farms struggling to become profitable, however those farms that are profitable are experiencing healthy growth in their net gains.
5. Over the last 20 years, the total number of farms in the county with hired labor has increased from 121 to 151 farms. With this increase in labor and a growing need for employee housing, a reevaluation of the County's policy and requirements for agricultural employee housing to better serve farm/ranch operators and laborers is needed.
6. With national disruptions in the food supply, costs of transportation, and desire to preserve agricultural lands, there is a growing awareness of the benefits of having a local food supply.
7. With the legalization of the 2018 Farm Bill and Colorado's Amendment 64, many farmers have begun transitioning from traditional forms of agriculture to hemp cultivation. As the hemp industry is fairly new, the impacts of this conversion are still relatively unknown.

OVERALL GOAL

Promote and protect local agriculture through the adoption of policies designed to strengthen the agricultural sector of the economy, conserve agricultural lands for agricultural uses, protect the natural resources that sustain agriculture in Garfield County and preserve Garfield County's rural character.

POLICIES & STRATEGIES

1. **Policy:** Ensure that current land use planning objectives protect, support and strengthen both new and existing agricultural uses.
 - a. **Strategy:** Revise land use regulations to include the provision for limited visitor-serving commercial uses to be permissible in agricultural areas if they promote agriculture and are secondary and incidental to the area's agricultural production.
 - b. **Strategy:** Revise land use regulations to better support agricultural related facilities and services within agricultural areas if they are designed to serve agricultural uses within the immediate area and if they are not detrimental to agricultural use of other properties in the vicinity.
 - c. **Strategy:** Review and revise the existing Agricultural Employee Housing Affidavit to better serve farm/ranch operators and laborers.
 - d. **Strategy:** Consider including provisions for temporary agricultural employee housing facilities, including provisions for recreational vehicles, tiny homes and mobile homes.
 - e. **Strategy:** Review the effectiveness of the Rural Land Development Exemption and make applicable changes to strengthen program.
 - f. **Strategy:** Work collaboratively with Garfield County Environmental Health to ensure that agricultural producers are abiding by all applicable food safety requirements during the cultivation, harvest and transport phases of their operations.
 - g. **Strategy:** Ensure that agricultural uses are not subject to traffic impact fees.
 - h. **Strategy:** Avoid the approval of the subdivision of prime agricultural lands whereby agricultural uses are not preserved.
 - i. **Strategy:** To reduce development pressures on agricultural lands, direct higher density development to infill areas, incorporated areas of Garfield County and within urban service boundaries, along with areas serviced by water and sewer.

- j. **Strategy:** Support programs and implement policies and regulations that promote climate resiliency in agricultural uses.
2. **Policy:** Encourage the preservation and protection of existing agricultural land from development pressures to convert parcels into higher-intensity uses.
- a. **Strategy:** Evaluate how to make the Conservation Subdivision option (a major subdivision option that allows reduced lot sizes and provides density bonuses in exchange for the preservation of rural lands) more attractive to developers through additional incentives and improved awareness of the option for developers.
 - b. **Strategy:** Explore changes to the Rural zone district in order to mitigate issues that can arise between incompatible uses allowed in the district by various levels of review.
 - c. **Strategy:** Evaluate various types of incentives to encourage clustered development in areas that present potential incompatibility issues and discourage densities greater than the underlying future land use designation if the proposed development would adversely affect the adjacent agricultural operations.
 - d. **Strategy:** Protect agricultural operations from conflicts with non-agricultural uses by requiring buffers between proposed non-agricultural uses and adjacent agricultural operations.
3. **Policy:** Work cooperatively with other agencies to strengthen agricultural programs intended to meet the goals of this element.
- a. **Strategy:** Work collaboratively with soil conservation districts in their efforts to survey and catalog irrigation ditches throughout the county. Use information gathered for more efficient ditch company notification procedures for Land Use Change applications.
 - b. **Strategy:** Work with Aspen Valley Land Trust to support their efforts to preserve agricultural lands.
 - c. **Strategy:** Support efforts of Garfield County Vegetation Management Division to address regulations and practices specific to noxious weeds and pest control on fallow and abandoned lands.

WATER & SEWER SERVICES
Garfield County Comprehensive Plan Update
Referral Copy

VISION AND KEY ISSUES

1. Water is essential to all life in the watershed. Potential threats to the water supply include, but are not limited to, climate change and drought cycles, development pressure including residential and industrial/commercial, and reservoirs, and inter-basin transfers.
2. High water quality and water quantity need to be preserved and enhanced through stringent regulation of waste water treatment and disposal as well as regulation of detrimental surface uses.
3. Rural areas of the County, including areas with significant growth potential, may have challenges in acquiring adequate water resources. Often the resources have legal and regulatory restrictions on its availability and limitations associated with quantity and quality issues for its use.
4. Protecting local water resources is essential to the vitality of Garfield County
5. There are significant benefits to locating growth and development in areas of Garfield County where sufficient water resources exist.
6. Monitoring and tracking groundwater issues could help Garfield County better understand water quality and quantity in the unincorporated areas of the County.
7. Water hauling may not be a long term reliable solution for water quality and/or quantity issues.
8. Water efficiency measures can help to conserve water resources in Garfield County and can be part of long term solutions to limited water resources and help to extend the life of limited resources.
9. More efficient irrigation practices can be an effective part of water conservation measures but may also have unintended consequences related to aquifer recharge.
10. Water issues transcend boundaries and necessitate collaboration, coordination and partnership among Counties, Towns, Cities, Special Districts, Conservancy Districts, Private Water Service Providers, and State Agencies.
11. Benefits to Garfield County's economy from healthy lakes, rivers and streams are significant and should be protected and enhanced.
12. Implementing best management practices and resource protection measures will help to ensure the long term viability for water for existing and future developments.
13. Current climate ~~change~~ and weather variability trends present a significant threat to our County's character and ecosystems in the near and long-term and should be addressed in the County's land use regulations and policies.

OVERALL GOAL

Provide planning direction and tools that address current and future impacts on community and rural water resources, to help ensure the provision of legal, adequate, dependable, cost-effective and environmentally sound waste water and water services for existing and future residents and development. Environmentally sound services include consideration of sustainability, impacts on habitats and riparian ecosystems, and long term resilience to weather variability and drought.

POLICIES & STRATEGIES

1. **Policy:** Development located adjacent to municipalities or water and sanitation districts with available capacity in their central water/sewer systems will be prioritized and required to tie into these systems where feasible.

Strategies:

- a. Work with existing special districts to coordinate their service area and expansion plans with County policies and future land use plans and mapping.
 - b. New development should be clustered around existing water and sanitation districts and located within their approved service area if feasible.
 - c. Encourage special districts to expand services consistent with the Comprehensive Plan Future Land Use Map for new development or growth centers.
 - d. The County should actively monitor water and sewer capacities for special districts through annual reporting and utilize said capacity to potentially identify areas for future development and zoning.
 - e. Annexation to Towns and Cities should be a priority consideration where municipal water and sewer services are available. Updated intergovernmental agreements can be utilized to formalize coordination with the Towns and Cities.
 - f. Where Towns have implemented policies limiting out of Town taps, the County should coordinate development review with the Town to address the concerns generating the policy and encourage provision of services within the Town's urban growth area.
 - g. County future land use mapping needs to include water and sanitation special districts and larger private community systems and their approved service areas.
 - h. The County should evaluate the need for code updates to the 400 ft. requirement for connection to existing water and sewer facilities along with other potential incentives for connection to central systems.
2. **Policy:** Development proposals in rural areas without existing central water and/or sewer systems are required to show that legal, adequate, dependable and environmentally sound water and waste water disposal facilities can be provided.

Strategies:

- a. Develop standards for On-Site Wastewater Treatments Systems (OWTS) that will enable them to be used in cluster developments in rural areas such as provisions for shared engineered systems.
 - b. Avoid the proliferation of OWTS, which if not carefully monitored and maintained, have the potential to pollute surface and ground water.
 - c. Engineered OWTS systems or designs by a qualified professional shall be required for all new or replacement or repaired systems.
 - d. The County should actively monitor through the Colorado Division of Water Resources data base trends in well depth and production to continue to refine information on areas at risk for low production, dry holes and low water quality.
 - e. While water hauling is generally not a long term reliable water source, the County should coordinate investigate with local municipalities and districts that are selling water for hauling, solutions that could help to ensure availability including the potential sale of out of town taps.
 - f. Encourage subarea planning for unincorporated areas and watersheds to tailor policies, zoning and initiatives to location-specific needs.
 - g. Update Land Use and Development Code minimum lot sizes for rural lots with wells and OWTS and clarify the intent of the pre-existing lot exceptions.
 - h. Establish a system for analyzing the adequacy of a proposed water supply for all purposes associated with the development proposal, including all domestic or other associated uses, such as accessory dwelling units, landscaping and firefighting.
 - i. Where appropriate encourage Water Conservation Districts to expand their service areas to make additional well permits available through their water augmentation plans.
3. **Policy:** Require new development to mitigate impacts on existing water/sewer systems.

Strategies:

- a. Include in the Land Use and Development Code requirements for water conservation practices for all new development including subdivisions and land use change permits.
- b. Update Land Use and Development Code to require consideration of Source Water Protection Plans as part of subdivision and land use change permitting where applicable.
- c. Work with water and sewer providers to revise fee structures so that they reward small-scale, highly efficient units and possibly reduce or waive tap fees for workforce housing projects.
- d. Continue to develop and update Source Water Protection Plans and implement applicable best management strategies to protect the quality and quantity of ground water aquifers. Support efforts to increase awareness of domestic water source protection issues.

- e. In addition to surface water protection, land use and development review should consider implications for aquifer depletion, subsurface water quality and impacts to domestic water wells.
 - f. Continue to implement stormwater management provisions of the Land Use and Development Code and periodically review standards to improve protection of surface water resources.
4. **Policy:** Encourage updates to Division of Water Resources Policies and Regulations to address practical issues with well permits, referral review and implementation of the County Land Use and Development Code.

Strategies:

- a. Coordinate with the Division of Water Resources on updates to Division policies that expand opportunities for creation of work force housing units in rural locations and locations served by private wells.
 - b. County should work with the Division of Water Resources to consider updates to Division policies to address well permit restrictions by the number of bedrooms and not by definitions of units based on kitchen facilities.
 - c. Work with the Division to address or revise policies regarding leasing of units or portions of units that do not increase the number of bedrooms.
 - d. Encourage coordination between the Division and local conservation districts to help ensure access to augmentations plans for a majority of county residents and property owners.
5. **Policy:** Encourage Planning for water conservation and future drought conditions associated with variable weather conditions and climate change impacts.

Strategies:

- a. Update Land Use and Development Code Landscaping standards and requirements to address drought tolerant species and xeriscape options for landscaping improvements
- b. Research, [coordinated with an agricultural working group](#), the science on irrigation ditch operation and potential benefits of maintaining flood irrigation and avoiding piping of ditches in areas identified as critical for aquifer recharge.
- c. The County should continue to monitor water supply and legal water rights issues in the Colorado River Basin and the potential impacts on water providers including local jurisdictions, special districts, private water systems, and individual wells.
- d. County should continue to actively engage in contingency planning for the Upper Colorado River Basin to include work with the Colorado River Conservation District and the Colorado River Roundtable.

- e. Planning for increased probability for drought conditions should include expanded assessment of Water Supply Plans for major subdivisions including improved documentation of physical water supply.
 - f. Planning for increased probability for drought conditions should include expanded requirements for wildland fire mitigation for major subdivision review.
 - g. All special districts and private water systems should include water conservation provisions in operation plans and rate structures. The County should provide technical assistance and facilitation in addressing this issue.
 - h. Current climate ~~change~~ trends present a significant threat to our County's character and ecosystems in the near and long-term. The County is encouraged to work with private and public individuals and agencies on response strategies including renewable energy, drought mitigation, resource management to address forest infestations and degraded habitats, wildfire mitigation, resiliency planning for more extreme weather events, and expanded opportunities for water conservation.
 - i. Efficient use of water by irrigators, homeowners, agricultural users, and other water users to conserve water along with the adoption of appropriate efficiency measures and programs to protect healthy flows in the area rivers and creeks is encouraged.
 - j. Support programs and implement policies and regulations that promote climate resiliency as part of water management and watershed planning efforts.
6. **Policy:** Encourage a holistic approach to address protection of the County's water resources and impacts from new development.

Strategies:

- a. Preserve, protect, and improve water resources and riparian and wetland habitat throughout the Roaring Fork and Colorado River valleys through development of integrated water management plans and watershed planning.
- b. Ensure that Land Use Change Permit Applications are referred to the [appropriate community resources, with expertise on water issues, ~~Roaring Fork Conservancy in the Roaring Fork Valley and the Middle Colorado Watershed Council in the Colorado River Valley~~](#) as applicable.
- c. Enhance and protect the Roaring Fork, Colorado and Crystal Rivers including protection of minimum stream flows in these rivers and other important tributaries in order to ensure a healthy aquifer and sustain the fisheries and other recreational activities.
- d. Through the development review process require Irrigation Water Management Plans for major developments as appropriate, to continue to ensure the sustainability of agricultural resources.
- e. Support Integrated Water Management Plans including strategies to reduce water use, increase water recycling and efficiency, and promote alternative water sources. Work to expand the area of the County covered by watershed master plans and

Integrated Water Management Plans and work to implement strategies recommended by said plans.

- f. Continue to acquire water rights by the County to ensure the County's role in future regional planning on stream flow and legal water rights issues.

DRAFT

NATURAL RESOURCES

Garfield County Comprehensive Plan Update

Referral Copy

BACKGROUND AND KEY ISSUES

1. Nature-based tourism is an integral component of the county's economy. Therefore, it is important to respect the natural environment that brings residents and visitors to the Garfield County.
2. Many high-priority wildlife habitat areas and migration corridors exist in Garfield County. Over the coming years, the county will continue to grow, resulting in greater potential for conflict between these important habitat areas and areas targeted for development. In addition, an increase in people participating in outdoor recreation activities will result in greater pressures on these high priority habitat areas.
3. Many of the natural resources in the county are also under the jurisdiction of other agencies and extend beyond county boundaries. Therefore, a cooperative approach between all involved agencies is required.
4. The continuity of wildlife corridors, preservation of riparian and other wildlife habitat, protection of native fish species and water quality and quantity are all important to watershed health. Threats include development pressure in sensitive areas from industry, land use and roads.
5. The county maintains high air quality standards, however there may be a propensity for air pollutants to exist in the western part of the county.

OVERALL GOAL

Ensure that natural, scenic, ecological, and critical wildlife habitat resources are protected and/or impacts mitigated. Protect existing access to natural resources and ensure appropriate reclamation measures occur after extraction processes. Direct incompatible development away from ecologically sensitive areas. Preserve natural drainage patterns and cooperatively manage drainage that impacts communities.

POLICIES & STRATEGIES

1. **Policy:** Encourage the protection and preservation of critical wildlife habitat areas including watersheds, floodplains and riparian areas.

Strategies:

- a. Protect critical wildlife habitat from conflicts with development by requiring [appropriate](#) buffers between proposed development and habitat area.
- b. Direct higher intensity development away from critical wildlife habitat areas and migration corridors as identified in the Colorado National Heritage Program's report "Survey of Critical Biological Resources - Garfield County, Colorado, Volume I". Instead, direct development to infill areas, incorporated areas of Garfield County and within urban service boundaries and areas serviced by water and sewer.
- c. Discourage development in areas of high or extreme wildfire hazards.

- d. Through the county GIS Department, regularly update wildlife habitat maps and make wildlife data available to county residents and visitors.
2. **Policy:** Avoid disturbance to wildlife habitat; where disturbance cannot be avoided, require development to fully address and mitigate potential negative impacts.

Strategies:

- a. Continue to integrate an environmental review process for the approval of Land Use Change Permits and evaluate the LUDC's overall effectiveness in this review process.
 - b. Coordinate and communicate with applicable federal and state agencies to ensure that appropriate reclamation measures occur after extraction operations through adherence to reclamation plans and bond release requirements.
 - c. Require detailed impact analyses for developments proposed within or adjacent to critical wildlife habitats or migration routes.
 - d. Evaluate how to make the Conservation Subdivision option (a major subdivision option that allows reduced lot sizes and provides density bonuses in exchange for the preservation of rural lands) more attractive to developers through additional incentives and improved awareness of the option for developers.
 - e. Evaluate various types of incentives to encourage clustered development in areas that present potential impacts to wildlife habitat and discourage densities greater than the underlying future land use designation if the proposed development would adversely affect wildlife habitat.
 - f. Continue to monitor air quality issues within the county and respond, if necessary, if negative trends are detected.
3. **Policy:** Work cooperatively with involved agencies to ensure natural resources are protected and preserved.

Strategies:

- a. Work collaboratively with [land trusts such as the Aspen Valley Land Trust](#) to support their efforts in preserving critical wildlife habitat.
- b. Work collaboratively with [appropriate community resources such as the Middle Colorado Watershed Council, Colorado River District and Roaring Fork Conservancy](#) in their efforts to protect and enhance the health of watersheds in the county; consider adding the agencies to list of referral agencies for Land Use Change Permit applications.
- c. Continue to refer all Land Use Change applications to Colorado Parks and Wildlife for input on wildlife habitat concerns.

MINERAL EXTRACTION

Garfield County Comprehensive Plan Update *Referral Copy*

BACKGROUND AND KEY ISSUES

1. Garfield County has been one of the leading producers of natural gas in Colorado for many years. The county has significant mineral resources that have, and will continue to have, a considerable benefit to the economic health of the county.
2. The natural gas boom, which spurred the county's economy in the 2000s, was driven in part by a rapid escalation in gas prices. However, prices continue to be low and as of September 2019 are at \$2.55 per Million Btu.
3. As of 2008, nearly one-third of all mineral extraction industry employment for the state of Colorado was located in Garfield and the neighboring Mesa and Rio Blanco counties. Between 2004 and 2005, Garfield County experienced a rapid increase in its share of statewide industry employees, which then leveled off and modestly declined between 2006 and 2009. The industry slowed dramatically in 2009 as gas prices fell and operators began pulling drilling rigs to pursue emerging gas field prospects elsewhere in the U.S.
4. Mining, gravel and hard rock extraction operations can have significant impacts on communities including impacts to visual quality, traffic, environmental health and community character.
5. Beginning in 2019, new state statute (Senate Bill 19-181) expanded the role of government to regulate siting for oil and gas facilities.

OVERALL GOAL

In working with mineral extraction projects, the county will protect the public health, safety and welfare of its citizens. Ensure that mineral extraction is regulated appropriately to promote responsible development and provide benefit to the general public. Ensure that mineral extraction activities mitigate their effects on the natural environment, including air quality, water quality, wildlife habitat or important visual resources.

POLICIES & STRATEGIES

1. **Policy:** Support the legal rights and privileges of surface and mineral owners to extract and develop their interests as well as the legal rights and privileges of private property owners and the general public to have the mineral estate developed in a reasonable manner and to have adverse impacts mitigated.

Strategies:

- a. Adopt a Mineral Extraction Master Plan consistent with CRS 34-1-304.
- b. Maintain and enhance cooperation with oil/gas industry to maintain relations and monitor market conditions. The objective is to forewarn the County of impending changes in employment and/or well drilling activity.
- c. Ensure that developers of energy or mineral extraction projects contribute proportionately to the construction and operation of any public improvements which are, or will be, required by their projects.

- d. Direct large-scale hard rock mining operations away from incompatible uses such as municipalities, tourist facilities, neighborhoods and areas where community character will be negatively impacted.
 - e. Maintain an inventory of viable sand and gravel resources in the county using information available from the Colorado Geological Survey and permit data from Garfield county.
 - f. Maintain and enhance cooperation with the oil and gas industry, property owners, state and federal agencies, such as BLM, CPW, COGCC, DRMS and CDPHE, in regard to regulating activity and monitoring impacts.
 - g. Continue to consider the use of facilities that are appurtenances to oil/gas development activities (compressors, etc.) appropriate in all land uses so long as they meet the respective mitigation requirements of the LUCD to maintain compatibility with surrounding land uses.
2. **Policy:** Mineral resource extraction activities will protect critical wildlife habitat as identified by state and federal agencies and preserve or mitigate natural drainage patterns from the impacts of extraction activities.

Strategies:

- a. Discourage development within critical wildlife habitat designations that cannot be designed, constructed and conducted so as to have a minimum adverse impact upon such habitat or impacted wildlife species.
- b. Preserve or mitigate natural drainage patterns so the cumulative impact of mineral extraction activities will not cause storm drainage/floodwater patterns to exceed the capacity of natural or constructed drainage ways, or to subject other areas to increased flooding, erosion or sedimentation or result in pollution to streams, rivers or other natural bodies of water.

Renewable Energy

Garfield County Comprehensive Plan Update

Referral Copy

ISSUES

1. There are incentives to explore alternative sources to conventional energy for the benefit of individuals, communities, and the county as a whole.
2. Alternative energy production contributes to the diversification of the County's economy.
3. It is likely that the individual and large-scale use of alternative energy will continue to become more prevalent in Garfield County and the county needs to anticipate visual and other impacts.
4. Garfield County does extensive work on energy efficiency and renewable energy through Garfield Clean Energy. The non-profit's work includes energy consulting and issuing [energy efficiency](#) rebates.
5. Garfield Clean Energy projects have resulted in \$40 million in materials purchased from retailers and work done by contractors. This has benefited 353 businesses and provided more than \$7 million in cumulative energy savings.
6. Since 2009, 340 businesses, churches and organizations, as well as 1,241 households have made energy upgrades with assistance from Garfield Clean Energy. These upgrades deliver energy cost savings of \$1.4 million per year.
7. The County government has supported alternative energy options on County facilities, including buy-ins to community solar gardens and the installation of solar on County Buildings.
8. As of April 2019, there are 32 government buildings and facilities, schools and libraries powered by solar energy in Garfield County. These facilities generate 4.6 megawatts of electricity. Additionally, Garfield County has 6 community solar gardens that generate 6.6 megawatts of electricity.

VISION

Encourage the development of renewable energy sources throughout the county and ensure that generating facilities are in appropriate locations. County regulations should not be unduly burdensome or difficult to negotiate in regards to the development and location of new renewable energy resources.

POLICIES & STRATEGIES

1. **Policy:** Promote and encourage the development of renewable energy resources within the county.
 - a) **Strategy:** Revise the Land Use and Development Code to reflect up-to-date requirements and standards for renewable energy technology.
 - b) **Strategy:** Continue to pursue renewable energy options for County owned facilities.
 - c) **Strategy:** Continue to support Garfield Clean Energy and related groups that provide energy efficiency and renewable energy options and guidance.
 - d) **Strategy:** Encourage current, and require future, POA/HOA's to adopt local standards to promote and allow for renewable energy technologies to occur within their subdivisions.
 - e) **Strategy:** Identify solar reserve areas using available LIDAR data.
 - f) **Strategy:** Make **County-wide** renewable energy data **and resources** available through the County's website.
 - g) **Strategy:** Evaluate the viability of various renewable energy resources within the County. Develop appropriate mechanisms to encourage their development.
2. **Policy:** Encourage the implementation of energy efficient site design and building orientation in development proposals.
 - a) **Strategy:** Investigate incentives for developers who build solar-ready residential and commercial structures.
 - b) **Strategy:** Investigate incentives for developers who build geothermal energy ready residential and commercial structures.
3. **Policy:** Ensure that renewable energy activities mitigate effects on the natural environment, including air quality, water quality, wildlife habitat, and visual quality.
 - a) **Strategy:** Incorporate additional mitigation requirements into the Land Use and Development Code as appropriate.

- b) **Strategy:** Work with referral agencies to make sure that mitigation requirements are appropriate for the use.

DRAFT



Municipalities of Garfield County
Adjacent Counties to Garfield County

RE: Referral Request for Update to Garfield County Comprehensive Plan 2030

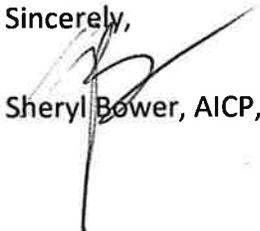
Dear Neighboring Jurisdiction Referral Agency,

Garfield County is updating the Garfield County Comprehensive Plan 2030. These updates will require an Amendment to the Plan. Procedural requirements for Amending the Plan and Colorado State Statutes requirements, CRS24-32-3209(2), require that a copy of the proposal and notification of the relevant hearing shall be forwarded to all neighboring jurisdictions within 3 miles of Garfield County and all municipalities within Garfield County for comment. All neighboring jurisdictions and municipalities shall have the right to comment on the proposal prior to the public hearing date. Public hearing dates of January 22nd and February 12th 2020 have been scheduled for the Garfield County Planning Commission's consideration of the proposed Amendment. These public hearings will be held in the County Commissioners Meeting Room, Garfield County Plaza Building, 108 8th Street, Glenwood Springs, Colorado 81601 beginning at 6:00pm.

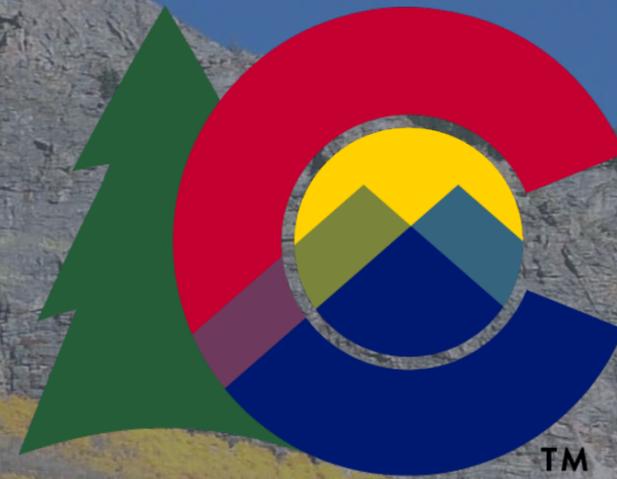
The requested Amendments are attached to this document and can also be reviewed at the office of the Community Development Department located at 108 8th Street, Suite 401, Glenwood Springs, Colorado 81601.

Additional updated Appendix materials may be provided to you at future dates.

Sincerely,


Sheryl Bower, AICP, Community Development Director

108 Eighth Street, Suite 401
Glenwood Springs, Colorado 81601
(970) 945-8212



Annual Planning Refresher Workshop

Greeley, CO
December 7, 2019



COLORADO
Department of Local Affairs
Division of Local Government

Points of Order

- Sign-in sheet
- Snacks on back table
- Restrooms
- Agenda formation and run of the day

Thank you for hosting, Greeley!



Did You Spot?



COLORADO
Department of Local Affairs
Division of Local Government

2019 Planning Refresher Workshop

A Workshop for:
Planning Commissioners
Elected Officials
Planners

FREE



Saturday, December 7

9 a.m. to 4 p.m.

City of Greeley Recreation Center
651 10th Avenue, Rm 101 ABC
Greeley, Colorado 80631

Register by
December 1st
at:
<http://bit.ly/2CdRCXi>

*Space is limited

Topics Include:

- Demographic trends
- Growth impacts on housing, traffic, and water
- Short-term rentals and accessory dwelling units
- Legal basics and running meetings

For more information, contact KC McFerson
(kc.mcferson@state.co.us, 303.864.7887)



Thanks to the City of Greeley for hosting!



COLORADO
Department of Local Affairs



Demography, Is it Destiny?

Population & Economic Trends in Colorado

December 2019

Elizabeth Garner

State Demography Office, Department of Local Affairs

Demography.dola.colorado.gov



COLORADO
Department of Local Affairs

Why Does Economics / Demographics Matter?

- Planning for public services demand - anticipate age, race, etc. to understand who will demand public services
- Housing demand / supply - prices, types, locations
- Job numbers / Characteristics - Types, Skills, secondary effects
- Incomes - Salaries & Wages, pensions, social transfers
- Marketplace - What will the State, Regions, & Counties' economic profiles resemble in 10, 20, 30 years?
- Schools, Healthcare, Transport - What infrastructure will be needed? Where will the revenues come from?



Questions to Ask - Big Picture

Evaluate your current population, job, housing, and commuting mix.

Does the economic/community development strategy leverage our strengths and use current resources? Is there a match?

What infrastructure or services will we need to provide? (costs)

What revenue will result? Can we capture it?

How will it impact current population?

How can we best **intentionally** plan for it.

What are the risks to the forecast? What could change?



Tools

- Data
- Maps
- Graphics
- Community Profile



The SDO Homepage

COLORADO
Department of Local Affairs

Home | Population | Births, Deaths, Migration | Economy & Labor Force | Housing & Households | Census & ACS | **EVERYONE COUNTS** 2020

STATE DEMOGRAPHY OFFICE

The State Demography Office is the primary state agency for population and demographic information.

Demographic Dashboard | Download Data | Interactive Data | Learn More

Popular Items

- **2019 Annual State Demography Summit:** November 1, 2019 Registration Open
- State Demography Office Census 2020 Page
- Census 2020: Colorado Complete Count Campaign Application
- State Demography Summit 2018: Presentations and Videos
- Crosstabs - The Blog Taking a Closer Look at the Economics & Demographics of Colorado
- Colorado Demographic Profiles
- Publications and Presentations
- Infographics
- County Data Lookup
- Regional Data Lookup

Callout boxes and arrows point to the following features:

- Census 2020 Page
- Links to Topical Data Sources
- Interactive Map Gallery
- Demographic Dashboard
- Colorado Demographic Profiles
- County and Regional Data Lookup



Demographic Dashboard

State Demography Office - Dashboard

INSTRUCTIONS:

The following page shows graphs and charts for various datasets by county. Select the county from the list below to view the graphs for that county. All graphs are interactive and you are able to zoom in and out on any area of each graph by drawing boxes around the area you would to view with your mouse. To zoom back out, simply double click on any area of the graph. You can also hover over specific data points on each graph to view the data for that specific point.

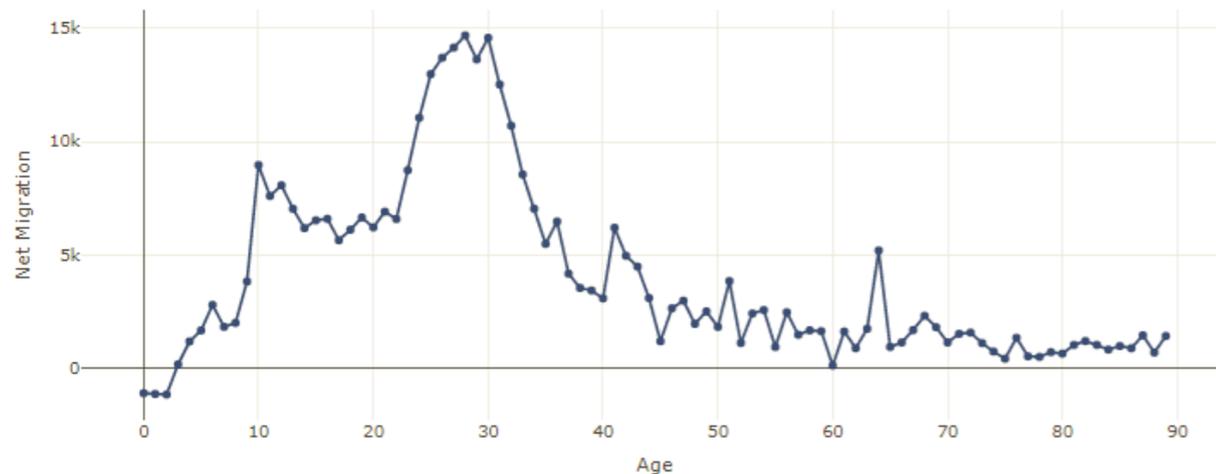
For your convenience, you are able to download the graphs by clicking on the camera icon in the upper right of the graph while hovering over the chart. This will download an exact copy, including zooming, of the chart on the page.

You are able to download the raw data for each chart by clicking on the "Download Data (CSV)" button below the chart.

Select a county:

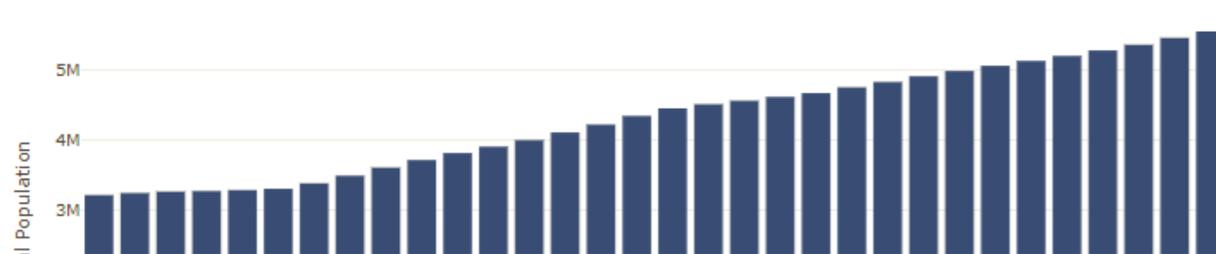
Colorado

Net Migration by Age, 2000 to 2010



Download Data (CSV)

Population Estimates 1985 to 2016

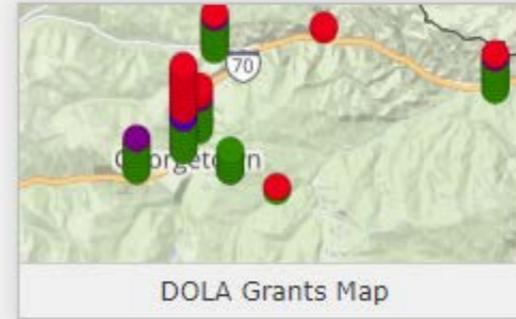
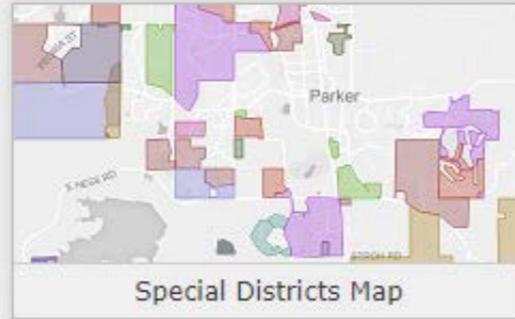
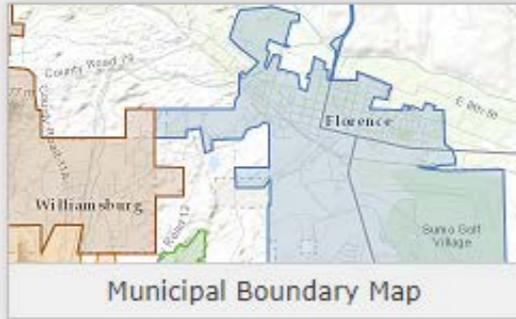


- The Demographic Dashboard provides estimates and projections of net migration and total population
- Provides downloadable plots and data for selected series
- Data is available for individual counties and for the state as a whole



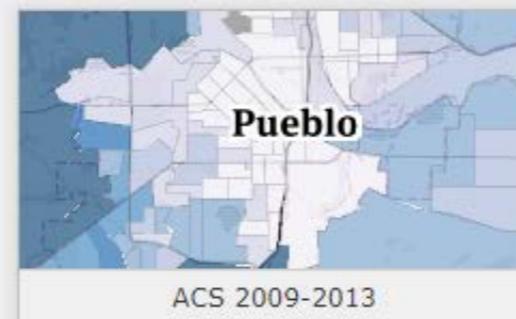
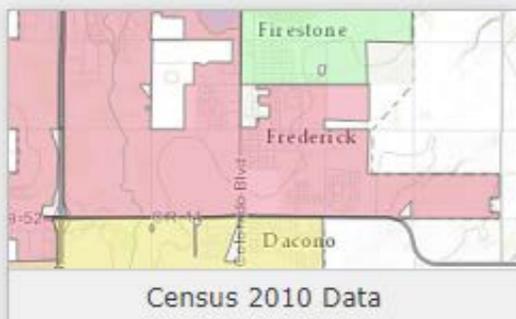
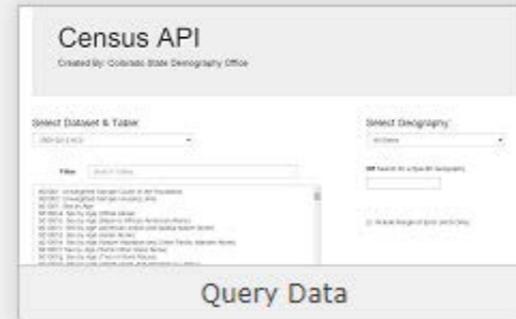
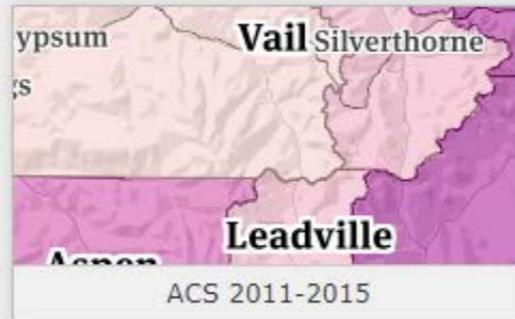
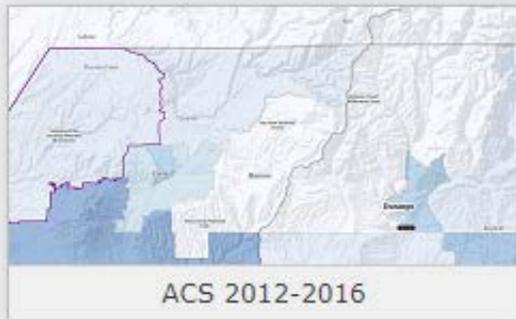
The Interactive Map Gallery

DOLA Webmaps



The Interactive Map Gallery provides a collection of mapping and data visualization tools

Census and American Community Survey



ACS Maps

ACS Data Query Tool

Age Animation Tool

Population Change

County Unemployment

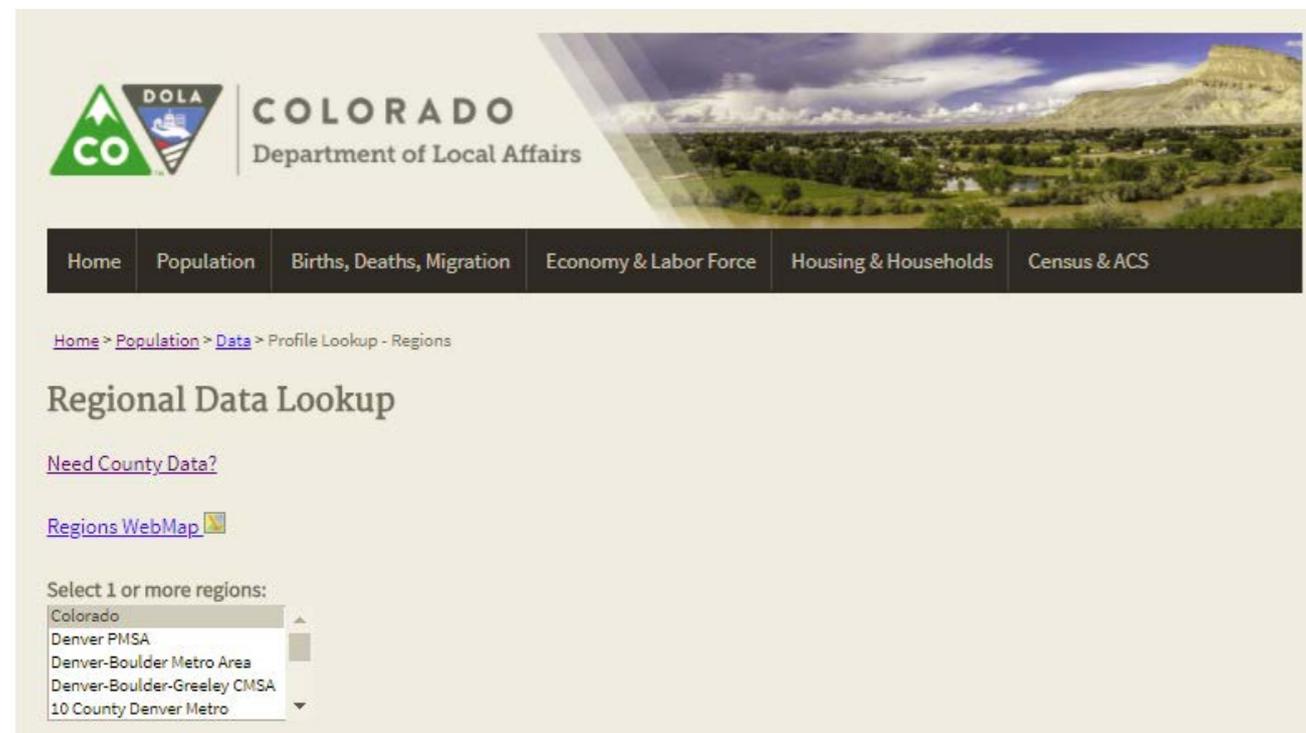


County and Regional Data Lookup Pages



The screenshot shows the top navigation bar with the Colorado Department of Local Affairs logo and a menu with items: Home, Population, Births, Deaths, Migration, Economy & Labor Force, Housing & Households, and Census & ACS. Below the navigation bar is a breadcrumb trail: Home > Population > Data > Profile Lookup. The main heading is "County Data Lookup" with a link for "Need Region Data?". A dropdown menu is open, showing the text "Select 1 or more counties:" and a list of counties: Adams, Alamosa, Arapahoe, Archuleta, and Baca.

- The County and Regional Data Lookup page provide single-year estimates between 1985 to the present for a variety of population and housing data series
- Data is available for individual counties, metropolitan areas, and regions

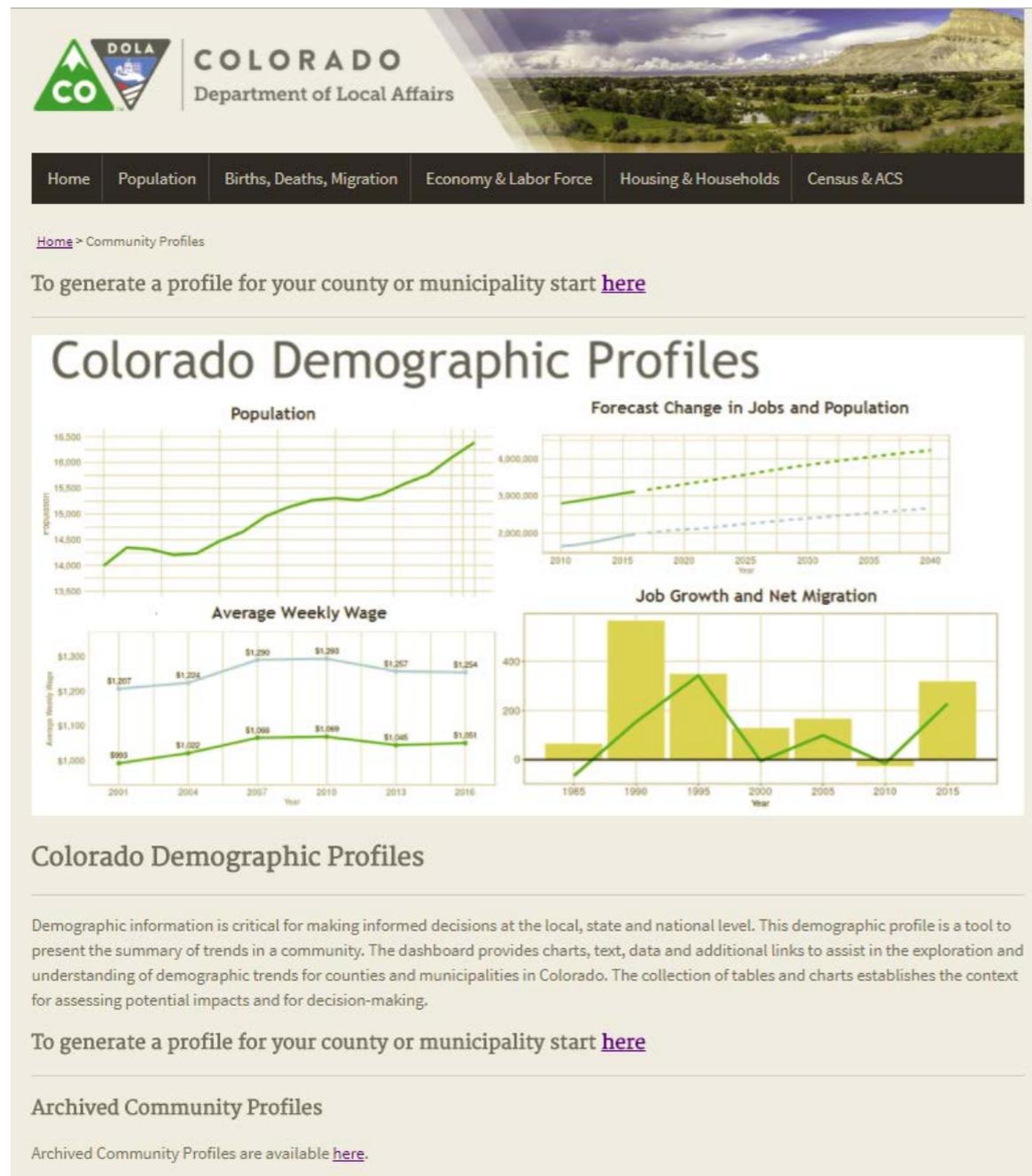


The screenshot shows the top navigation bar with the Colorado Department of Local Affairs logo and a menu with items: Home, Population, Births, Deaths, Migration, Economy & Labor Force, Housing & Households, and Census & ACS. Below the navigation bar is a breadcrumb trail: Home > Population > Data > Profile Lookup - Regions. The main heading is "Regional Data Lookup" with a link for "Need County Data?" and a link for "Regions WebMap". A dropdown menu is open, showing the text "Select 1 or more regions:" and a list of regions: Colorado, Denver PMSA, Denver-Boulder Metro Area, Denver-Boulder-Greeley CMSA, and 10 County Denver Metro.



Colorado Demographic Profile

- The Colorado Demographic Profile provides summary data plots, formatted tables, data sets and reports for Colorado counties and municipalities



<https://demography.dola.colorado.gov/colorado-demographic-profiles/>



The Profile Page

Selection boxes for report level and location

The screenshot shows the Colorado Demographic Profiles website interface. On the left is a dark sidebar with selection options. The main content area includes a welcome message, a table of profile contents, instructions on how to create a profile, and a table of links to other SDO data sources. Red arrows point from text boxes to specific UI elements.

Select Data Level
Select a Data Level

Select Location

Select the Data Elements to display:

- Basic Statistics
- Population Trends
- Population Characteristics: Age
- Population Characteristics: Income, Education and Race
- Housing and Households
- Commuting and Job Growth
- Employment by Industry
- Employment Forecast and Wage Information

[View Profile](#)
[Contact SDO](#)

Welcome to the State Demography Office (SDO) Colorado Demographic Profiles Website
This tool provides summary plots and data describing Counties and Incorporated Municipalities in Colorado.
Profile Contents:

Basic Statistics	Summary Table and Map
Population Trends	Population estimates and Forecasts
Population Characteristics: Age	Population Estimates and Migration by Age
Population Characteristics: Income, Education and Race	Population Estimates by Income, Educational Attainment and Race
Housing and Households	Housing Units, Costs and Unit Characteristics
Commuting and Job Growth	Commuting Patterns and Job Growth and Migration
Employment by Industry	Employment Data by Industry
Employment Forecast and Wage Information	Employment Forecasts, Wage and Income Sources

To create a profile:

- Select a Data Level and Location using the dropdown boxes.
- Select specific Data Elements to display using the checkboxes.
- Click on the 'View Profile' button to display the selected profile.

You can download the plots and underlying data for each display by selecting the 'Sources and Downloads' panel of each display box.

Notes:

- Profiles are produced for Counties and Incorporated Municipalities with more than 200 persons. Please contact SDO for further information.
- Producing the requested outputs may take up to 3 minutes, depending on your request and your connection speed.
- Downloading any report, plot or data object will open a new browser window while the object is being processed and downloaded. This window will close once the object processing is completed.
- Downloaded objects will be saved in the 'Download' location supported by your browser.

Links to other SDO Data Sources:

Data Dashboard	Maps and GIS data	Population Data	Census and ACS Data	Publications
Demographic Dashboard	Interactive Map Gallery	Population Estimates and Forecasts	Census Data Tools	Publications and Reports
Net Migration Dashboard	Thematic Maps	Births Deaths and Migration	Census Data Page	Crosstabs
Data Lookup Pages	Region Reports	Economy and Labor Force		Annual Summit
County Data Lookup	GIS Data Downloads	Housing and Households		
Regional Data Lookup	Links to GIS Data and DOLA Grants			

Check boxes to select topics

Buttons to produce profile and to contact SDO

Links to other SDO data pages



Transitions to Watch

- Population growing at a slowing rate
- Concentrated growth
- Migration - attracting and retaining the best and brightest. Can we continue to do it? Do we want to? And where do we put them?
- Aging - impacts everything... including the economy.
- Increase racial and ethnic diversity.
- Slowing income growth
- Prepared for changes to industries - retail, manuf., construction, etc.



Big Picture - 2017-2018 Pop Change

- US - 327.2 million, + 2.02 million or .6%
- Colorado - 5,695,564
- Ranked 7th fastest 1.4% - NV, ID, UT, AZ, FL, WA
- 8th in total growth 77,744 - TX, FL, CA, AZ, NC, WA, GA
- Growth of 644,000 since 2010 and Average Annual Growth rate of 1.6% or 83,000/year



County Population Rankings, 2018

Population Growth (2010-2018)

1 Denver County	112,983
2 El Paso County	87,304
3 Arapahoe County	76,694
4 Adams County	68,009
5 Weld County	60,058
7 Larimer County	49,830

Percent Growth (2010-2018)

1 Weld County	24%
2 Broomfield County	23%
3 Douglas County	19%
4 Denver County	19%
5 Larimer County	17%

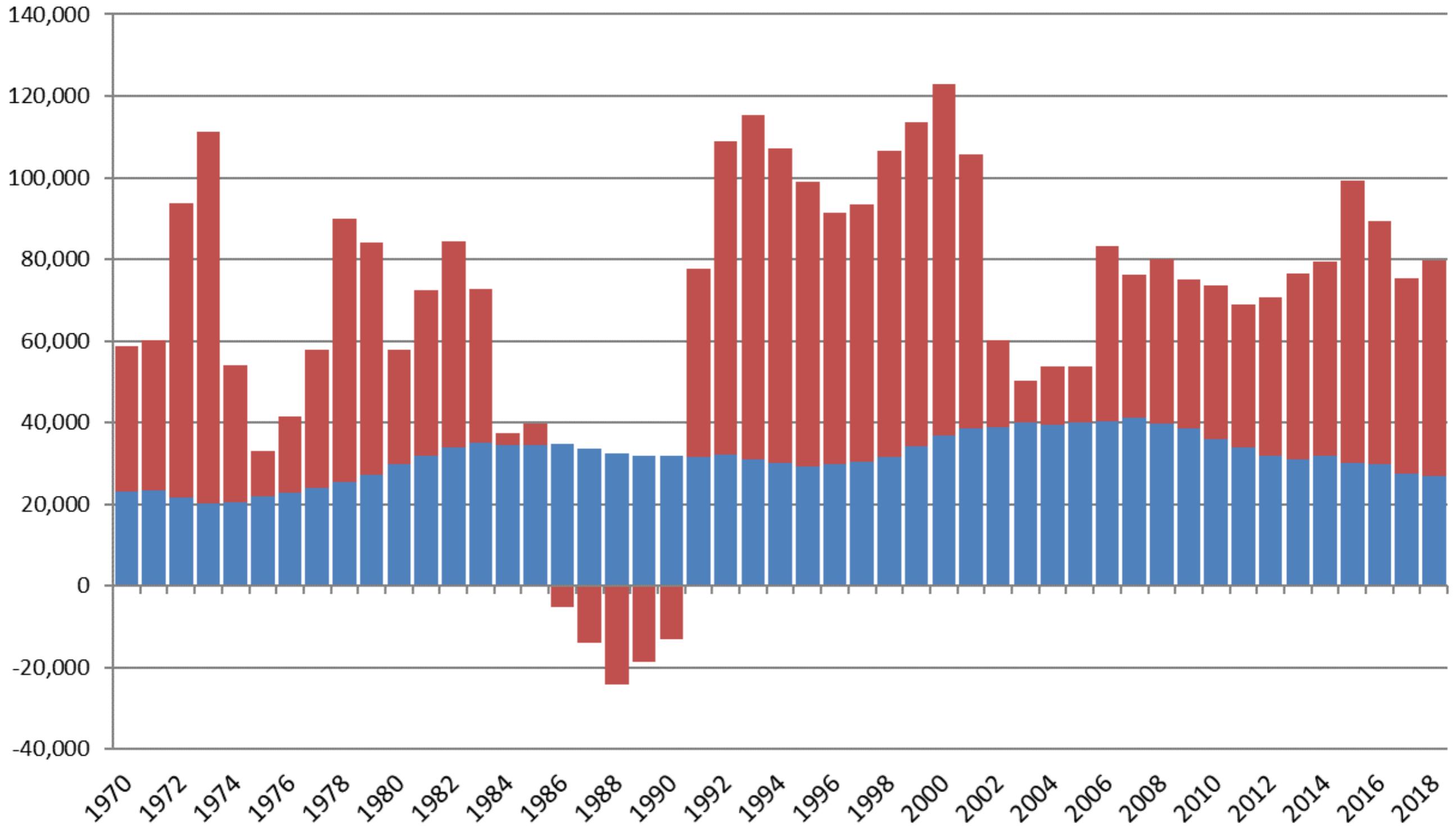
Largest by Population

1 Denver County	717,862
2 El Paso County	714,536
3 Arapahoe County	651,513
4 Jefferson County	579,877
5 Adams County	511,720
6 Larimer County	350,434
7 Douglas County	342,937
8 Boulder County	325,520
9 Weld County	314,288
10 Pueblo County	167,081
11 Mesa County	153,628
12 Broomfield	69,130

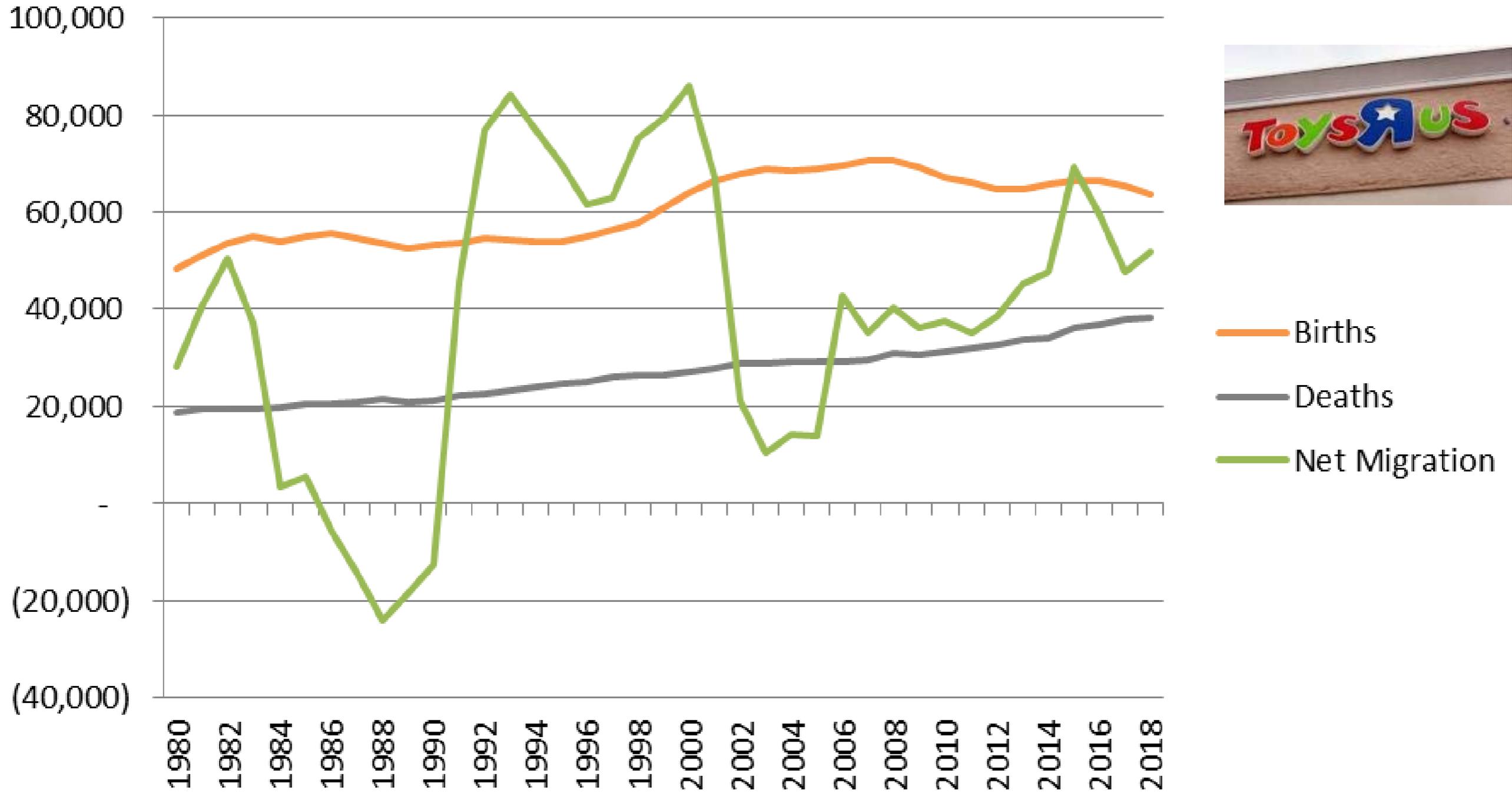


Components of Colorado Population Change 1970-2018

■ Natural Increase ■ Net Migration

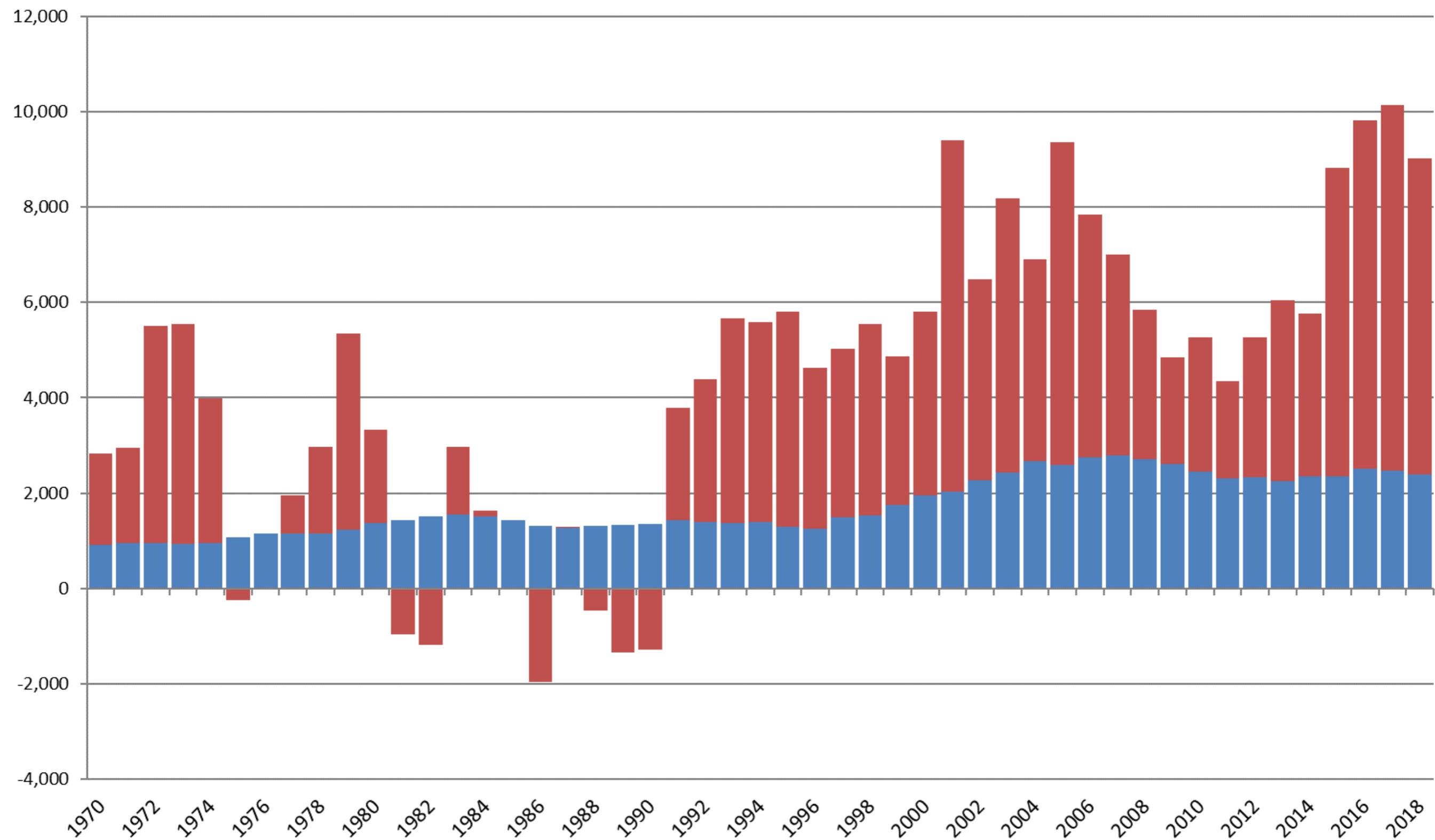


Components of Population Change



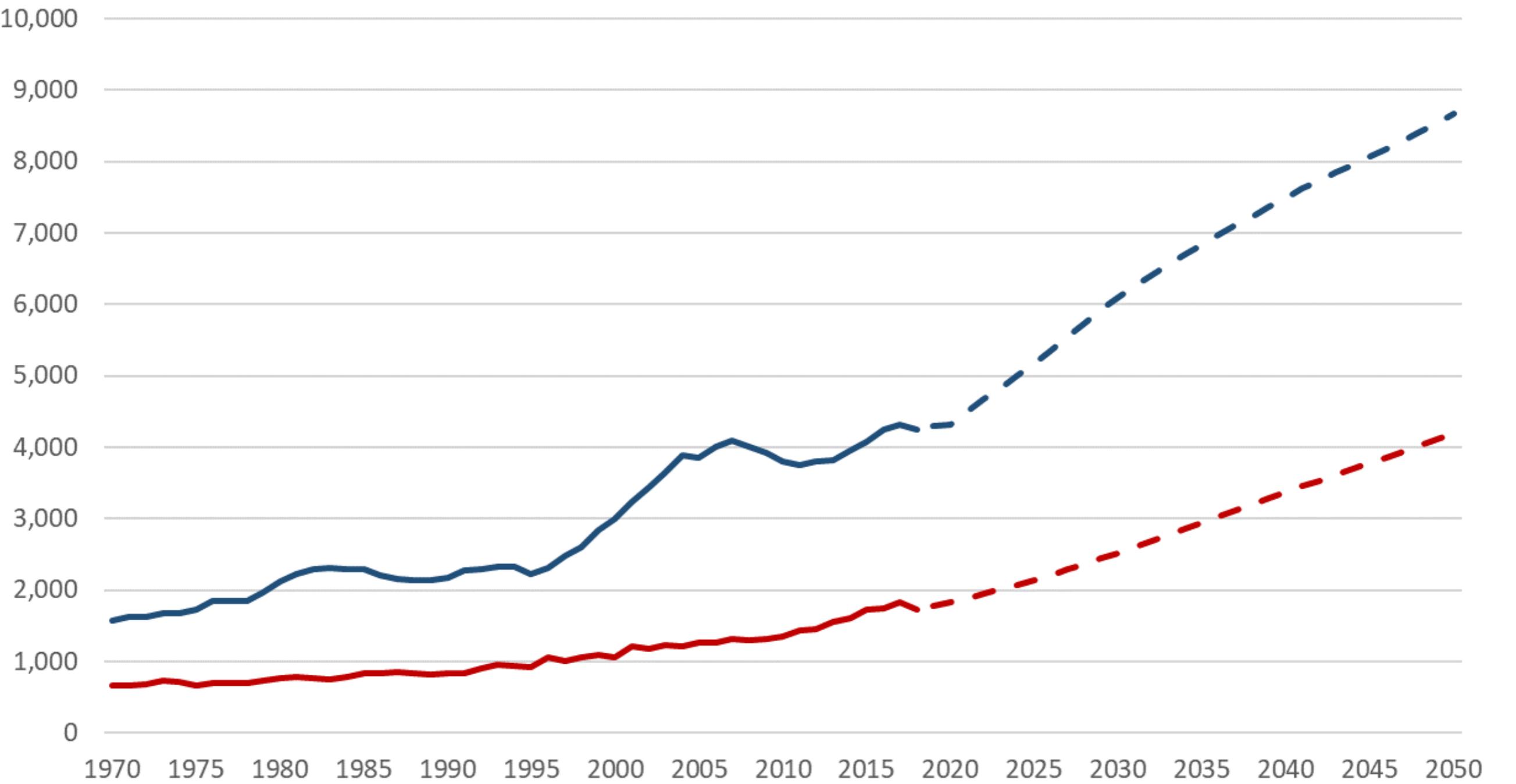
Components of Weld County Population Change 1970-2018

■ Natural Increase ■ Net Migration

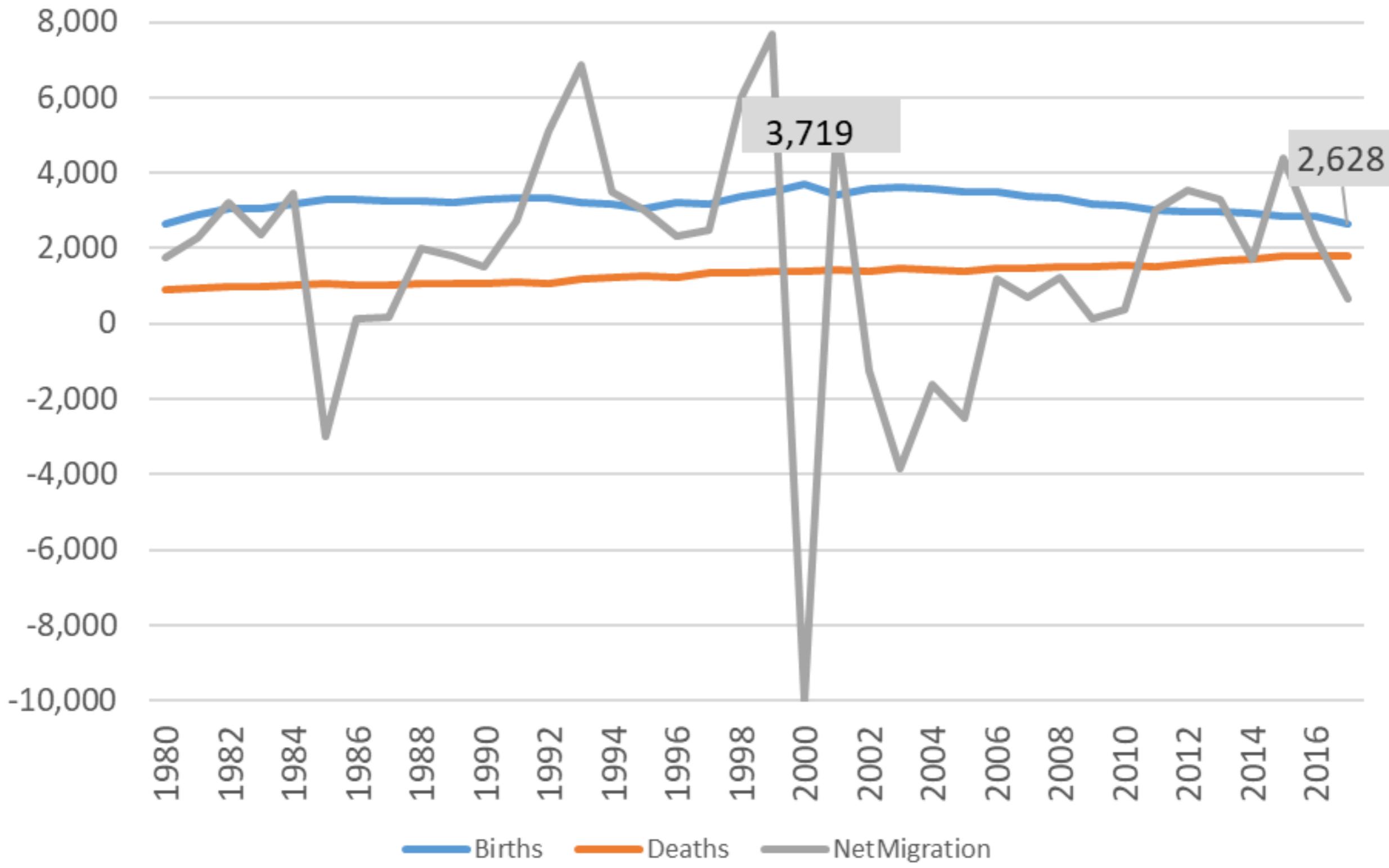


Weld County Births and Deaths, 1970 to 2050

Births Births (Projection) Deaths Deaths (Projection)



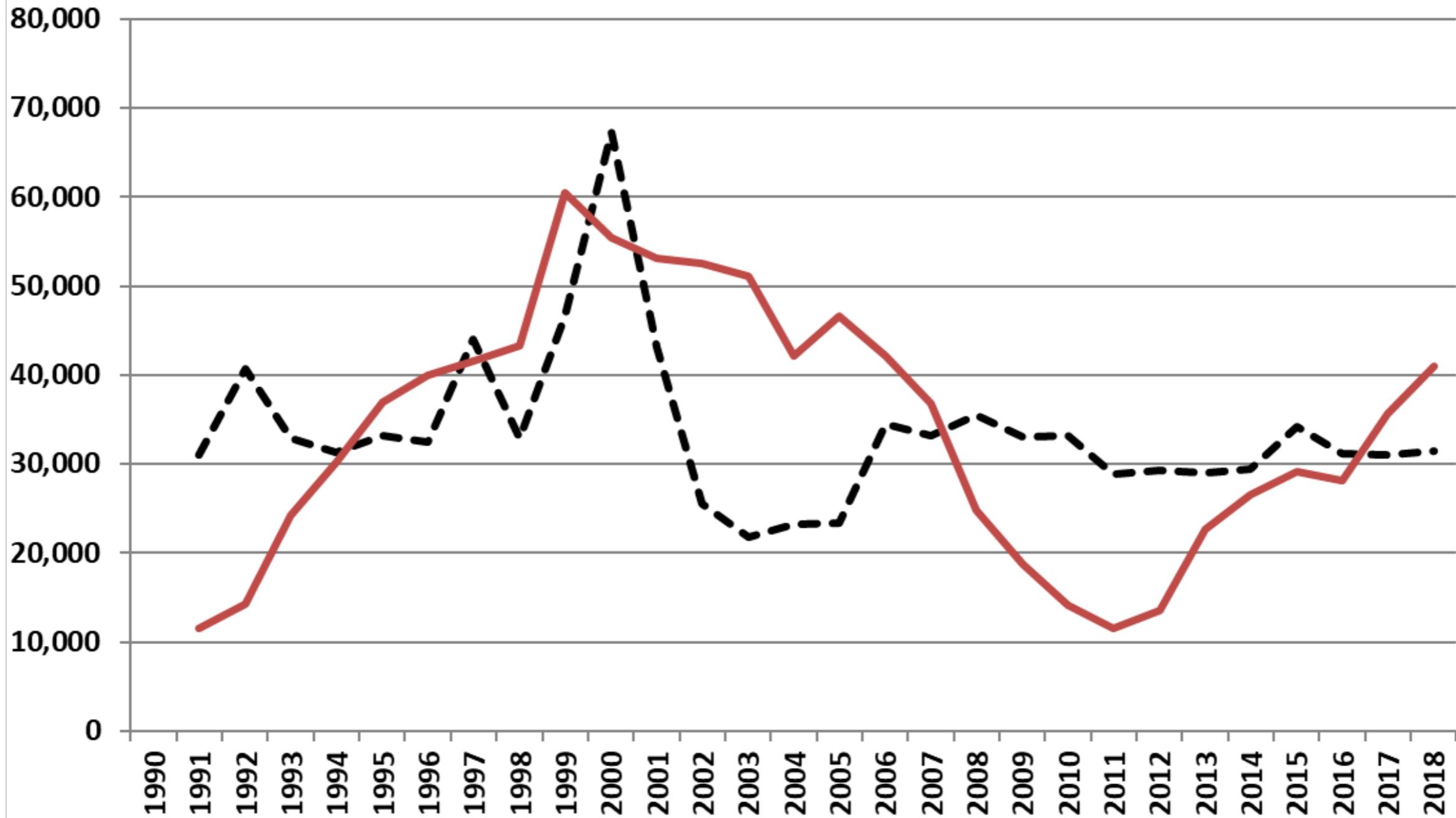
Boulder Trends in Births, Deaths, and Migration



Colorado Housing Unit Growth and Household Formation

Source: State Demography Office

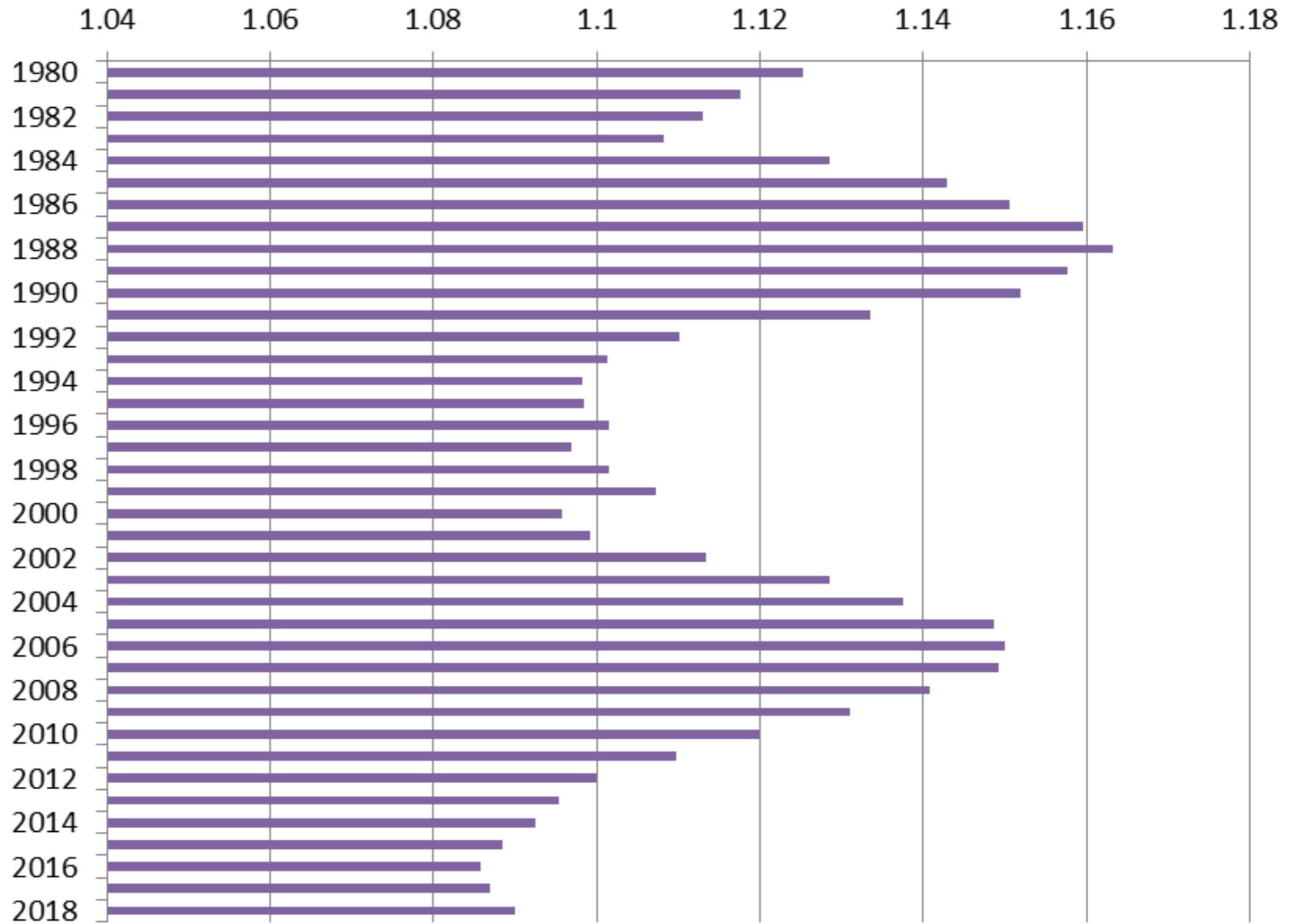
--- Household Growth — Housing Unit Growth



COLORADO

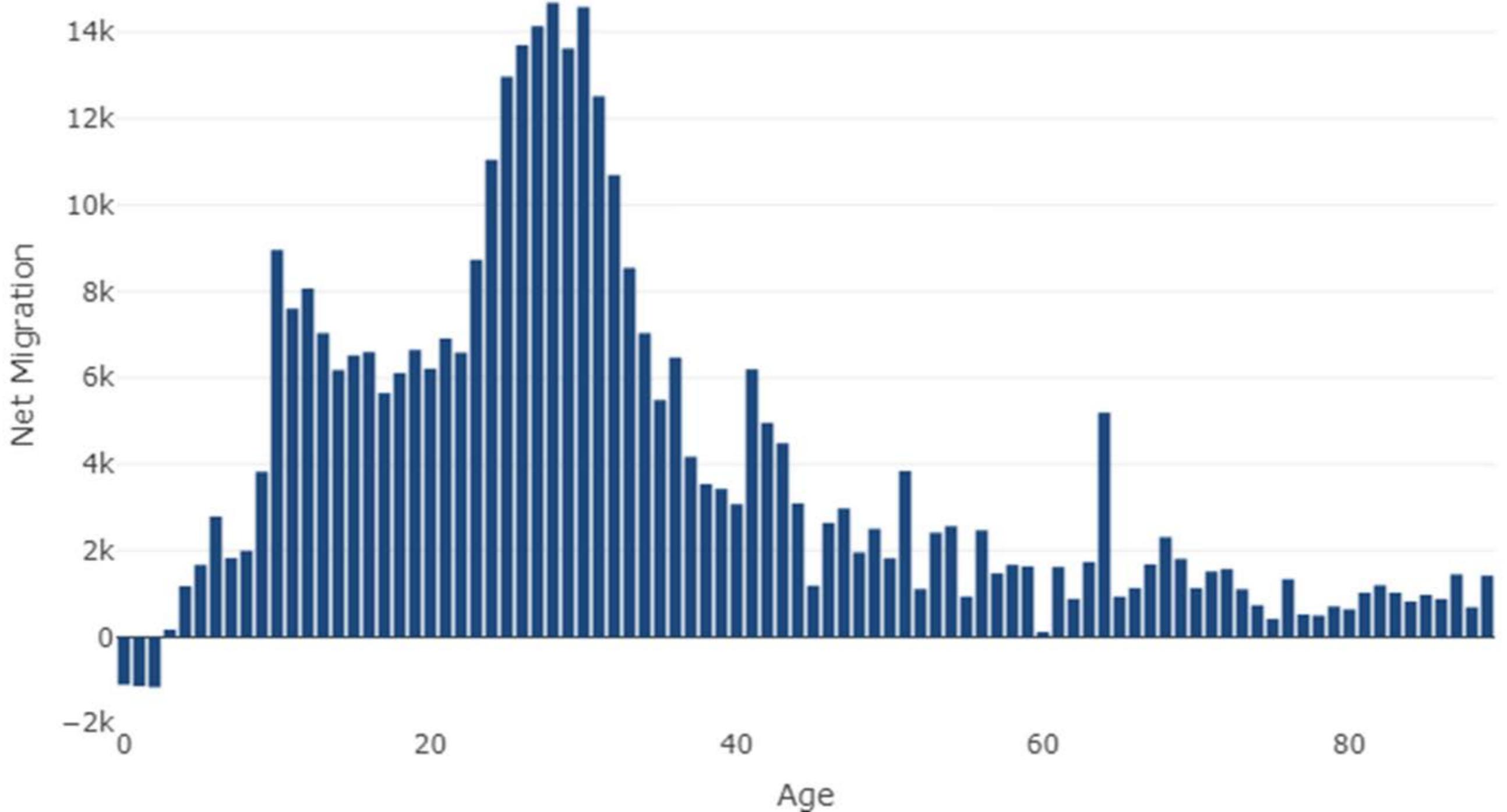
Department of Local Affairs

Ratio of Housing Units to Households, Colorado

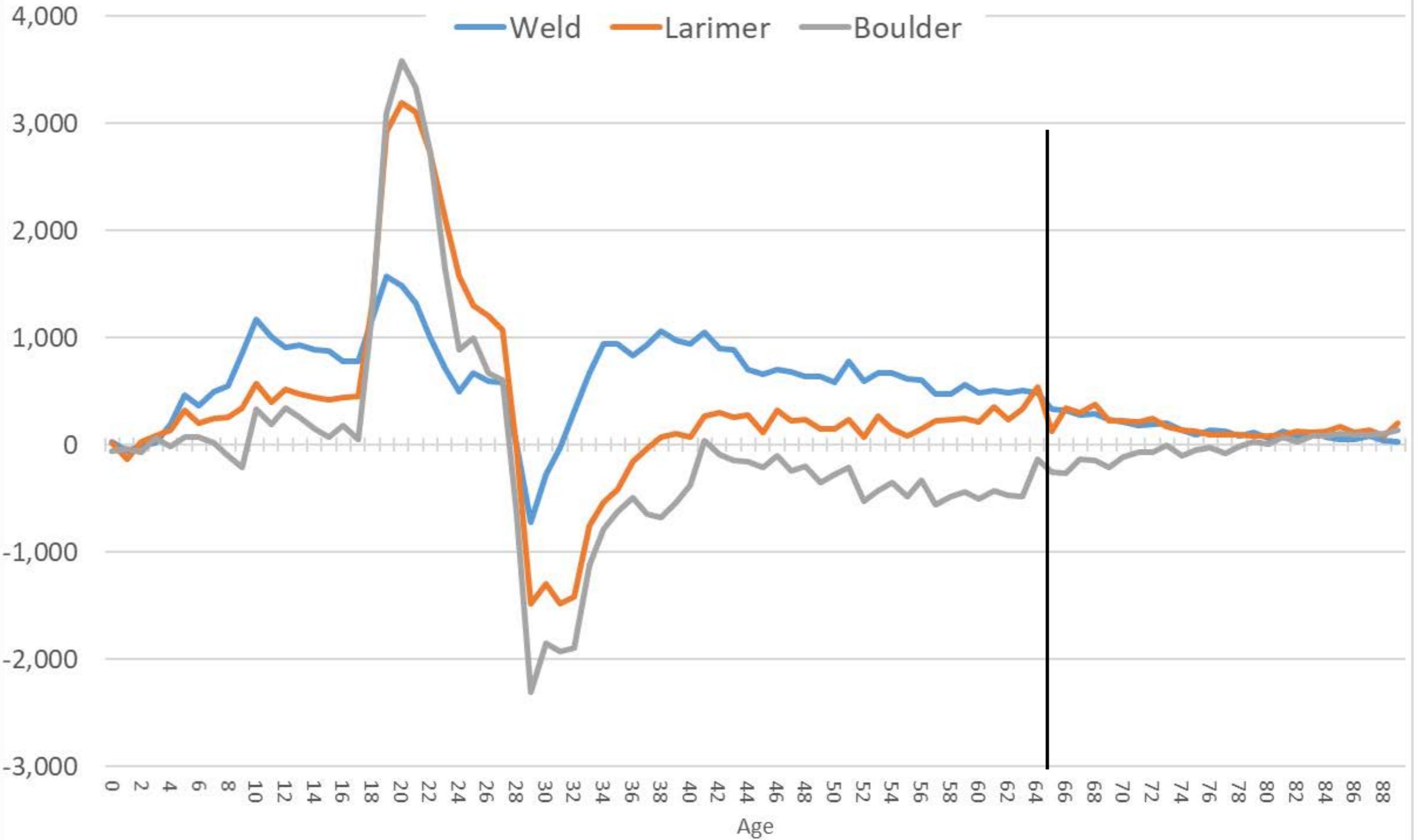


Colorado

Net Migration by Age, 2000 to 2010

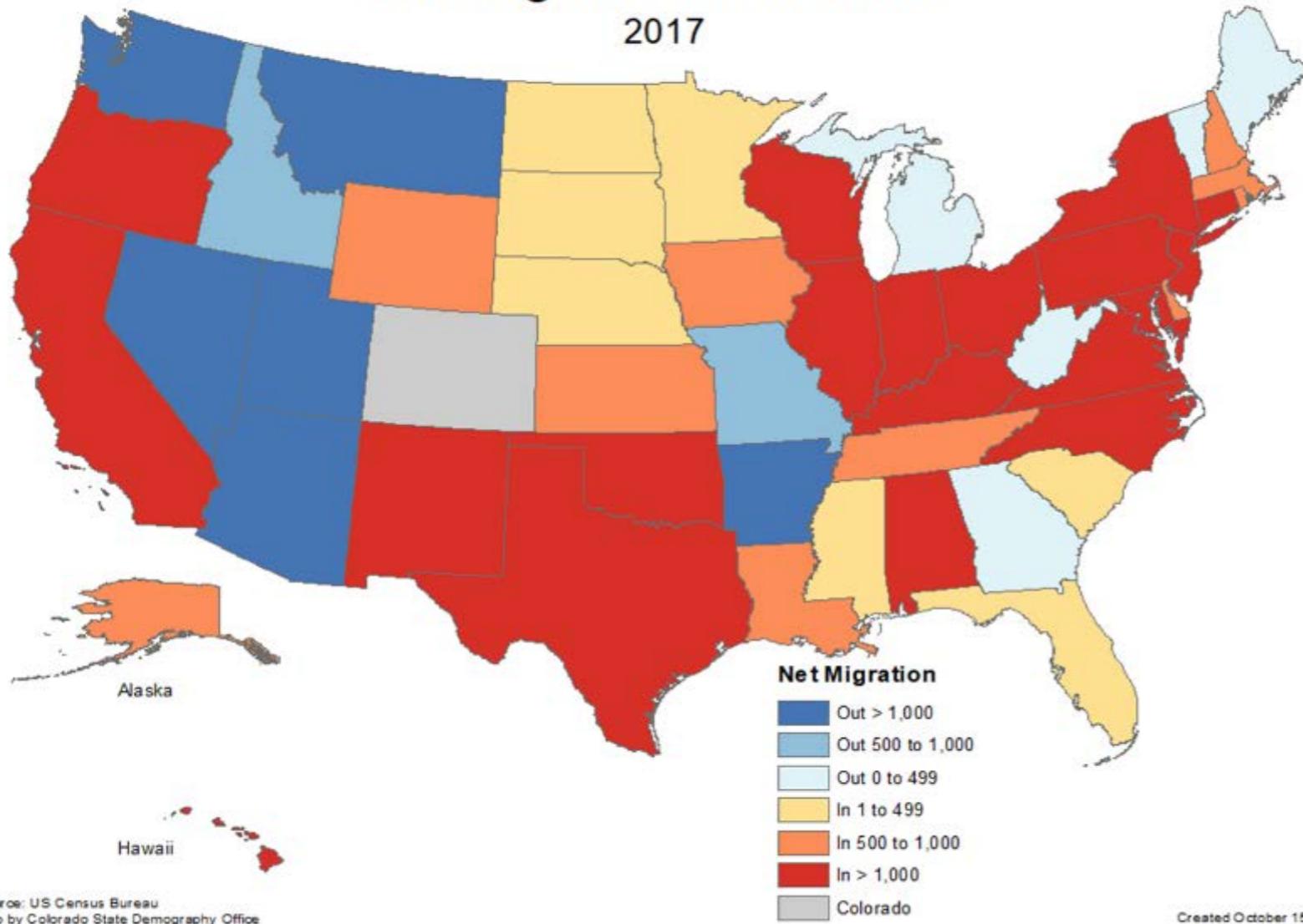


Net Migration By Age 2000-2010



Net Migrants to Colorado

2017



Migration Statistics

- In migration ave/yr 170,000-230,000
- Out migration ave/yr 150,000-190,000

Compared to CO average, In-migrants are:

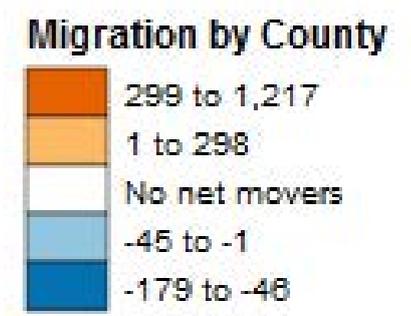
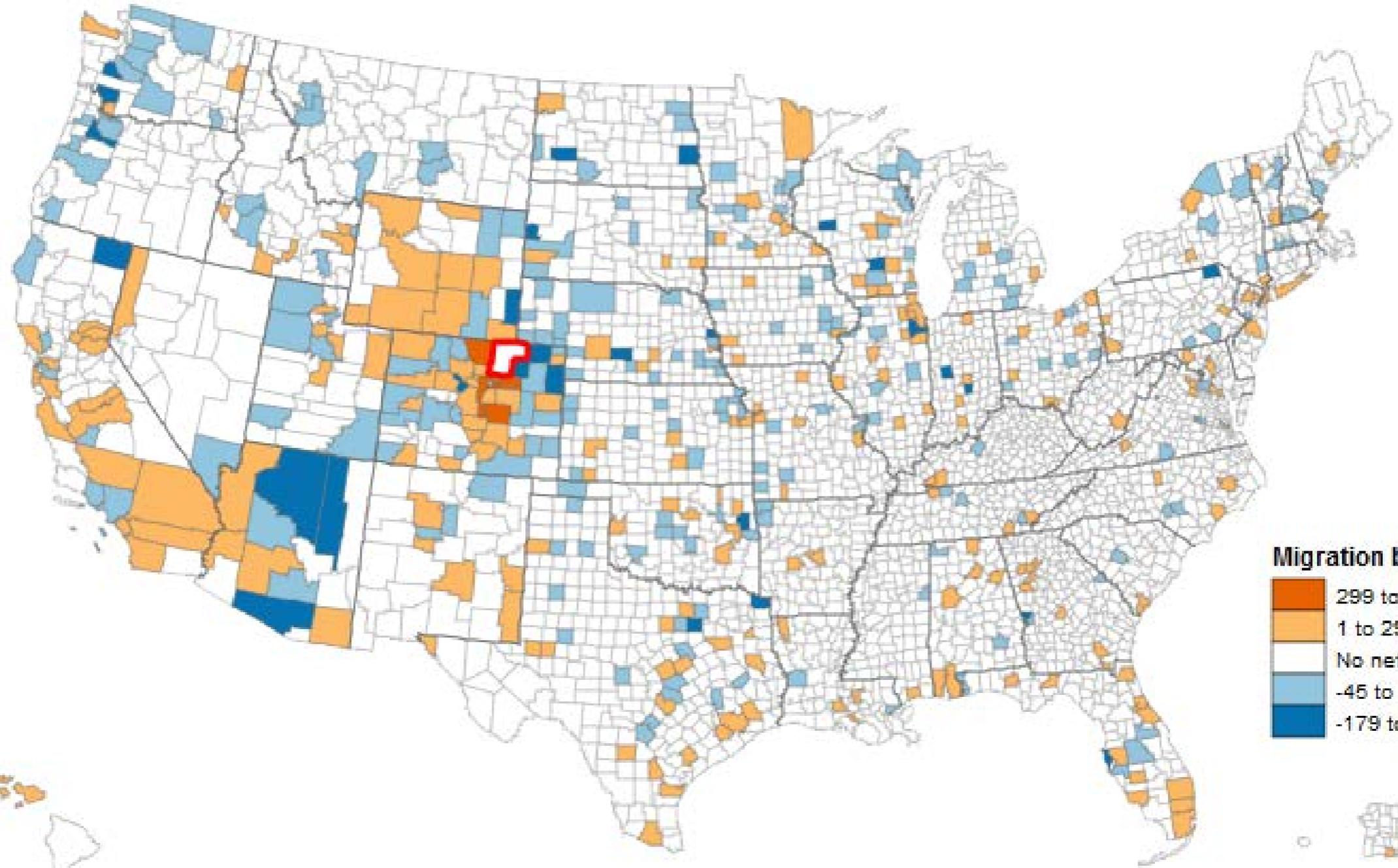
- Younger
- Lower Income
- Higher educational attainment

2017 State to State Migration

In (#)		Out (#)		Net (#)	
California	27,014	California	25,038	Illinois	5,480
Texas	25,212	Texas	20,023	New York	5,456
Florida	12,385	Arizona	12,810	Texas	5,189
Illinois	10,652	Florida	12,061	New Jersey	4,067
New York	8,560	Nevada	8,518	North Carolina	2,252



Total Net Migration Flows for Weld County, Colorado



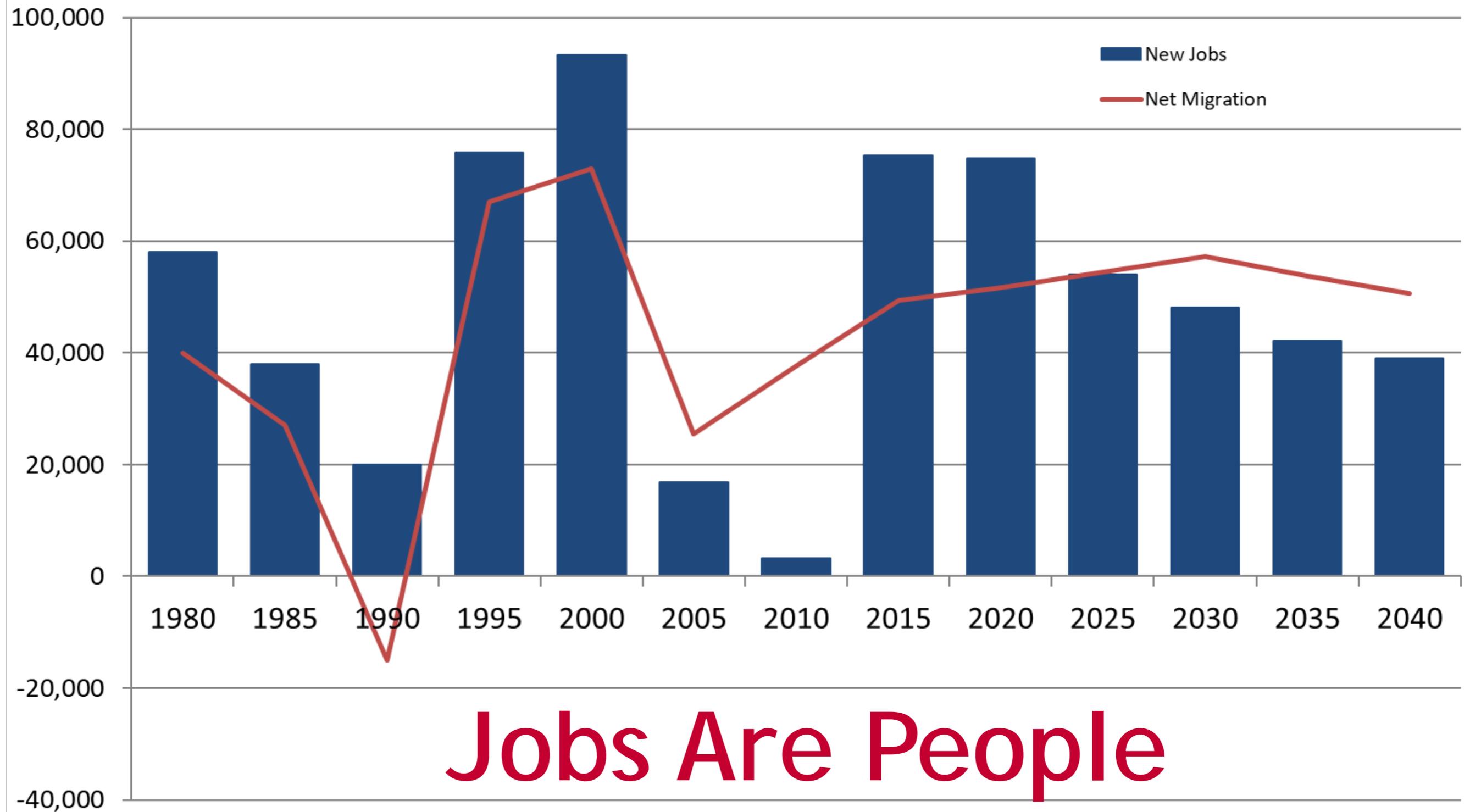
Source: U.S. Census Bureau, 2013-2017 5-year American Community Survey



COLORADO
Department of Local Affairs

<https://flowsmapper.geo.census.gov/>

Colorado New Jobs and Net Migration

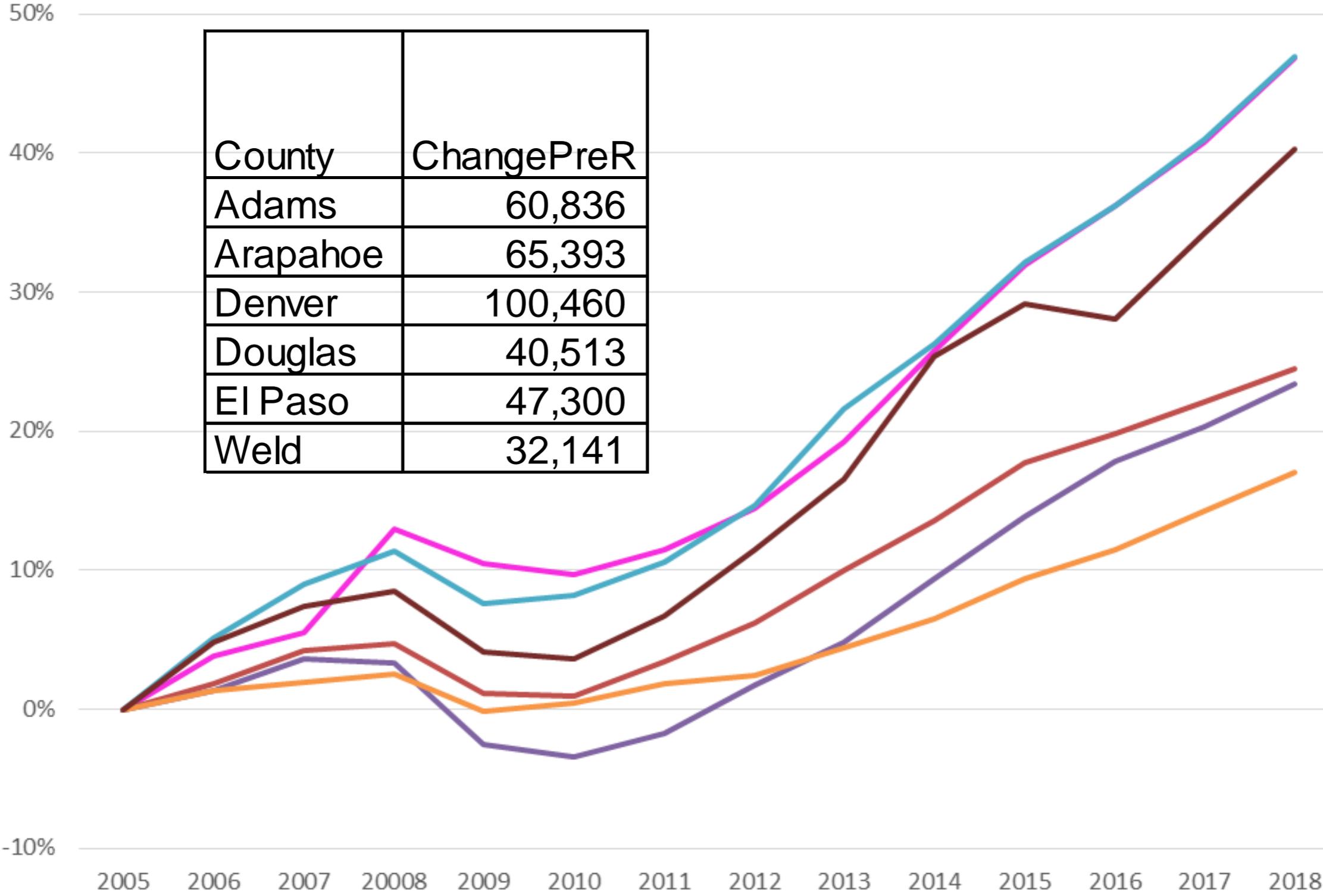


Jobs Are People



Employment Trend Indexed to 2005

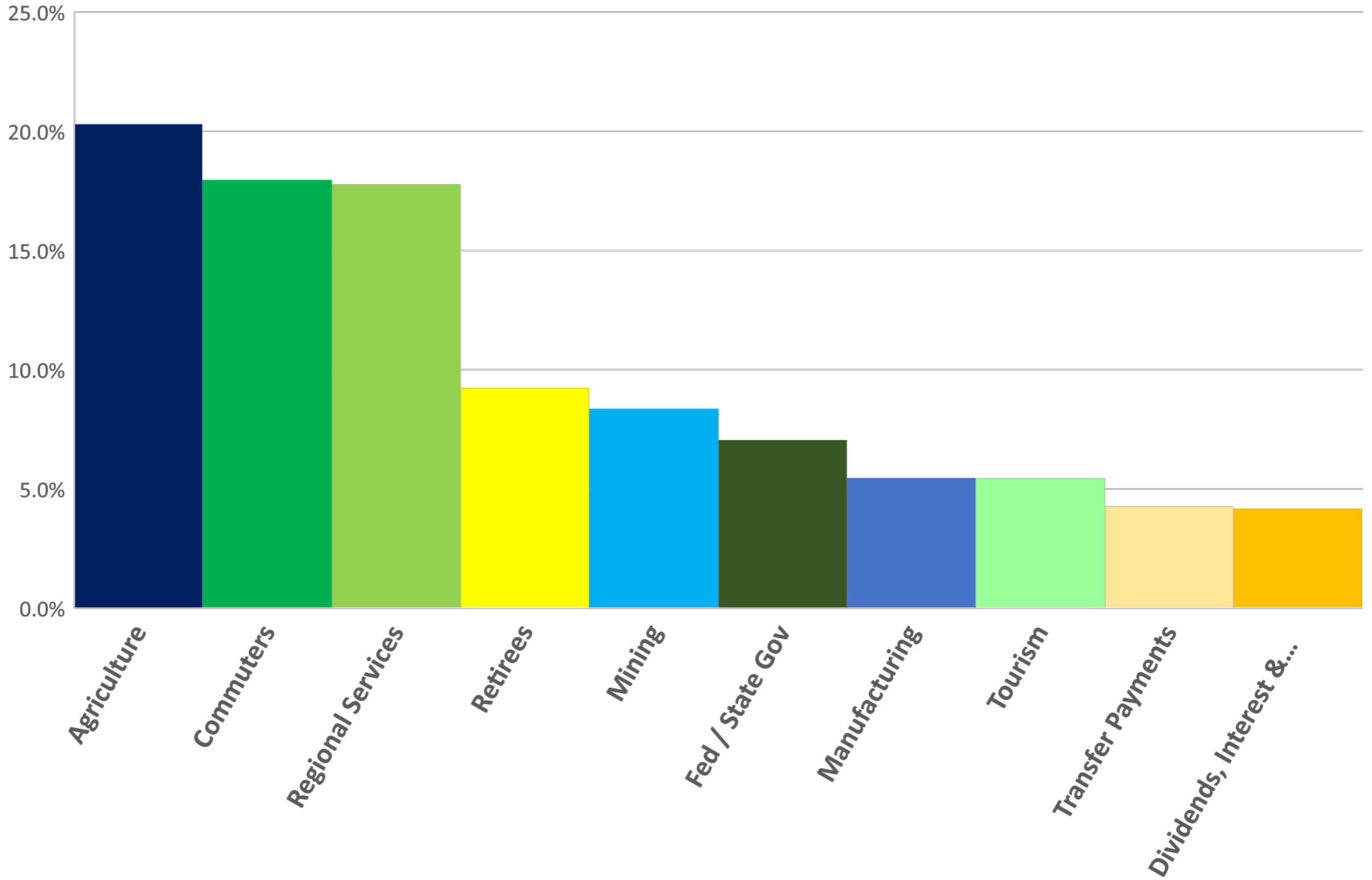
County	ChangePreR
Adams	60,836
Arapahoe	65,393
Denver	100,460
Douglas	40,513
El Paso	47,300
Weld	32,141



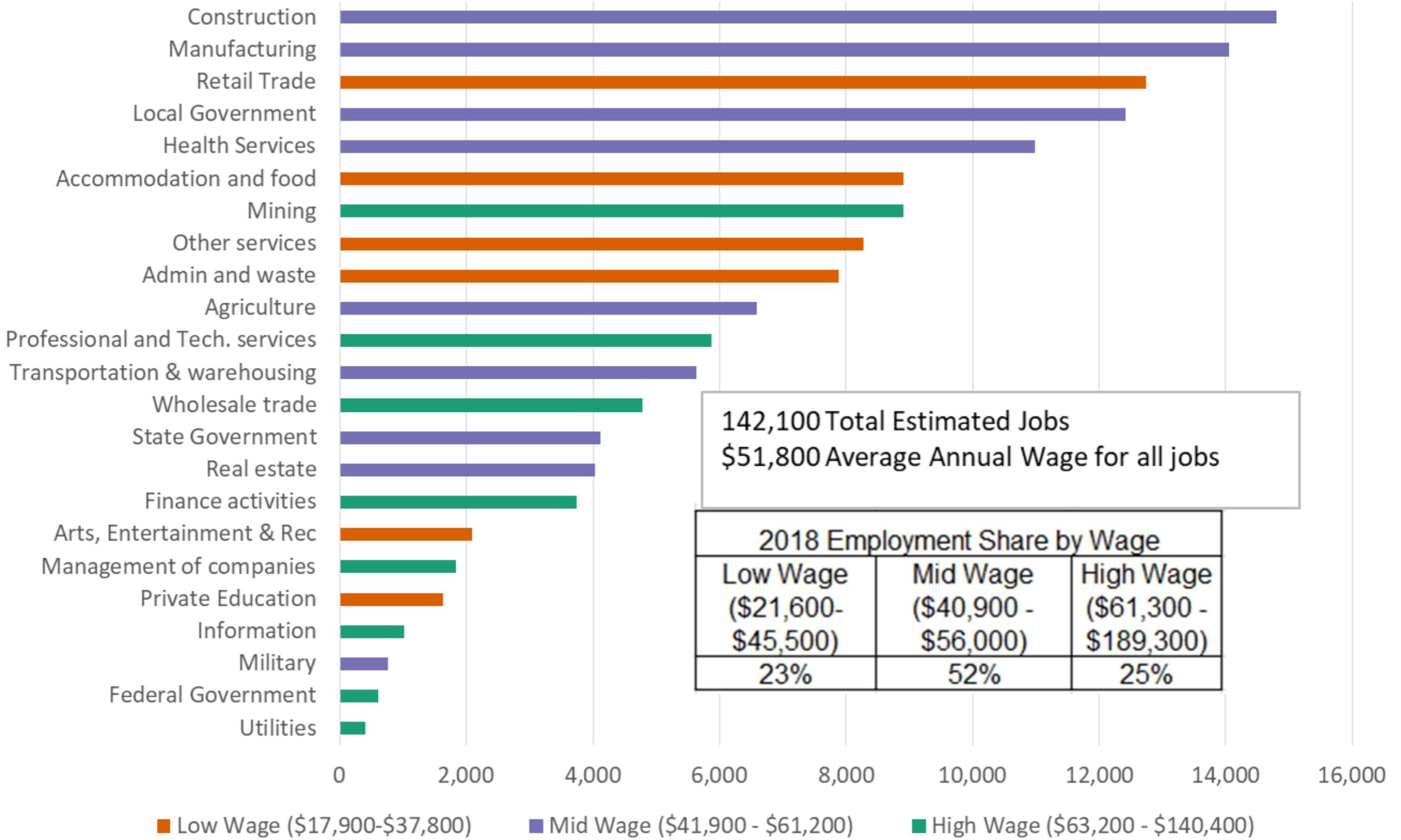
— Adams — Arapahoe — Denver — Douglas — El Paso — Weld



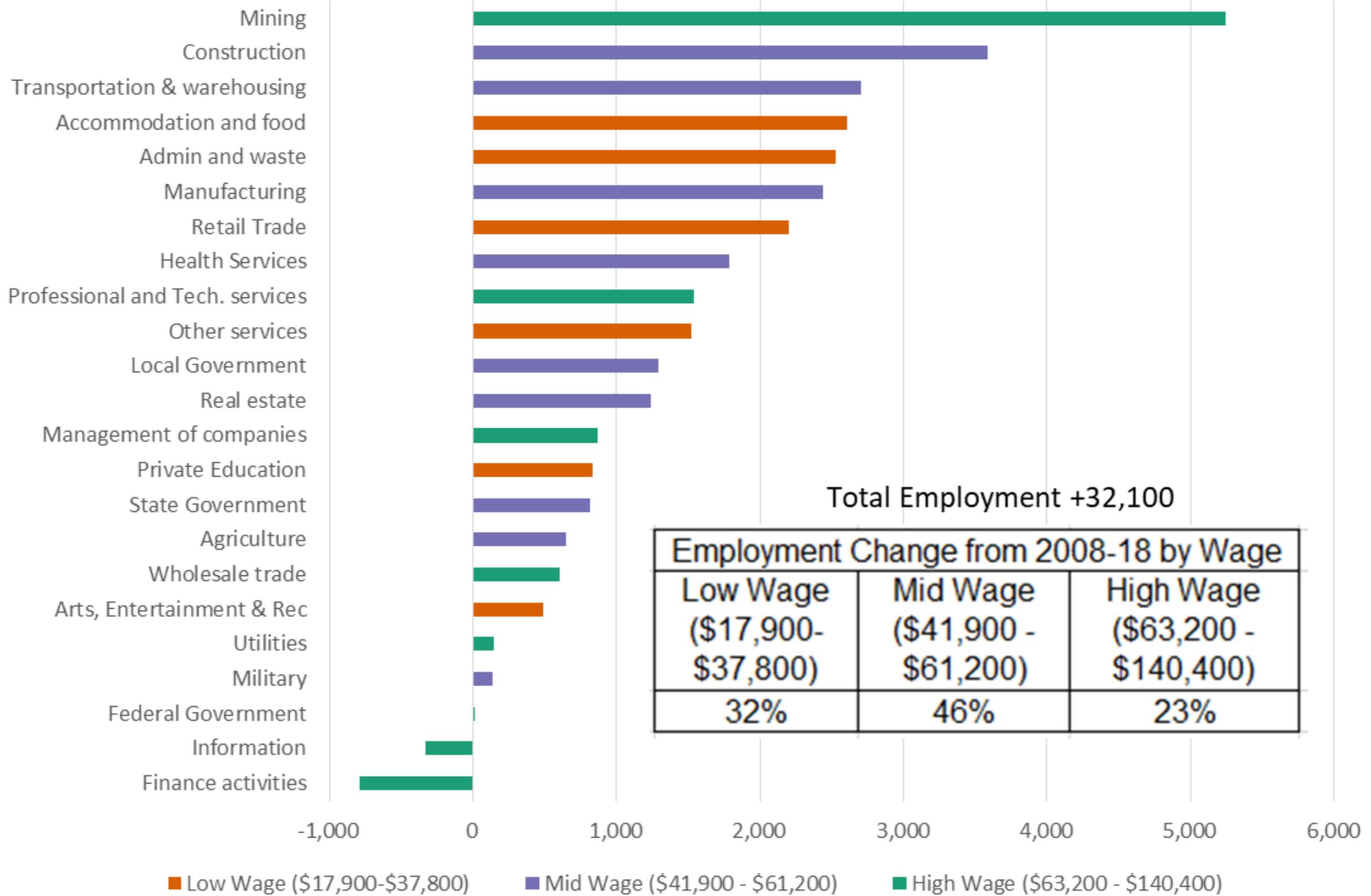
Weld County 2017 Base Industries (without Indirect)



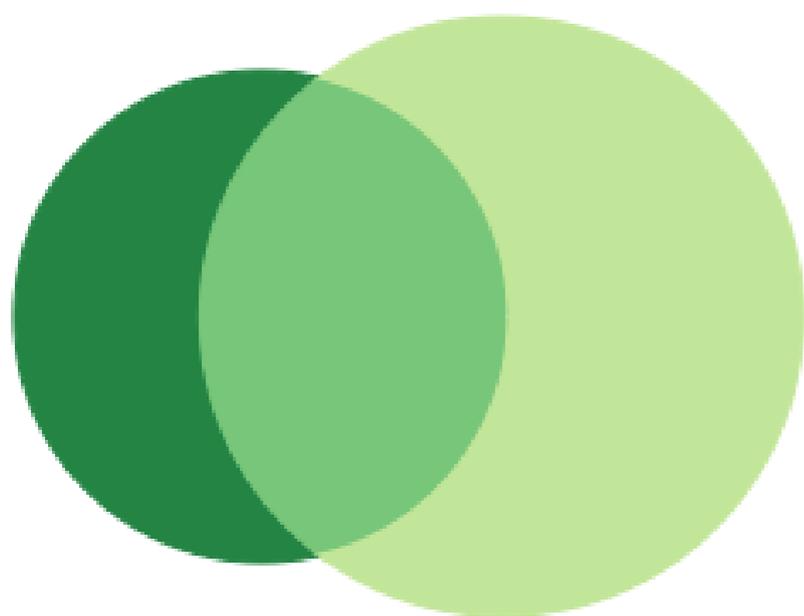
Weld County 2018 Employment by Industry & Wage



Weld County Employment Change from 2008 to 2018



Inflow/Outflow Job Counts in 2017

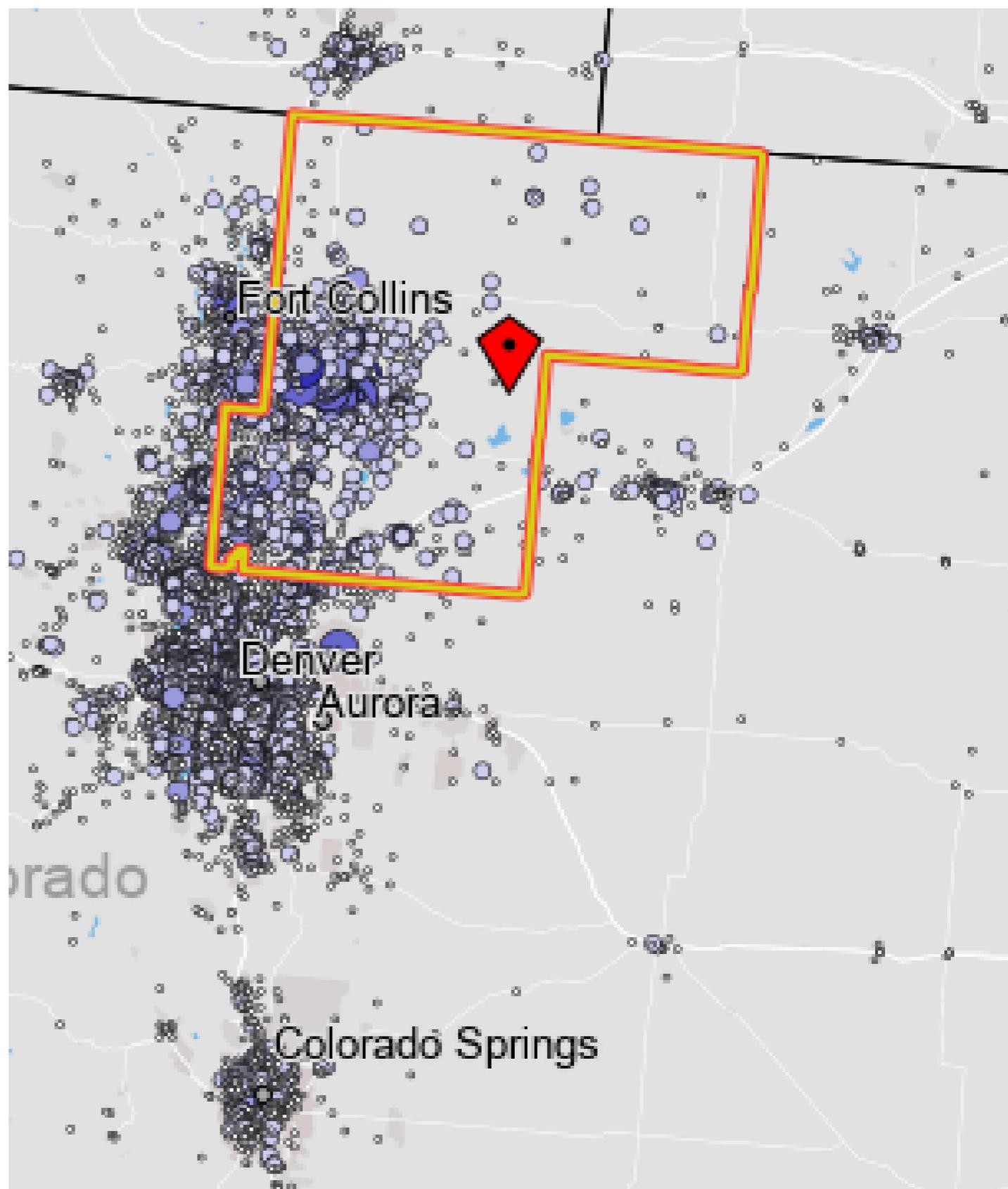


- 44,963 - Employed in Selection Area, Live Outside
- 95,125 - Live in Selection Area, Employed Outside
- 57,980 - Employed and Live in Selection Area

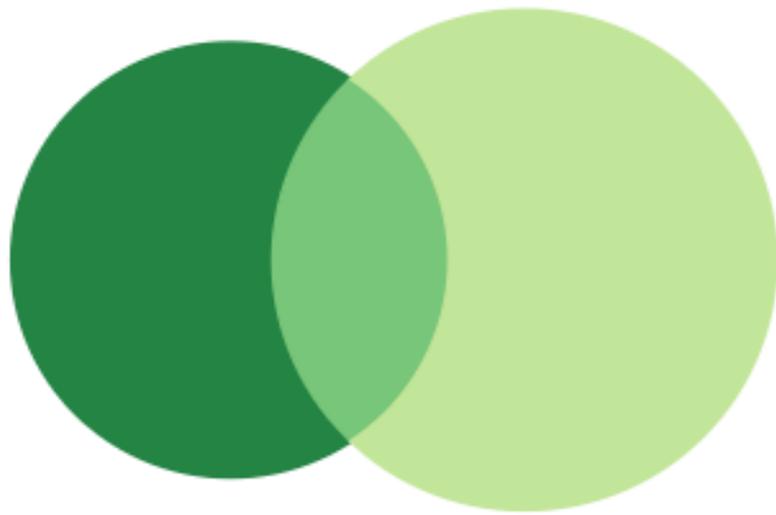
Inflow/Outflow Job Counts (All Jobs)
2017

	Count	Share
<u>Employed in the Selection Area</u>	102,943	100.0%
<u>Employed in the Selection Area but Living Outside</u>	44,963	43.7%
<u>Employed and Living in the Selection Area</u>	57,980	56.3%
<u>Living in the Selection Area</u>	153,105	100.0%
<u>Living in the Selection Area but Employed Outside</u>	95,125	62.1%
<u>Living and Employed in the Selection Area</u>	57,980	37.9%

Where Weld Residents Work



Inflow/Outflow Job Counts in 2017

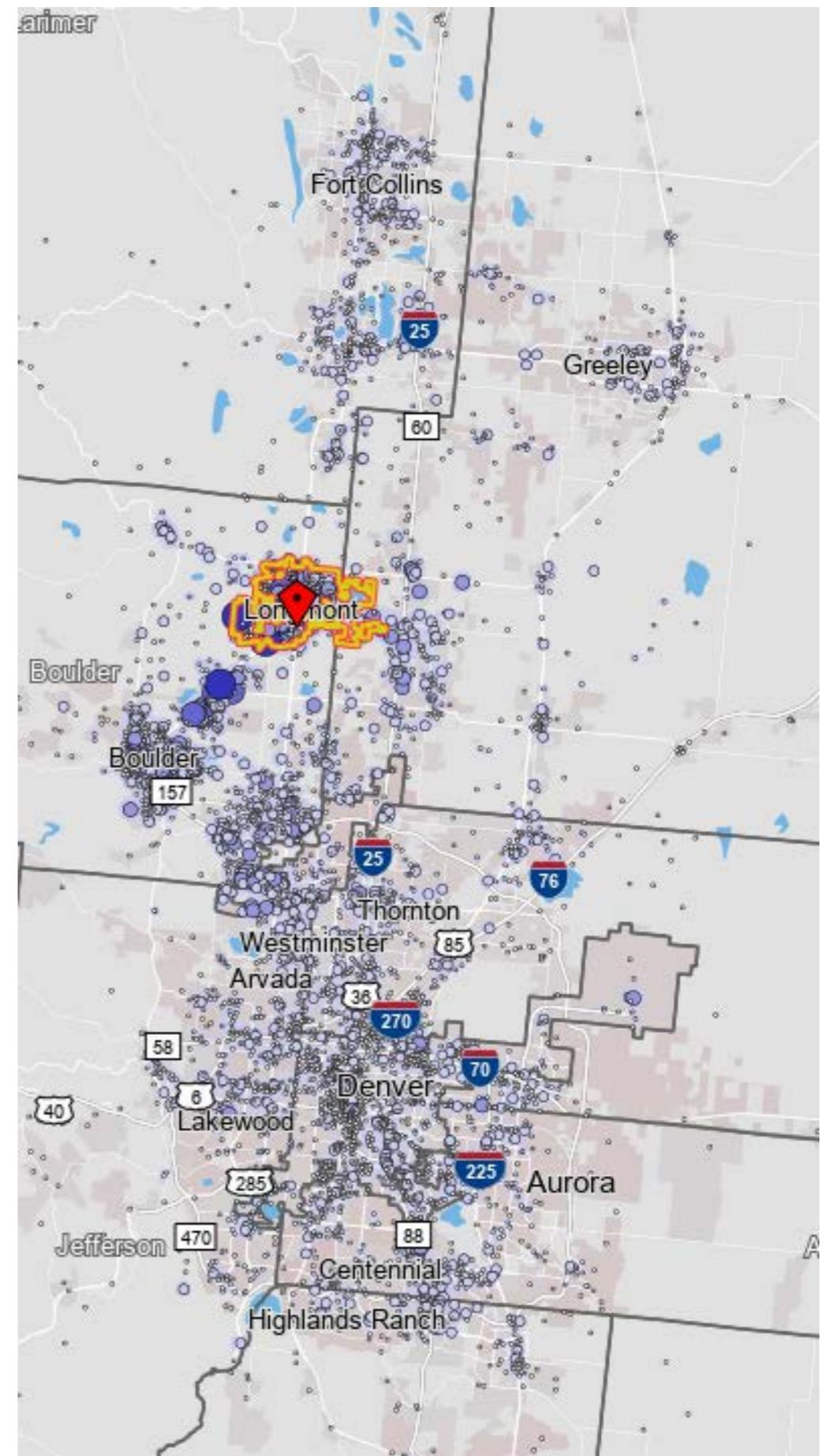


- 18,218 - Employed in Selection Area, Live Outside
- 26,911 - Live in Selection Area, Employed Outside
- 8,613 - Employed and Live in Selection Area

Inflow/Outflow Job Counts (Private Primary Jobs)

	2017	
	Count	Share
Employed in the Selection Area	26,831	100.0%
Employed in the Selection Area but Living Outside	18,218	67.9%
Employed and Living in the Selection Area	8,613	32.1%
Living in the Selection Area	35,524	100.0%
Living in the Selection Area but Employed Outside	26,911	75.8%
Living and Employed in the Selection Area	8,613	24.2%

Where Longmont Residents Work



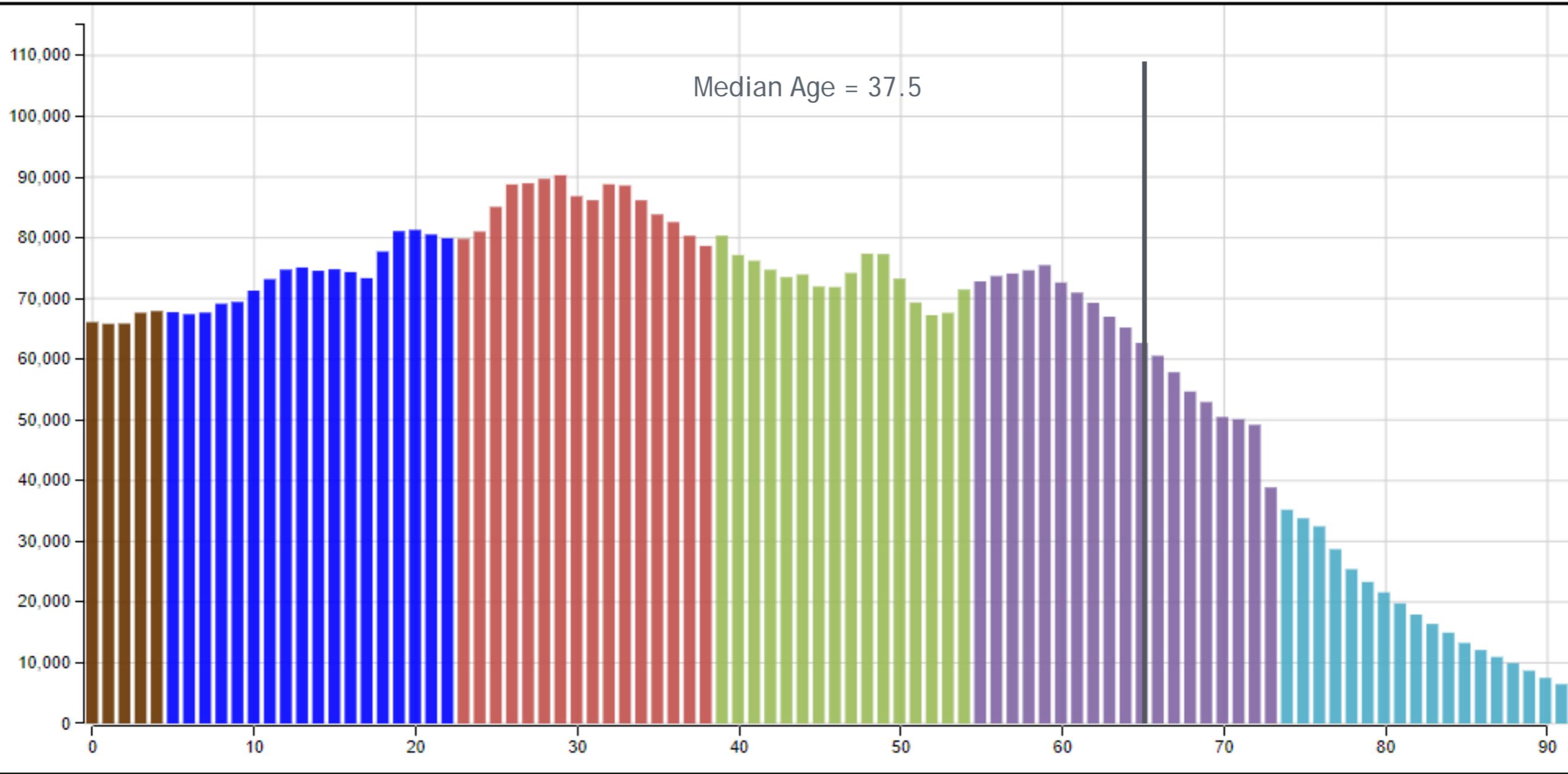
Age Matters

- Preferences - where people shop and what they buy.
- Housing - type, size, mobility
- Income
- Service Demands
- Labor Force



Colorado

2019

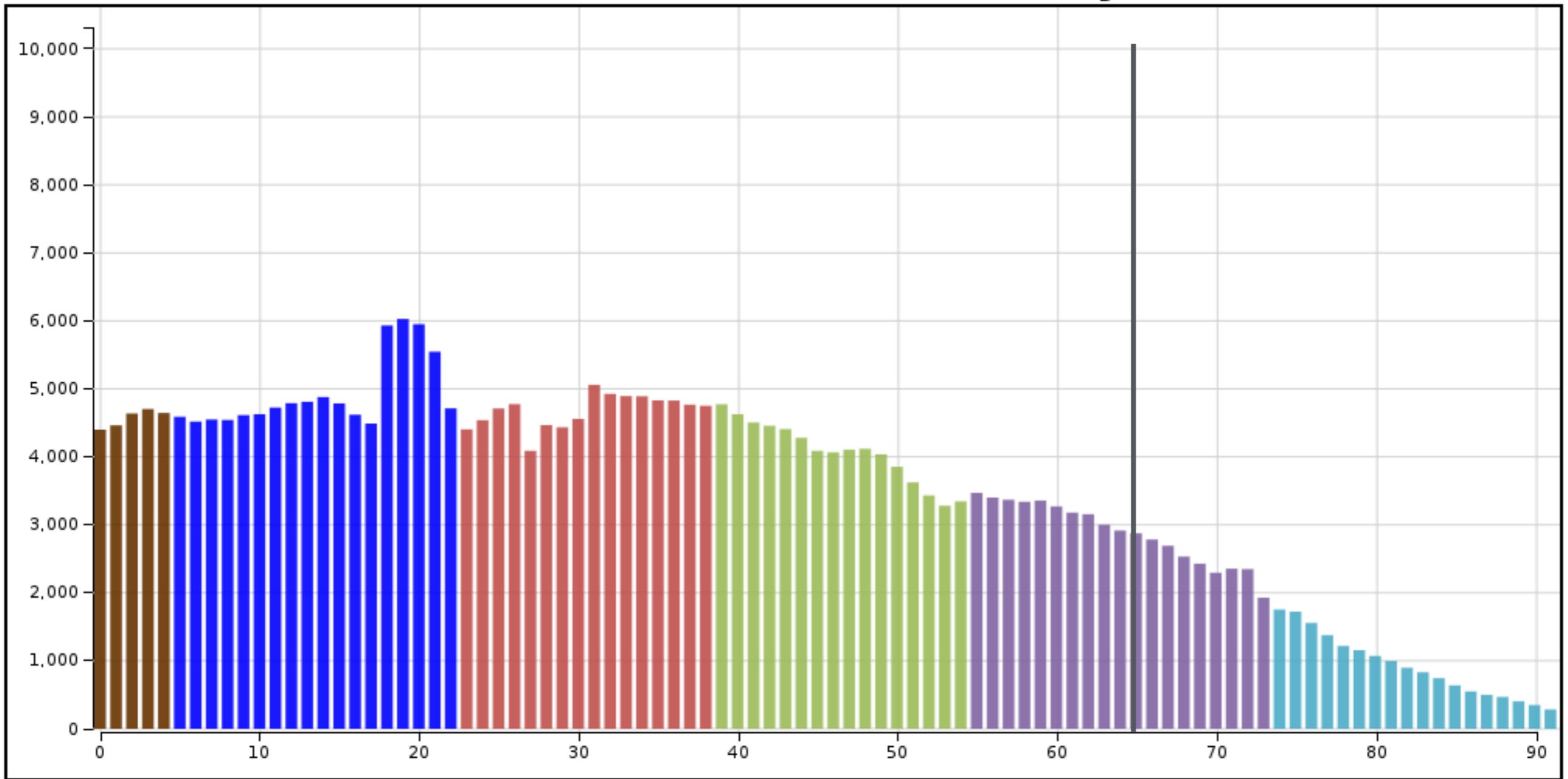


- Post Millennials (1997 - 2014)
- Millennials (1981 - 1996)
- Generation X (1965 - 1980)
- Baby Boomers (1946 - 1964)
- Silent Generation (1928 - 1945)
- Greatest Generation (- 1927)
- Future Generations (2030 -)
- Next Generation (2015 - 2029)



Weld County

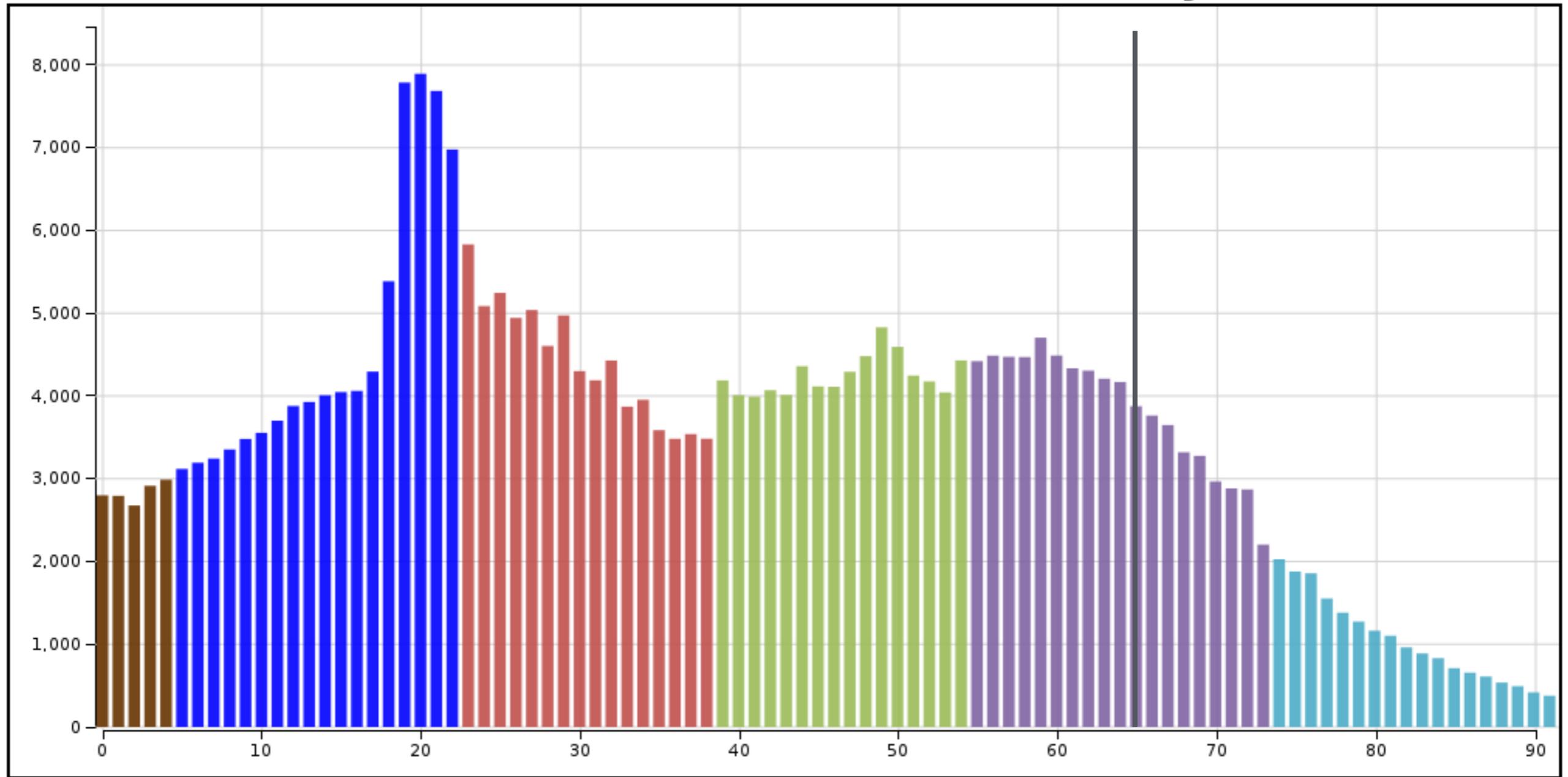
2019



- Post Millennials (1997 - 2014)
- Millennials (1981 - 1996)
- Generation X (1965 - 1980)
- Baby Boomers (1946 - 1964)
- Silent Generation (1928 - 1945)
- Greatest Generation (- 1927)
- Future Generations (2030 -)
- Next Generation (2015 - 2029)



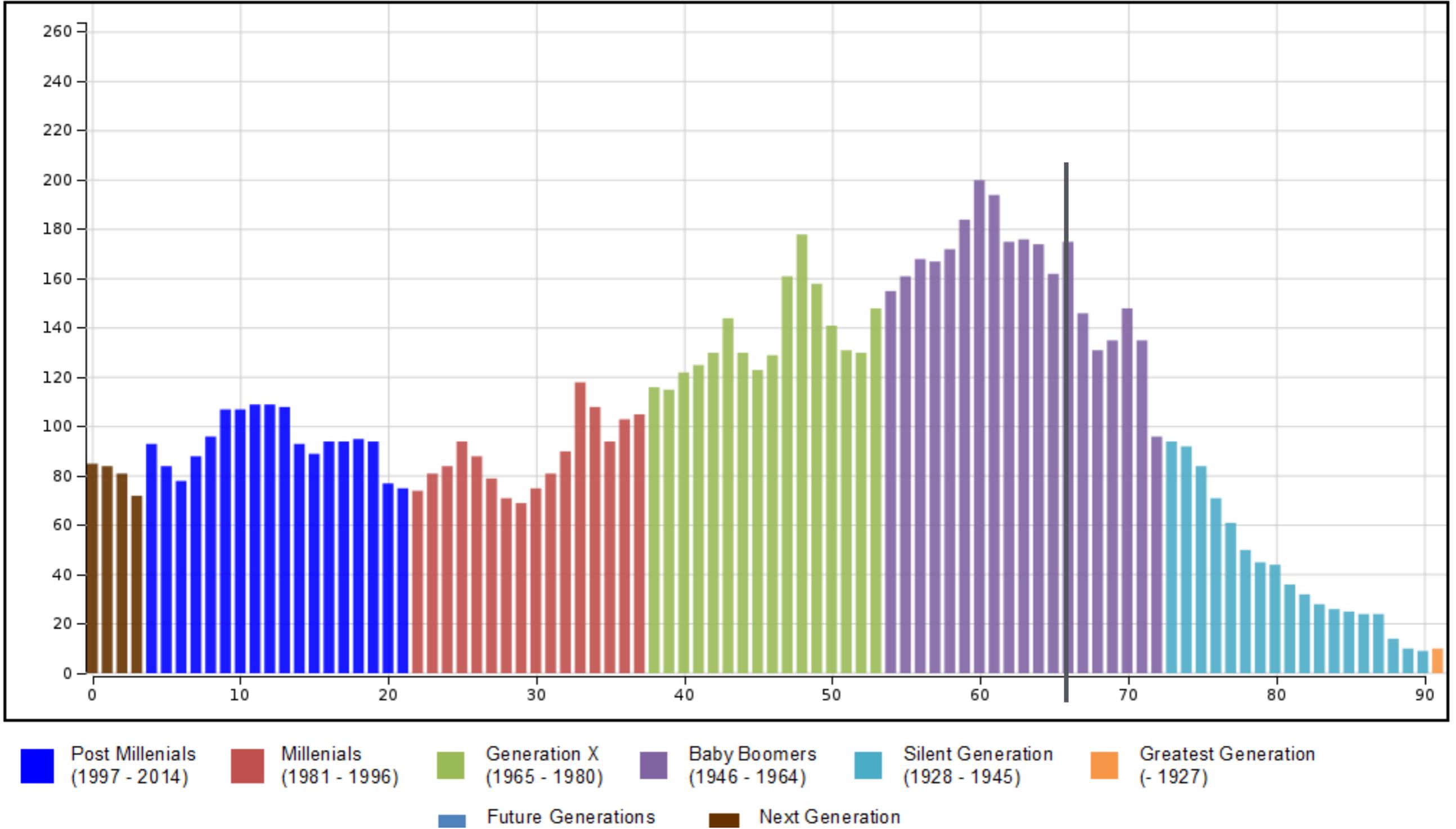
Boulder County 2019



- Post Millennials (1997 - 2014)
- Millennials (1981 - 1996)
- Generation X (1965 - 1980)
- Baby Boomers (1946 - 1964)
- Silent Generation (1928 - 1945)
- Greatest Generation (- 1927)
- Future Generations (2030 -)
- Next Generation (2015 - 2029)



Clear Creek County 2018

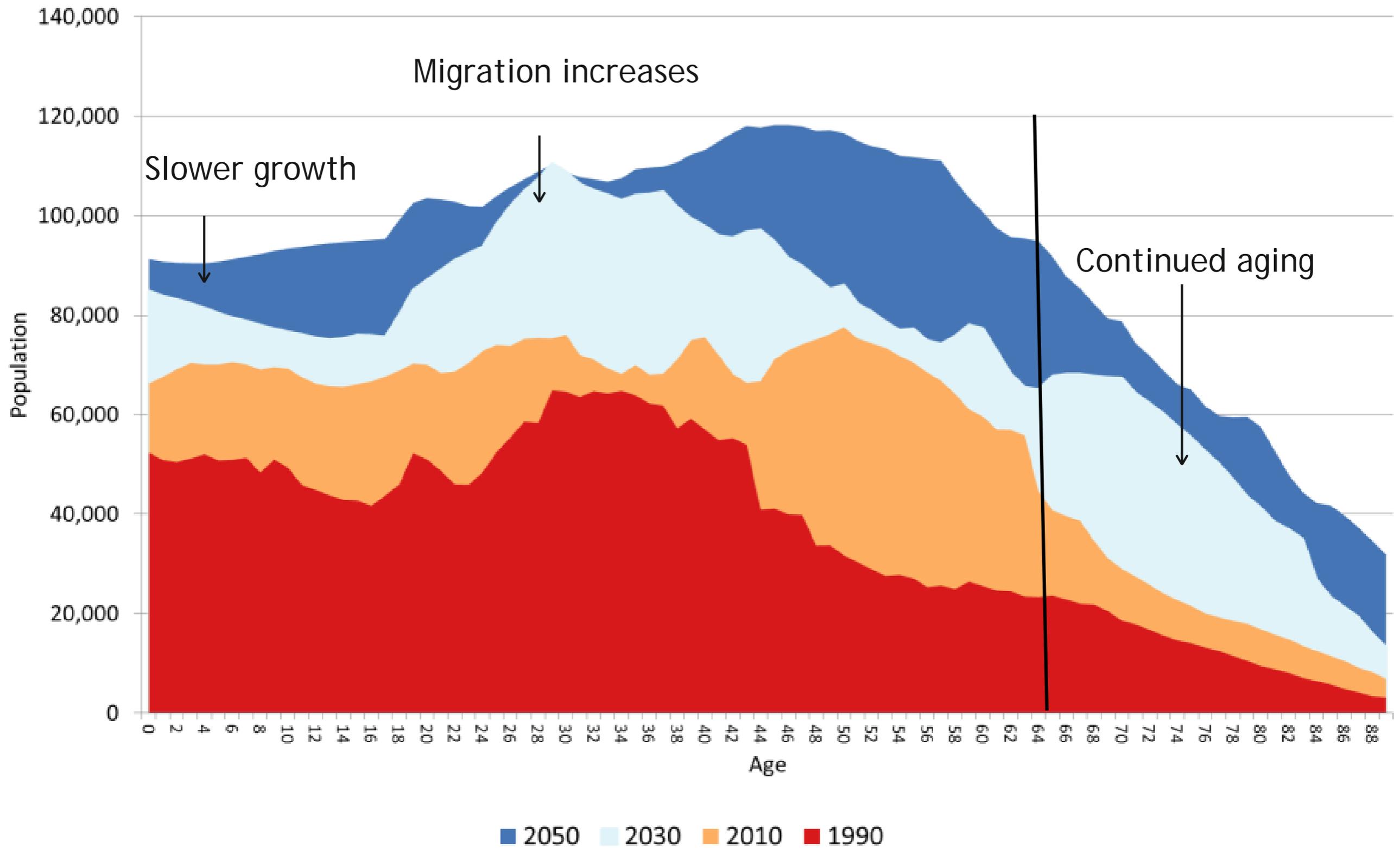


Aging Fast Because we are Young

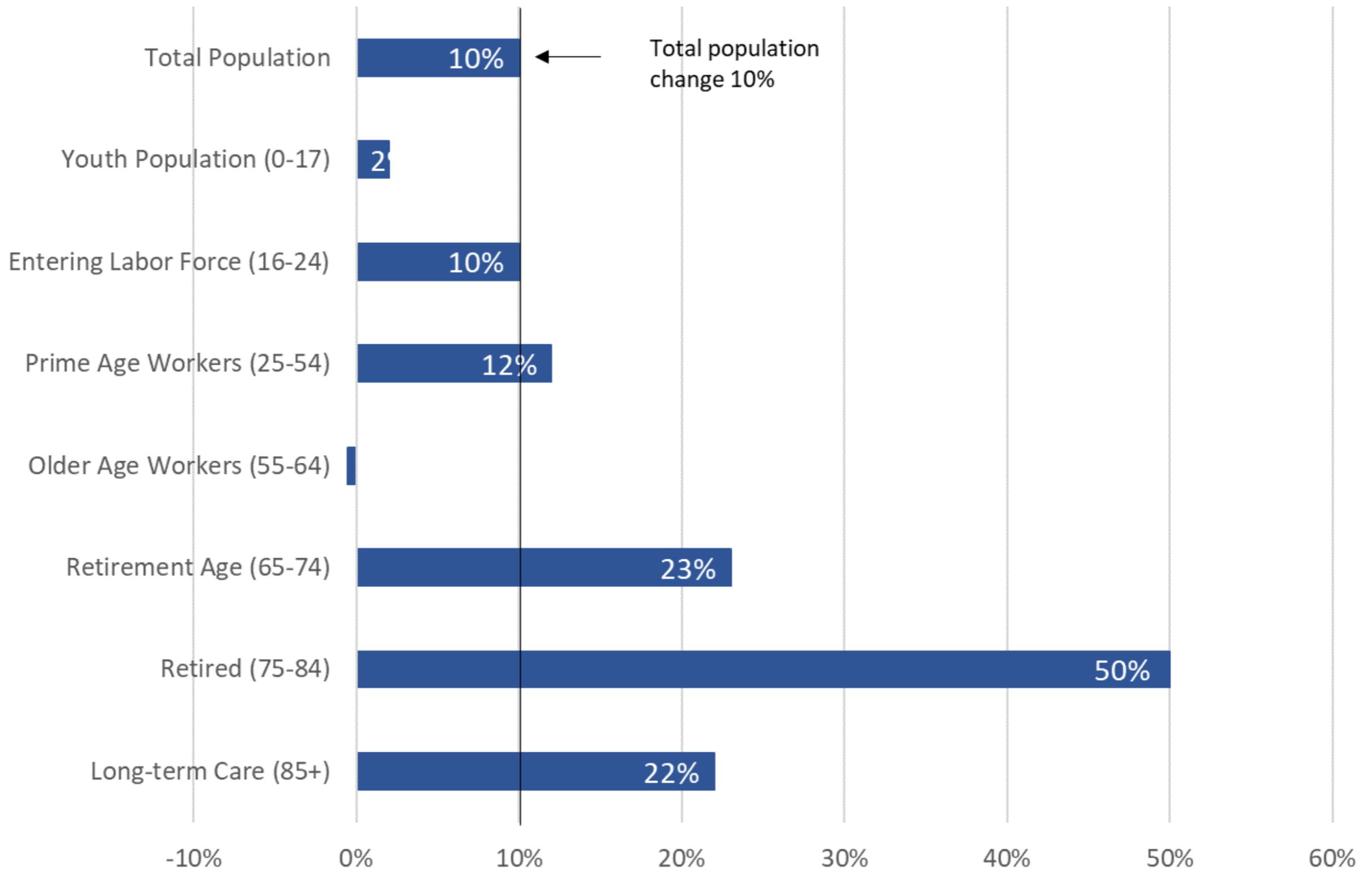
- 6th Youngest State, 3rd fastest growth in 65+
- 2015-30 increase 65+ 711,000 to 1,200,000
- Economic Driver
 - Impact on occupational mix. Growing at 5% per year. Wages/Income
- Labor Force – growth in retirees
 - Worker vs. non-worker mix changing
- Housing – primarily home owners
- Income – Downward Pressure
- Health/Disabilities
- Transportation
- Public Finance – Downward Pressure



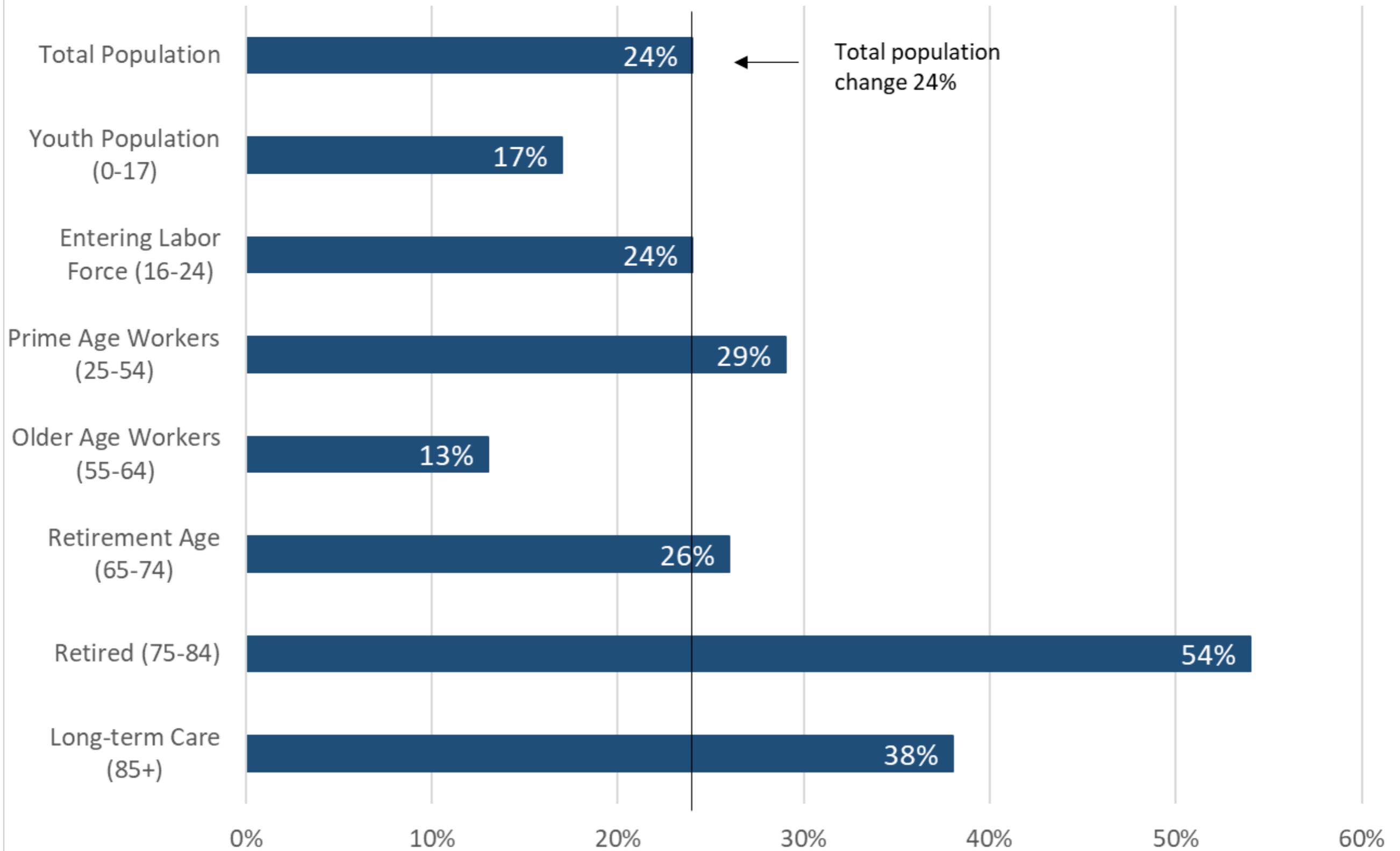
Colorado Population by Age 1990-2050



Projected Percent Change by Age Group in Colorado, 2018 to 2025

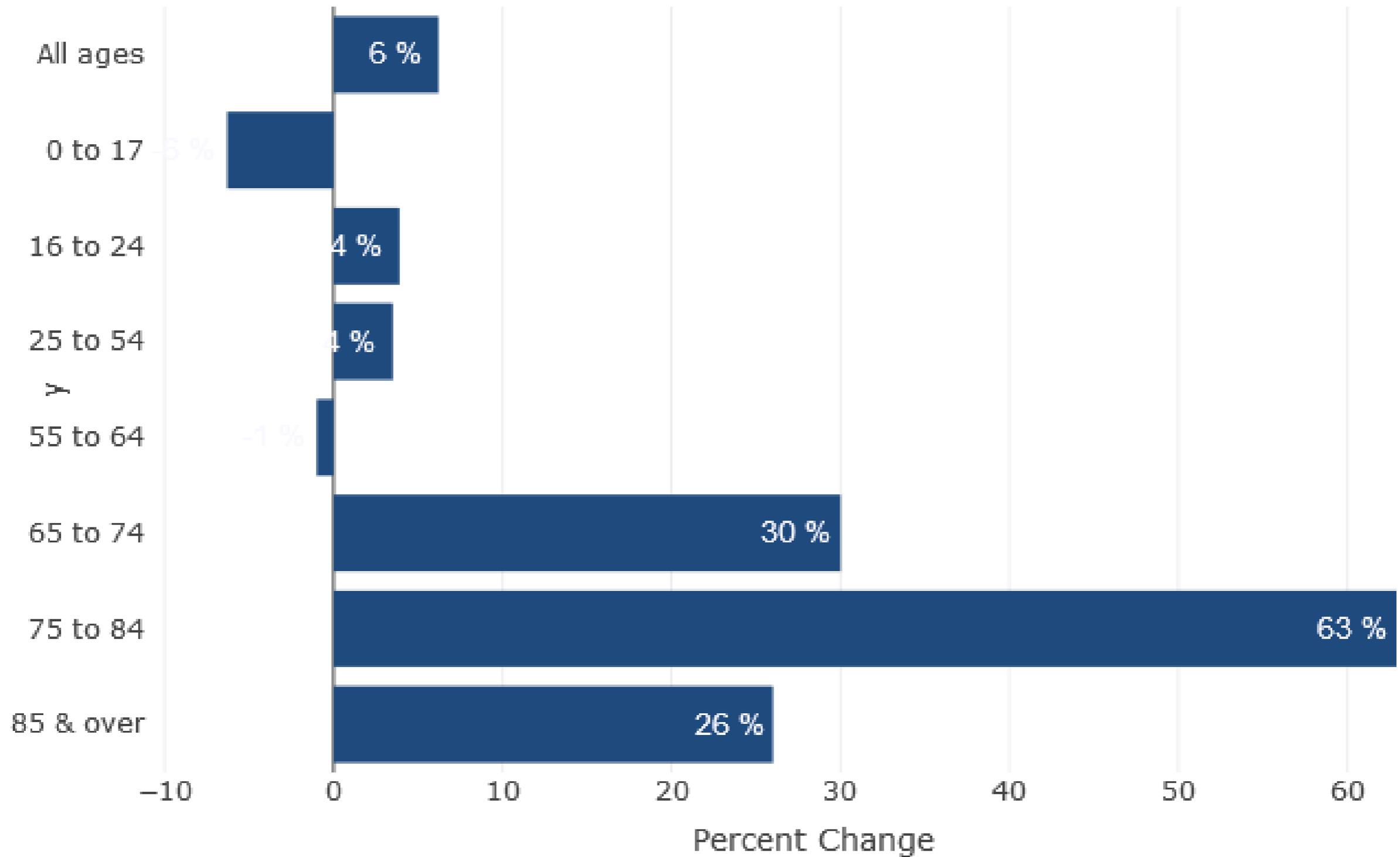


Projected Percent Change by Age Group in Weld County, 2018 to 2025



Boulder

Projected Population Change by Age Group, 2018 to 2025

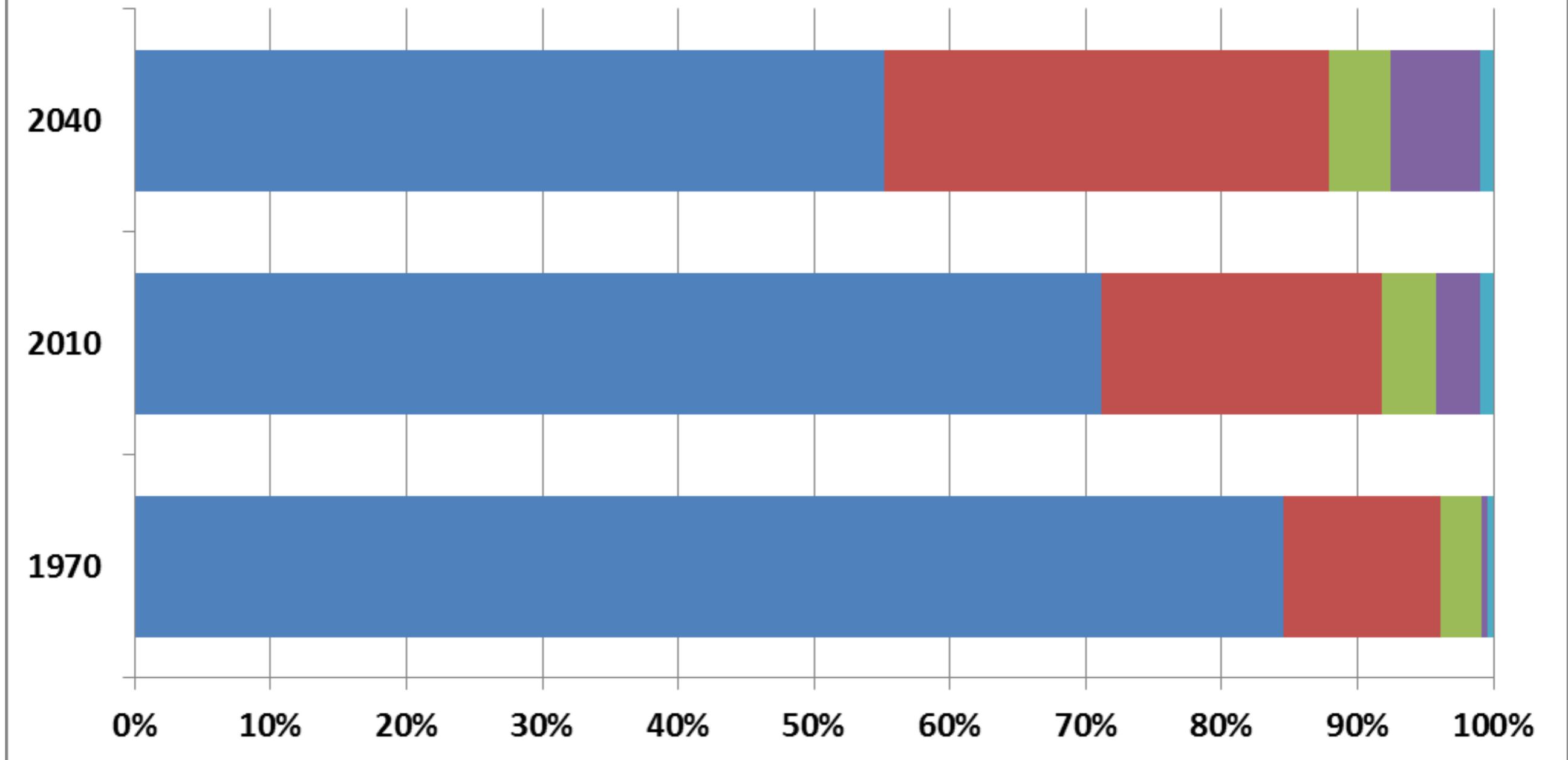


Ethnicity and Race



Colorado Population by Race/Ethnicity

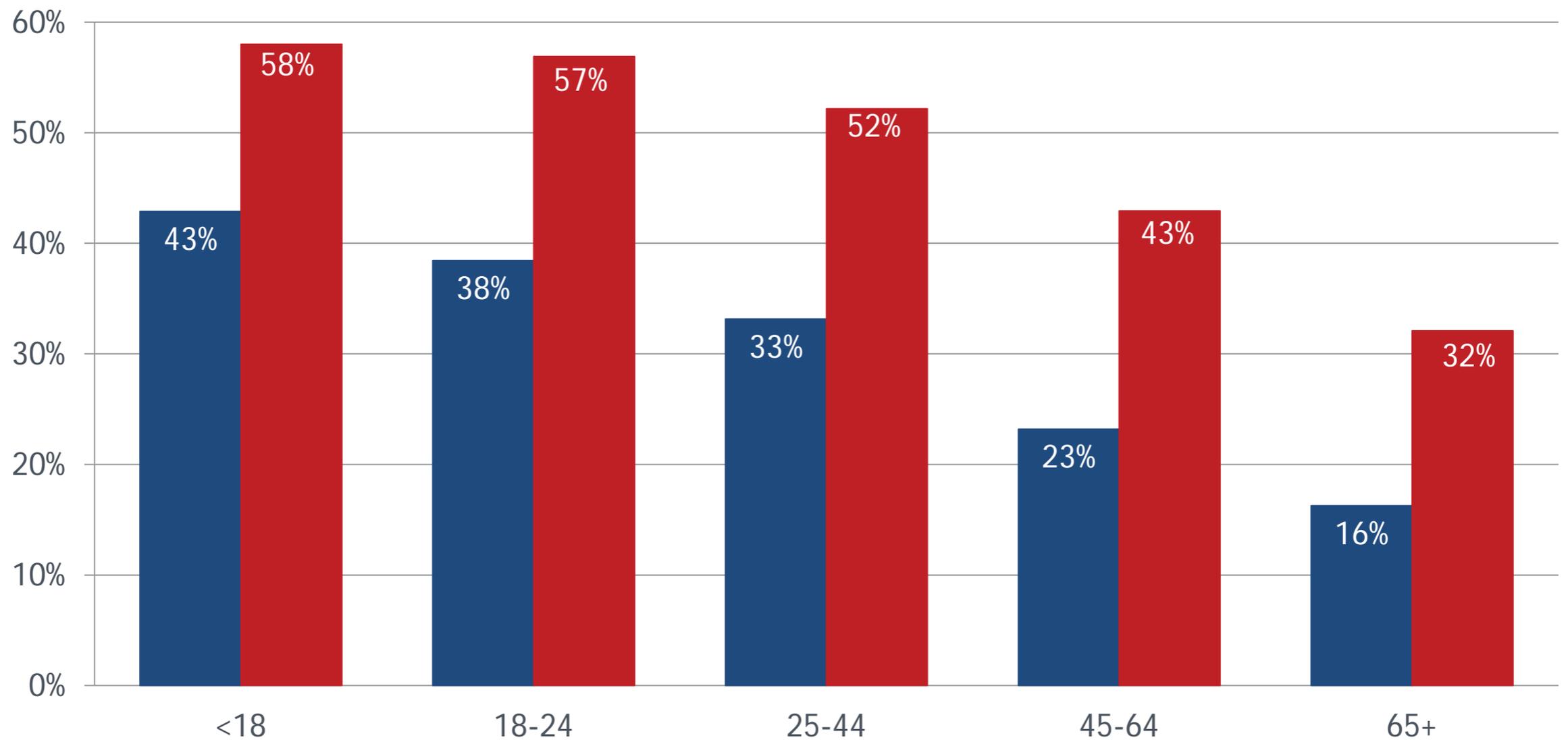
White not Hispanic Hispanic Black Asian American Indian



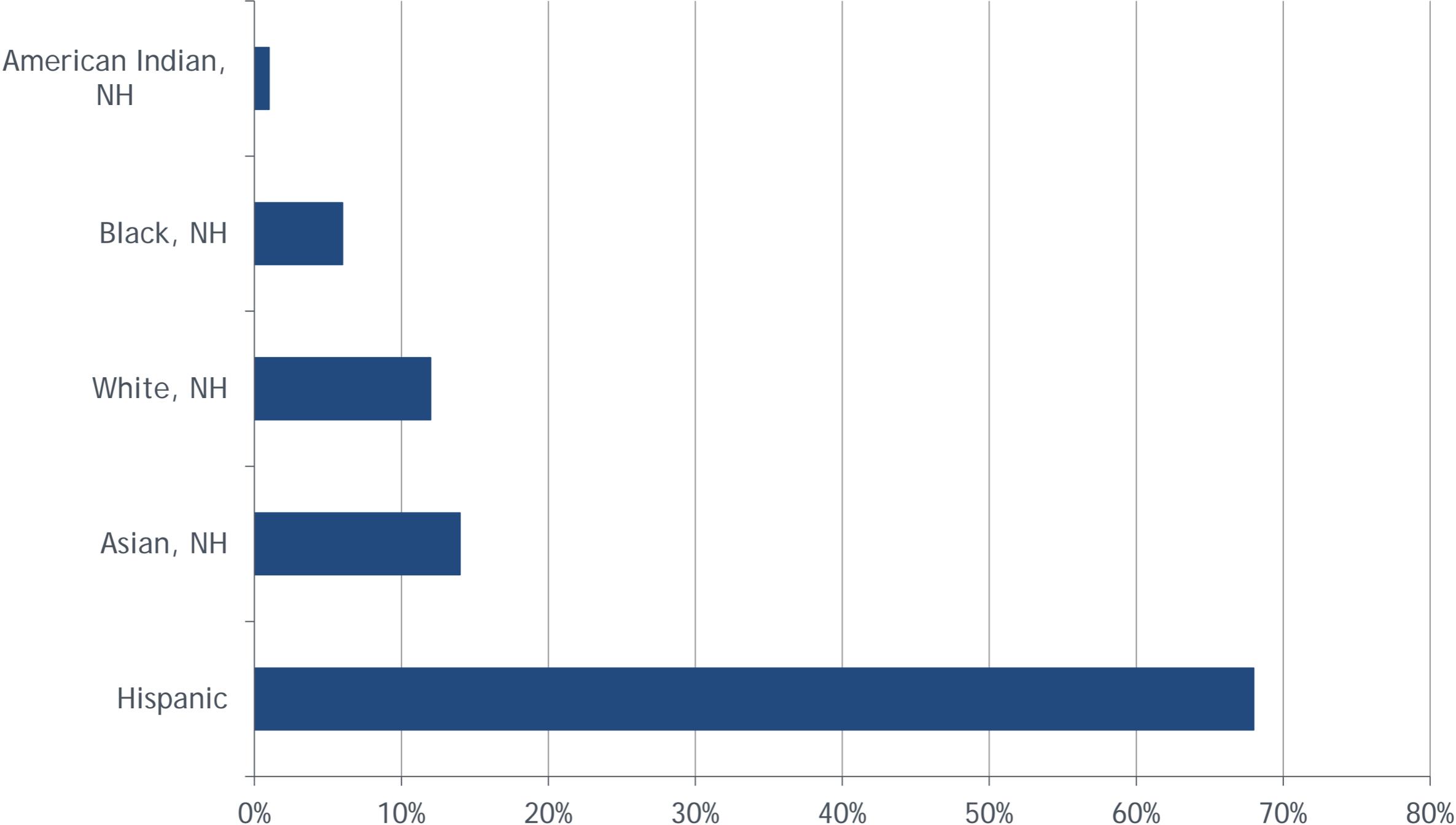
DIVERSITY BY AGE

Hispanic, Black, Asian, and other minority share

■ 2015 ■ 2050



Share of Net Increase in Working Age Population, 2015-2020



Why Look at Race/Ethnicity?

- One of the more significant changes.
- Younger
- Entering the labor force
- Customer base
 - Health incidence rates
- Inclusion on boards



Why Look at Race and Ethnicity

- One of the more significant changes.
- Younger
- Entering the labor force
- Customer base
 - Health incidence rates
 - Housing preference
- Inclusion on boards etc.



Population forecast methodology

Economic forecast

Jobs

- 2nd & 3rd job

- Commuters

Labor Demand

Cohort-component

+Births - Deaths

+ Net Migration

X LFPR

Labor Supply

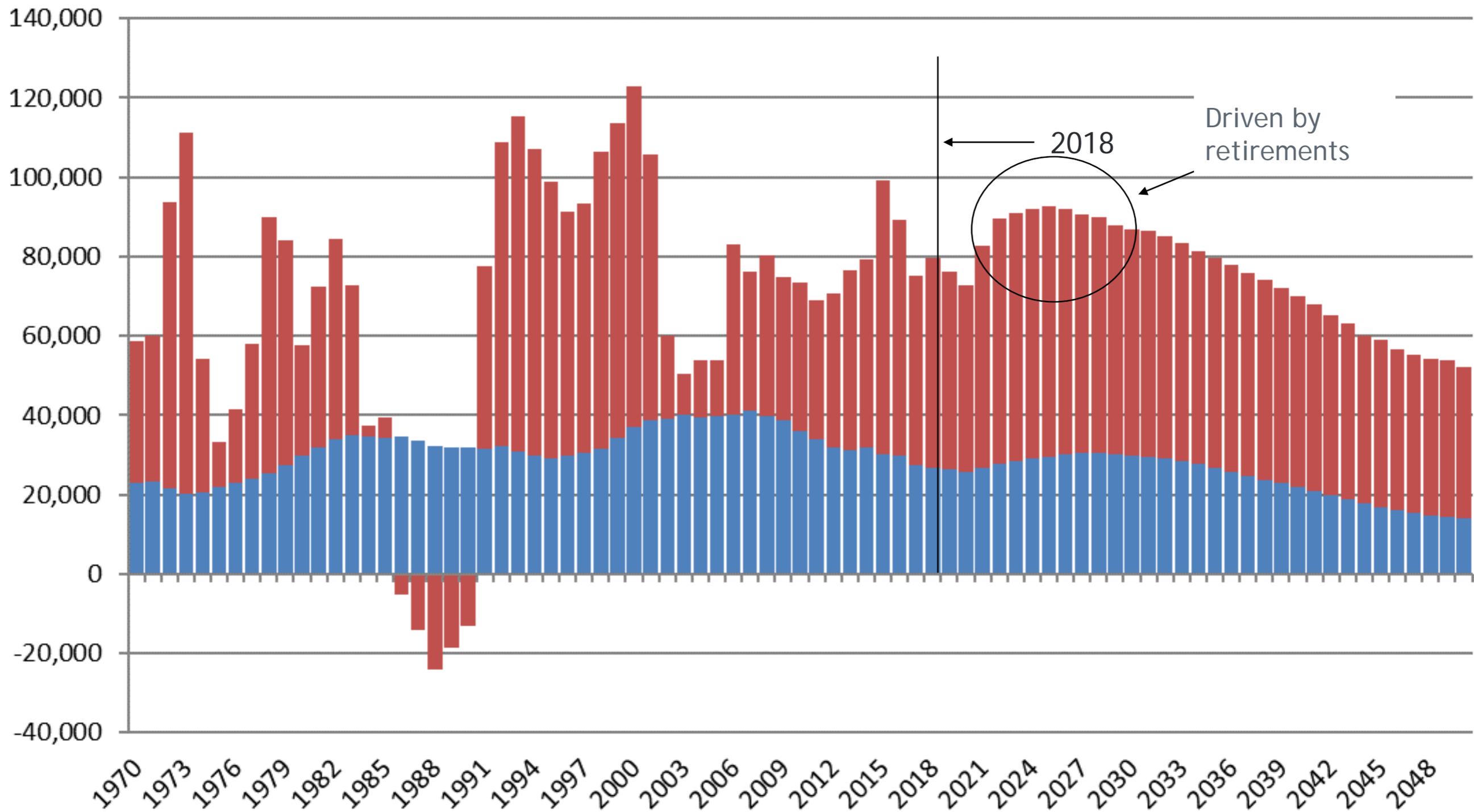
=

Differences resolved by net migration

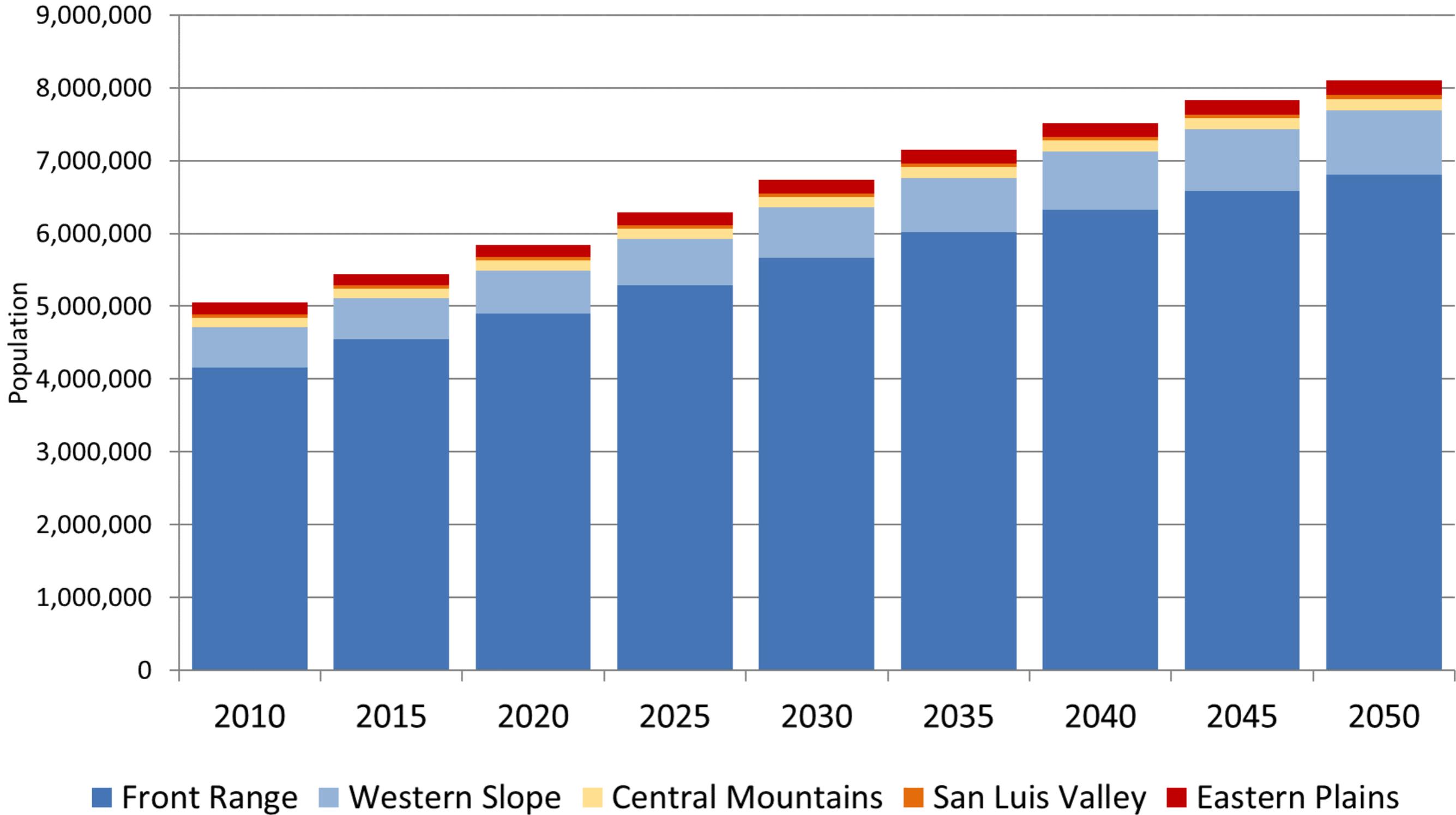


Colorado Population Change 1970-2050

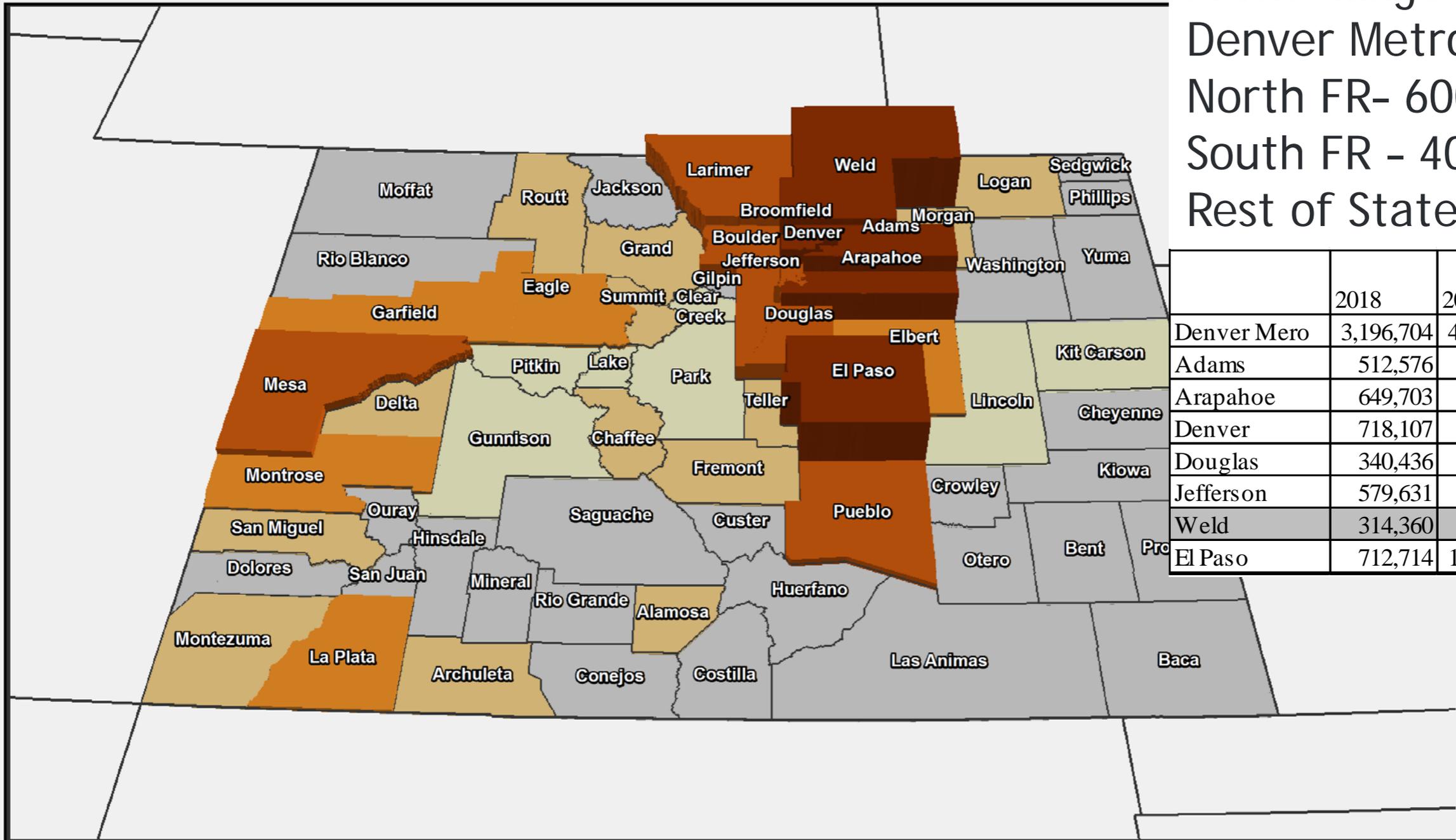
■ Natural Increase (Births - Deaths) ■ Net Migration



Colorado Population Forecast by Region 2010-2050

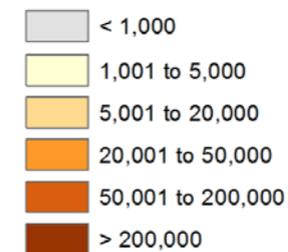


State - 2.4 million
 Front Range - 2M
 Denver Metro - 1M
 North FR- 600K
 South FR - 400K
 Rest of State - 400K



	2018	2050	Growth 2018-50
Denver Metro	3,196,704	4,238,974	1,042,269
Adams	512,576	857,884	345,308
Arapahoe	649,703	850,305	200,602
Denver	718,107	886,561	168,454
Douglas	340,436	460,601	120,165
Jefferson	579,631	661,428	81,797
Weld	314,360	709,951	395,591
El Paso	712,714	1,075,535	362,821

Projected Population Change 2018 to 2050



Colorado State Demography Office, 11/2/2018



Risks to the Forecast +/-

- Housing - supply, price, type, location - 5th highest MHV
- National Growth - National Policies - Intl' immigration
- Water
- Infrastructure/Transportation
- State Budget/Policy
- Aging - labor force, prepared labor force
- Industry changes - boom/bust, competitiveness.
- Natural disasters - nationally



Summary Trends

- Population Growing but slowing
 - Aging, slowing US growth, slowing births
- Everything is connected - regions are connected
 - Population - Labor Force - Jobs
 - Housing, Day Care, Commuting
- Concentrated growth
- Migration - how do we continue to attract and retain the best worker for the right job
 - Younger, lower income, educated,
- Aging - labor force, age in place
- Labor force - aging, diverse, tightening
- Race and ethnic diversity increasing
- Access and use data and information to improve decision making



April 1, 2020



It's Important

- Representation
- Distribution of Federal Funds - \$13 billion in Colo.
- Inform state and local decision-making

It's Easy

- 10 questions, 10 minutes, online, phone, paper, in person

It's Safe

- All respondent data and information is protected by law.



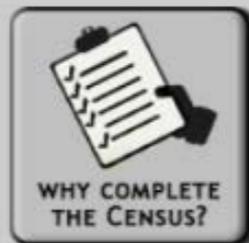


EVERYONE
COUNTS Census 2020

Colorado Census 2020
It's Important. It's Easy. It's Safe.

Welcome to the Colorado Census 2020 Homepage
Census Day is April 1, 2020.

Recent updates: 10/17/2019 [Census Jobs](#) [Colorado Census Support Program](#)



[Colorado.gov/Census_2020](https://colorado.gov/Census_2020)

- Fact Sheets
- Logos
- Marketing Material
- Links to Census Material

colorado.gov/Census2020



COLORADO
Department of Local Affairs



Shape
your future
START HERE >



Census Jobs

Nearly 40,000 Applicants Needed in Colorado!

SNAP Waiver and
TANF 90 day Waiver

Weekly
Pay

Flexible
Hours

Excellent
Pay

2020Census.gov/Jobs



COLORADO
Department of Local Affairs



Thank you

State Demography Office

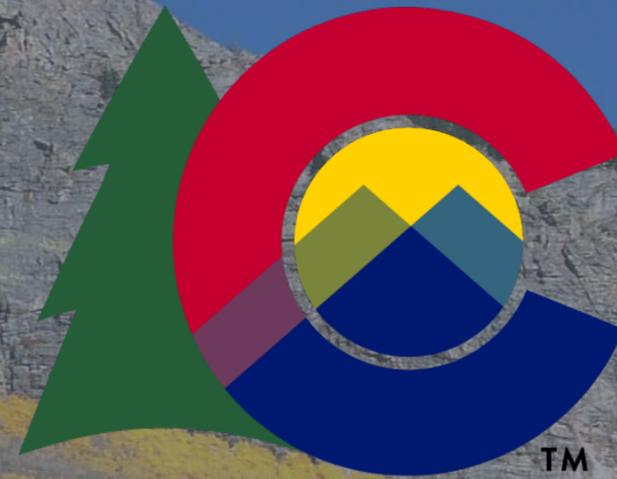
Department of Local Affairs

303-864-7720

Demography.dola.colorado.gov



COLORADO
Department of Local Affairs



Where Water Meets Land (Use)

Annual Planning Refresher Workshop
Greeley, CO
December 7, 2019

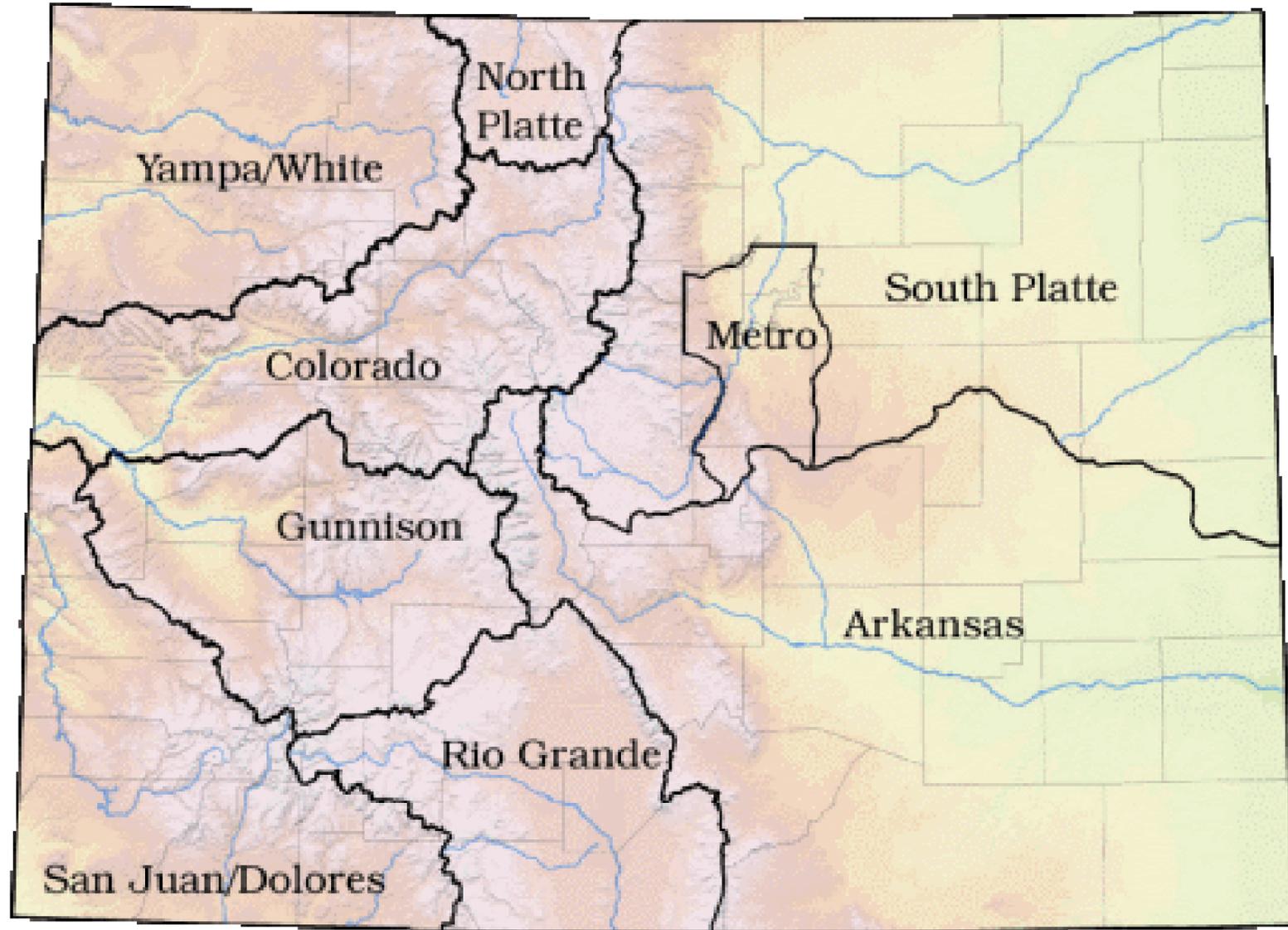


COLORADO
Department of Local Affairs
Division of Local Government

“The finest workers in stone are not copper or steel tools, but the gentle touches of air and water working at their leisure with a liberal allowance of time.”

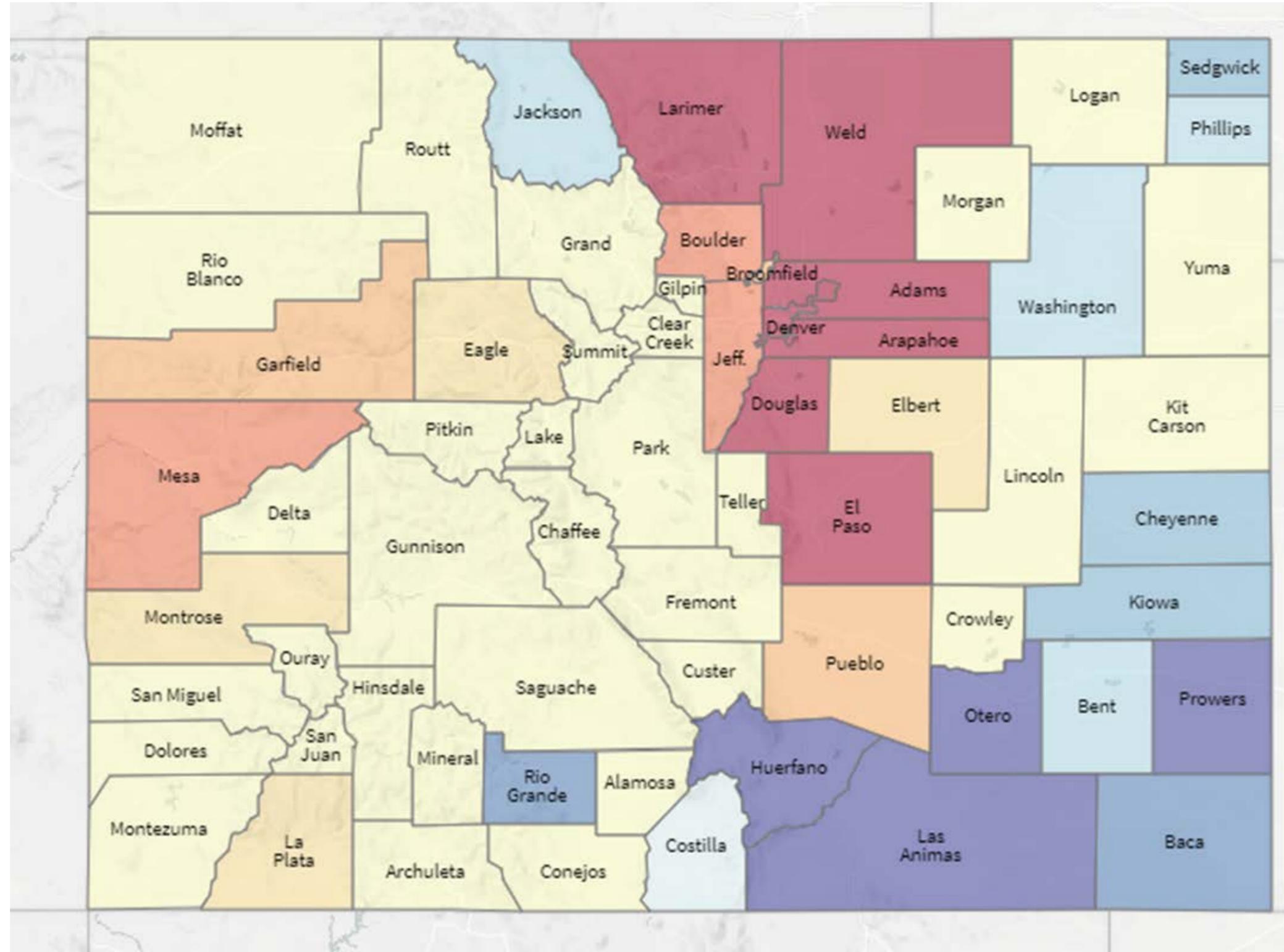
– Henry David Thoreau



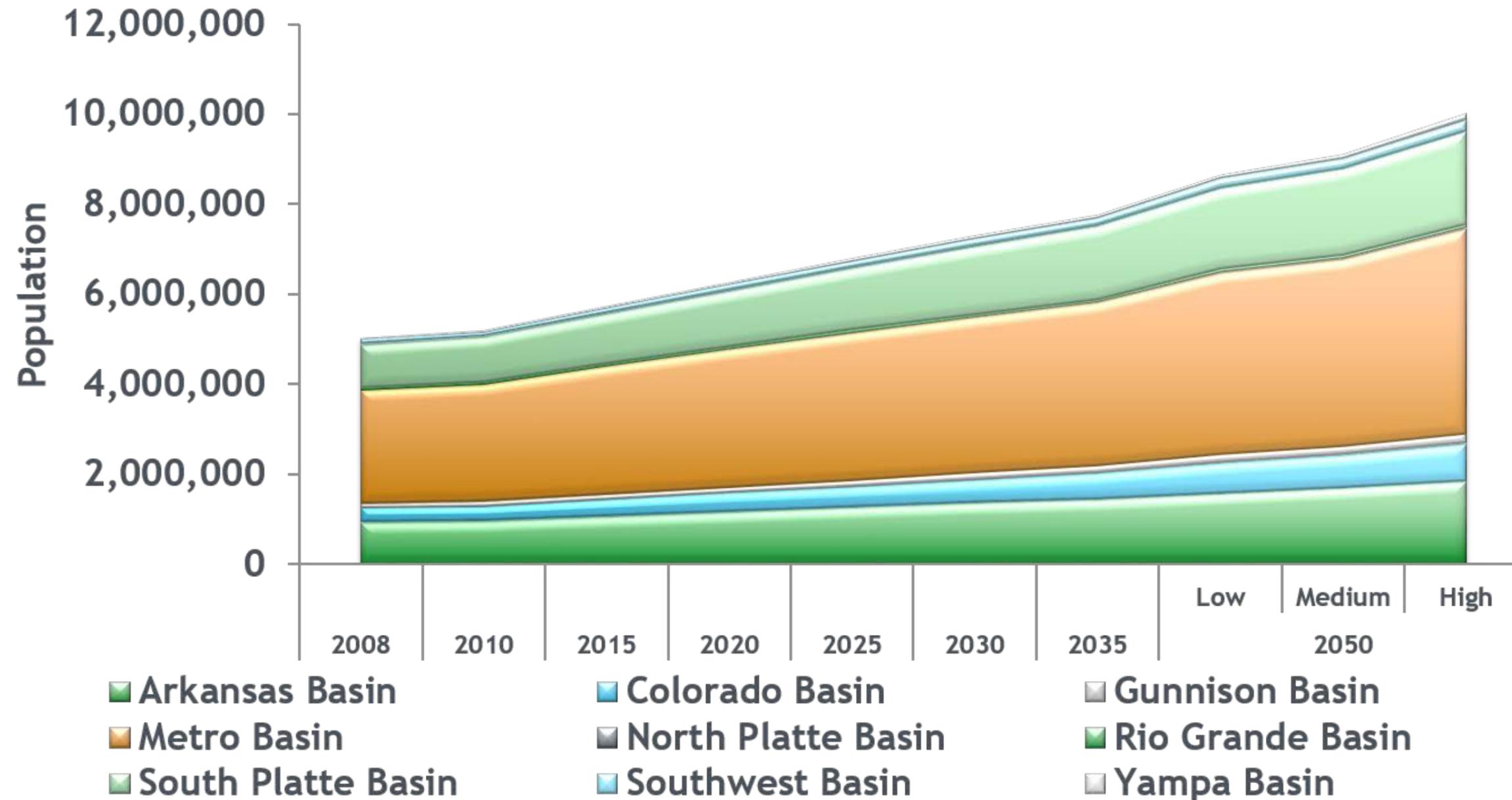


By 2050...

- Over 8 million people
- >84% in Front Range
- Most in municipalities
- “Same” water supply



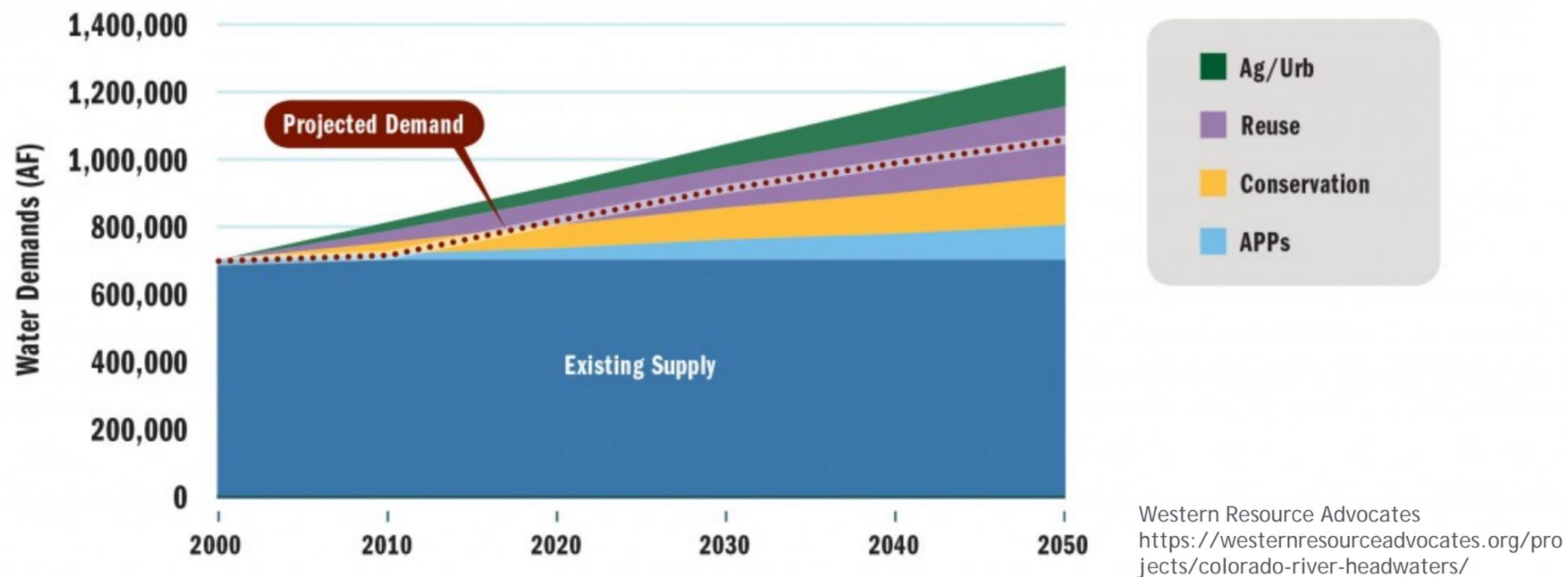
Projected Growth by Basin



How Thirsty Will We Be?

FIGURE ES 1 OUR PORTFOLIO FOR MEETING FRONT RANGE WATER DEMANDS.

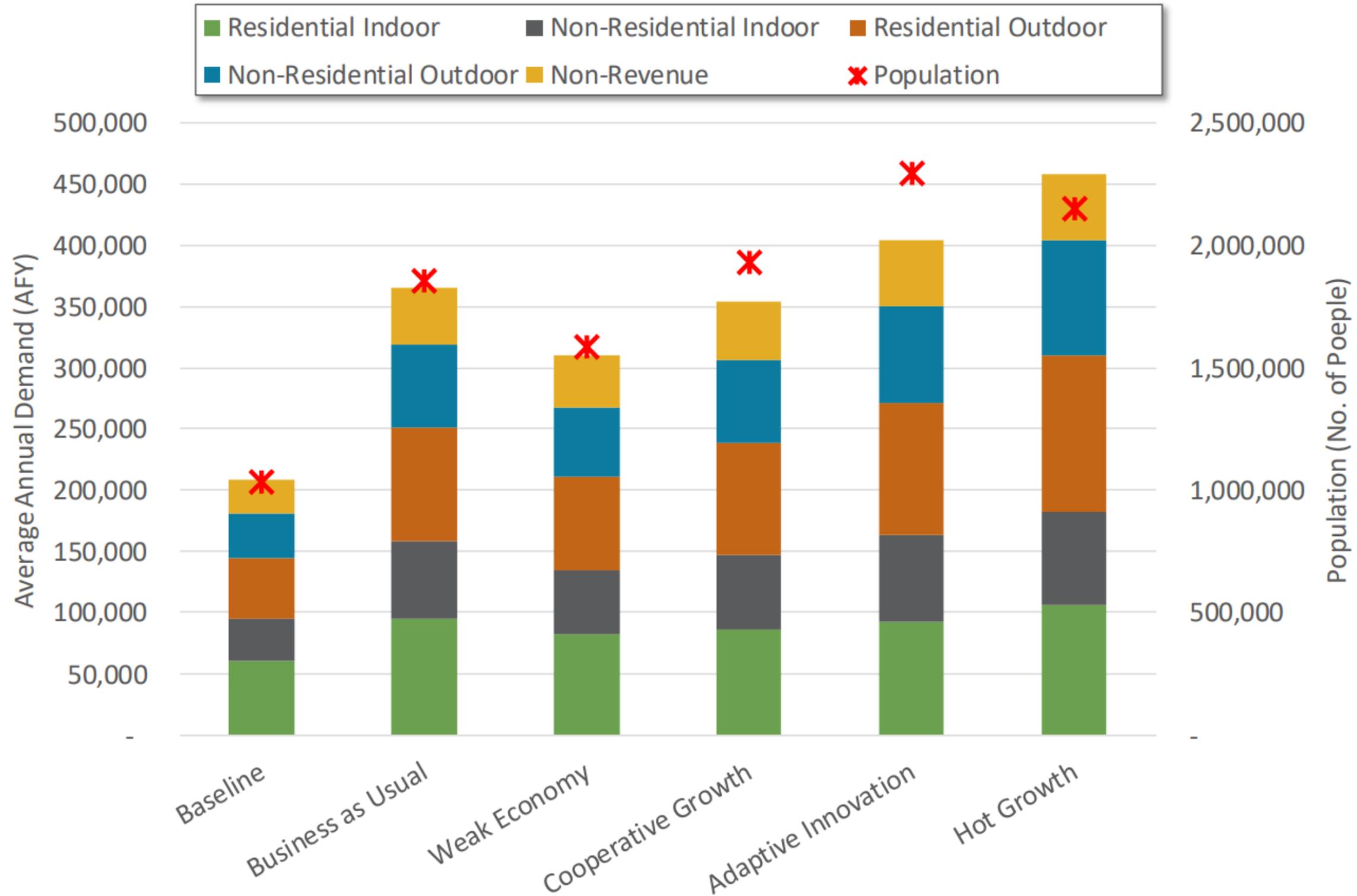
Our balanced portfolio of water supply strategies more than fills projected needs in South Platte Basin Front Range communities while protecting Colorado's environment.



35% + ↑



South Platte Without Metro or Republican Sub-Basin Municipal Baseline (2015) and Projected (2050) Population and Demands



We're growing and the way
we grow matters.



Land Use Affects Water Use



Low-Water Landscaping
(Stapleton)



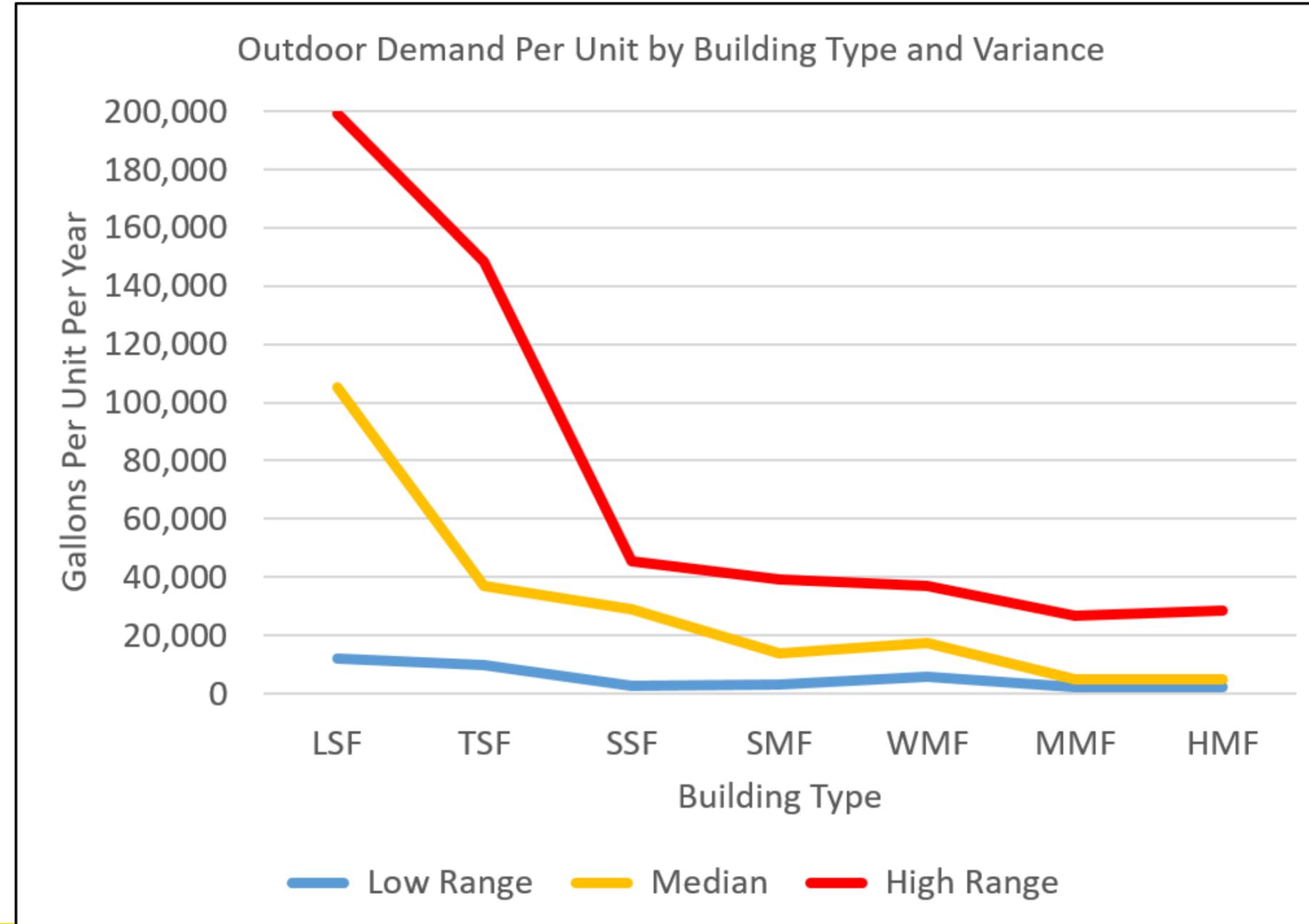
Multiplying Choices (Milliken)



Sometimes It's About Density

Household movement from the Large Single Family and Traditional Single Family to other building types provides the largest reductions in total water demand of new housing (2% to 19%).

Increasing the efficiency of irrigation may decrease water demand of new growth in the range of 5 to 25%.

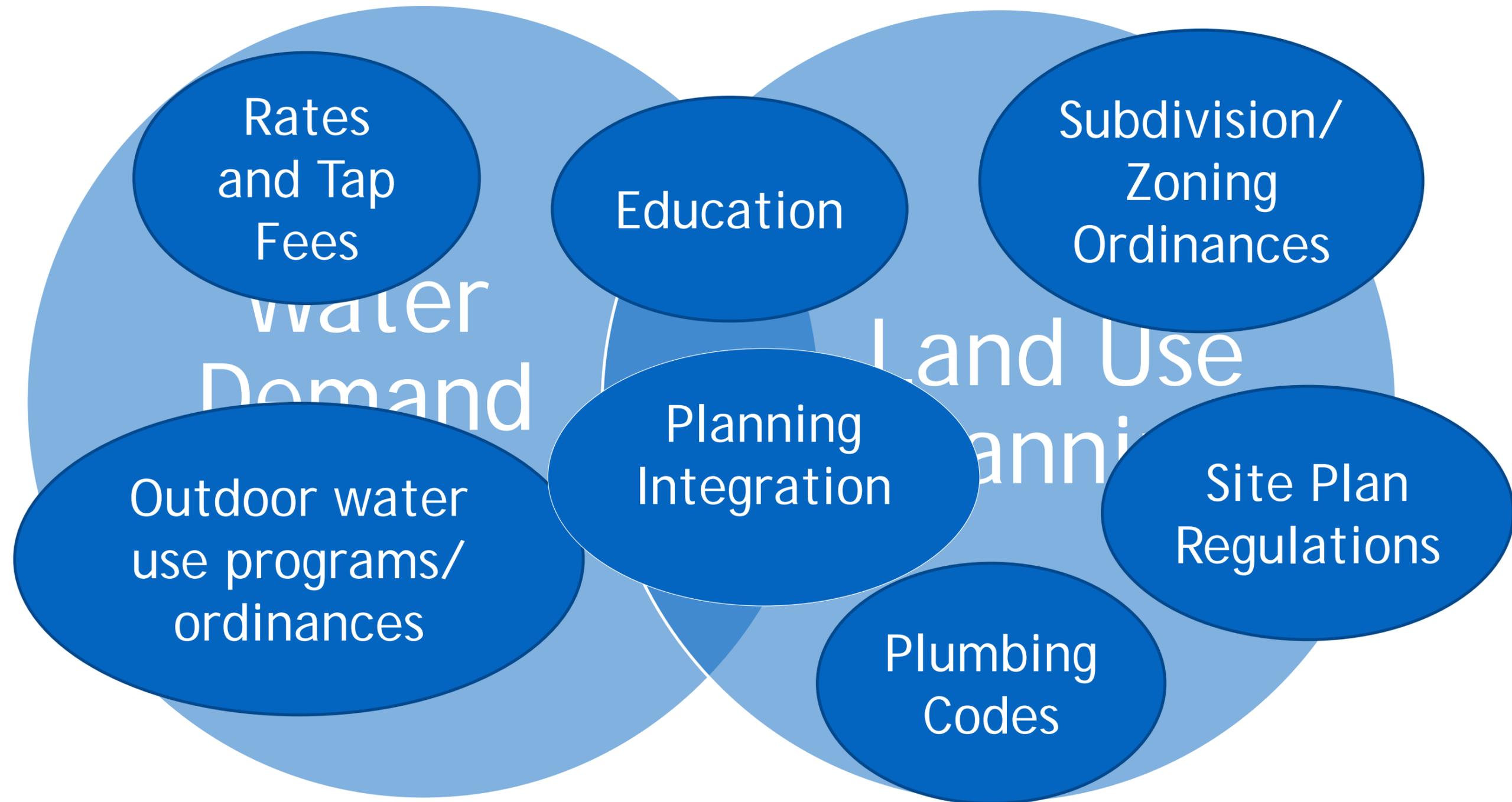


What's My Role? Asking the Right Questions.

- Where should we grow?
- What must we require? (And when?)
- What could we incentivize?
- Are we leading by example?
- What does the community need?
- What does the public support?



Land Use - Water Nexus

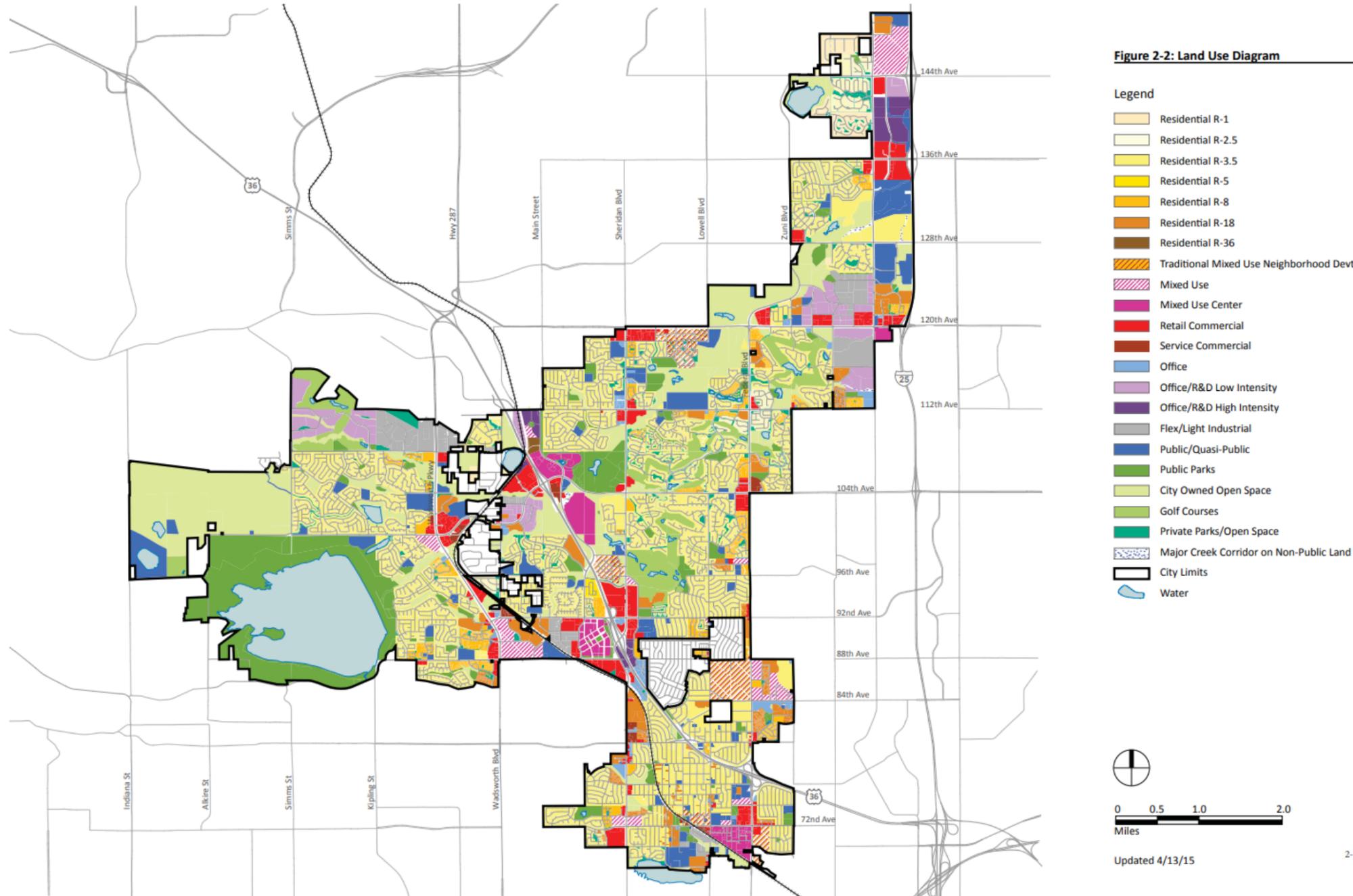


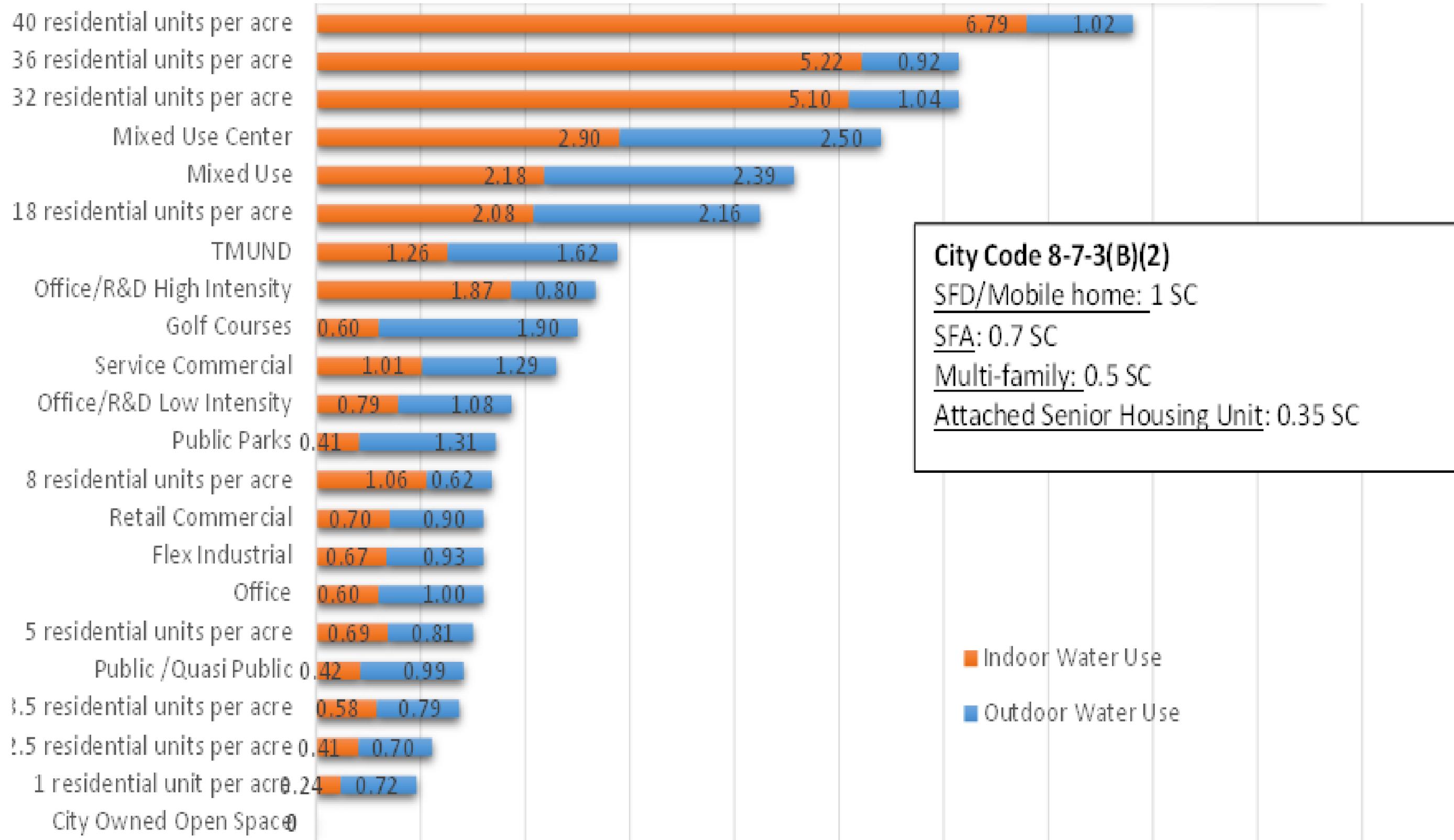
Practice Pointer: Foundational Activities

- Establish regular contact and sharing between water provider and planning department
- Integrate water considerations (and people) into the development approval process
- Integrate long term land use and water planning
- Note: Access the water efficiency plan guide and webinars here:
<https://www.watereducationcolorado.org/programs-events/webinars/>



Practice Pointer: Water Budget





How will we grow our next 5 million people?

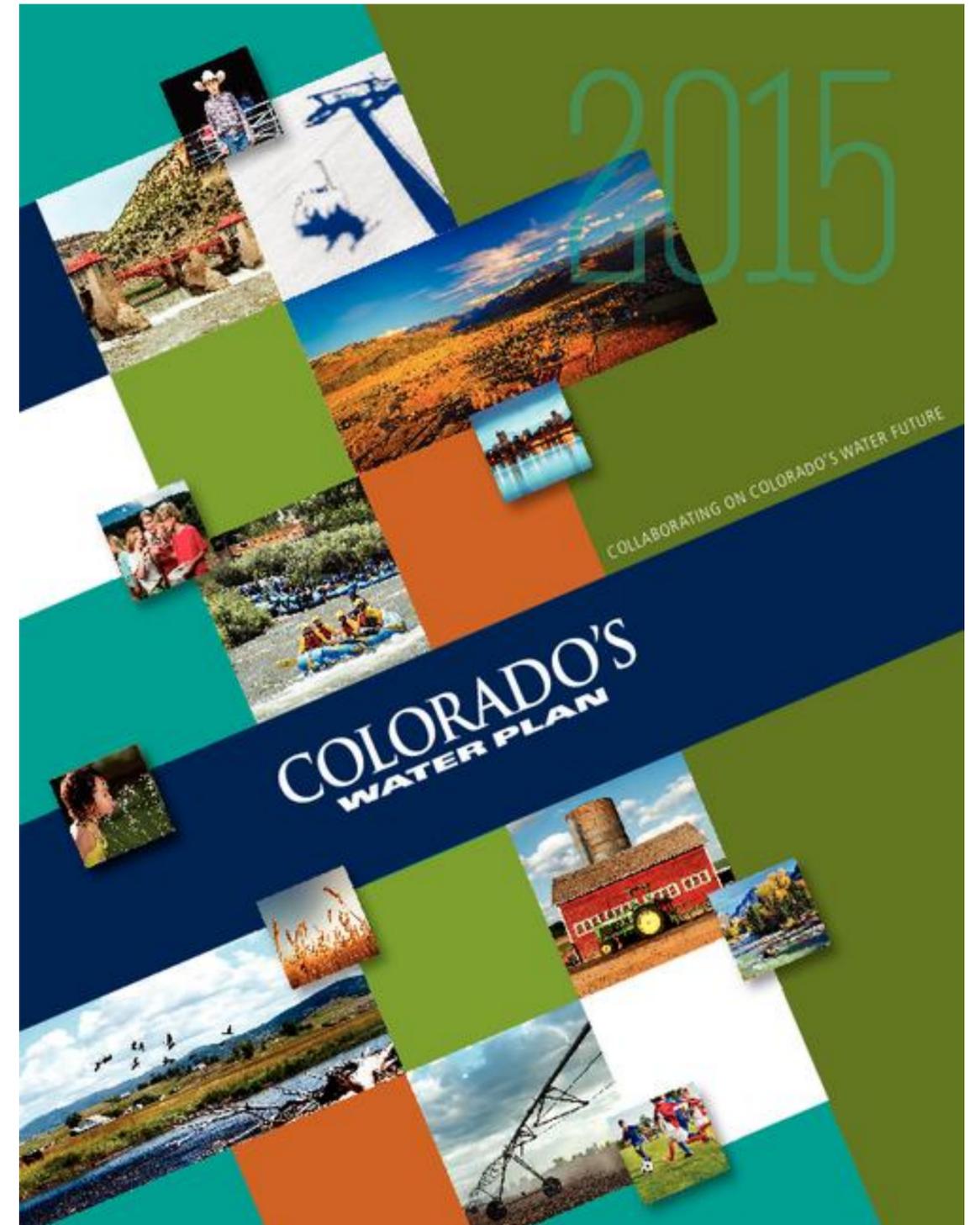
“If we grow the next 5 million people like we grew the first, there won’t be enough water.”

-Colorado Water and Growth Dialogue



Colorado Water Plan

Goal: 75% of Coloradans living in communities that have incorporated water-saving actions into land use planning



Colorado Water & Land Use Planning Alliance

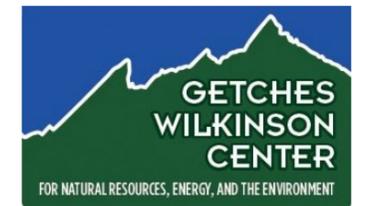


BABBITT CENTER
FOR LAND AND WATER POLICY

A Center of the Lincoln Institute of Land Policy



COLORADO
Department of Public
Health & Environment



WESTMINSTER
COLORADO



COLORADO
Department of Local Affairs
Division of Local Government



COLORADO
Department of Agriculture



COLORADO
Colorado Water
Conservation Board
Department of Natural Resources



PROTECTING THE WEST'S LAND, AIR, AND WATER



RMLUI
ROCKY MOUNTAIN
LAND USE INSTITUTE



COLORADO
MUNICIPAL
LEAGUE



COLORADO
Department of Local Affairs

Goal: Resources

➤ Colorado's Water Plan - Integrating Water and Land Use

- ✓ Webinars
- ✓ Training Modules
- ✓ Land Use and Water Planning Story Map
- ✓ Guidance Documents
- ✓ Workshops

Home The Plan The Basins

Implementation Integrating Water & Land Use

Integrating Water & Land Use

As Colorado grows, land-use planning and water conservation in the future will have a strong influence on Colorado's water future.

COLLABORATING
ON COLORADO'S
WATER FUTURE

Water Elements in Comprehensive Plans

Jurisdiction	WEP	Population (2017)	Population Growth Rate	Has comp plan?	Plan year	Pages
Adams County		503,375	13.4	Y	2012	178
City of Arvada	Y	119,136	11.7	Y	2014	181
City of Brighton	Y	38,947	18.2	Y	2016	145
City of Commerce City		65,859	20.9	Y	2010	372
City of Federal Heights	Y					
City of Northglenn	Y					
City of Thornton	Y					
City of Westminster	Y					
Town of Bennett						
Alamosa County						
City of Alamosa	Y					
Arapahoe County						
City of Aurora	Y					
City of Centennial						
City of Cherry Hills Village						
City of Englewood	Y					
City of Glendale						
City of Greenwood Village						
City of Littleton						
City of Sheridan						
Town of Bow Mar						
Town of Columbine Valley						
Town of Deer Trail						
Town of Foxfield						
Archuleta County						
Town of Pagosa Springs						
Baca County						
Town of Campo						
Town of Pritchett						
Town of Two Buttes						
Town of Walsh						
Bent County						
City of La Junta	Y					
City of Lamar	Y					
City of Las Animas	Y					
City of Rocky Ford						
Town of Granada						

Growing Water Smart Metrics: Measuring Success for Water-Land Use Integration in Colorado

Guidebook Outline
Last Updated: 8/23/19

1. Executive Summary
2. Acknowledgements: List organizations
 - 2.1.1 PM team: Sonoran and
 - 2.1.2 Project advisory team:
 - 2.1.3 Stakeholder team: Various
 - 2.1.4 Funding from CWCB
 - 2.1.5 Reference Appendix A: This project is building on
3. Introduction
 - 3.1. About Colorado's State Water
 - 3.1.1. 8 major objectives
 - 3.1.2. Highlight water-land use
 - 3.1.3. State currently in process
 - 3.2. Links to Governor's priorities
 - 3.2.1. Energy and renewables
 - 3.2.2. Tax incentives and economic
 - 3.3. Where are we now?
 - 3.3.1. Planner-led activities
 - 3.3.1.1. There major processes
 - 3.3.1.2. Often water
 - 3.3.1.3. Sarah's calls water element value and land use in both
 - 3.3.2. Provider-led activities
 - 3.3.2.1. Touch points
 - 3.3.2.2. State grant for conservation & water
 - 3.3.3. The problem we're trying to solve
 - 3.3.3.1. Despite many and impacts of water
 - 3.4. About this project
 - 3.4.1. Stakeholder engagement
 - 3.4.1.1. Objectives
 - 3.4.1.1.1. Opposite from the mission
 - 3.4.1.1.2. Make
 - 3.4.1.2. Who was involved

Land Use in Water Efficiency Plans

A workshop for water providers on Best Practices for Implementing Water Conservation and Demand Management Through Land Use Planning Efforts.

Learn from Examples in Your Area!

Are you a water provider, a consultant or someone in a position to write, guide or approve Water Efficiency Plans? Water Education Colorado and the Babbitt Center for Land and Water Policy invite you to join us for a workshop. This free workshop will focus on opportunities, requirements, and new guidance for incorporating land use practices into Water Efficiency Plans.

Speakers:
Anne Castle, Gretches Williamson Center
Erin Rugland, Babbitt Center
Kevin Reedy, Colorado Water Conservation Board
Local Special Districts (varies by location)
Local Municipalities (varies by location)

Workshop Details:
This workshop will take participants through the new guidance in detail, with examples of how different land use practices can be implemented. Each workshop will include case studies of land use integration from a special district and a municipality in the region.

Registration is open! Registration will be capped at 30 participants. The event is free. Lunch is included.

REGISTER TODAY!
Visit WaterEdCo.org/LU-WEP

In partnership with:

Prepared for:
Colorado Water Conservation Board
1313 Sherman St., Room 721
Denver, CO 80203

FREE

Longmont - September 16
SW Weld County Building
9:00am-3:30pm

Pueblo - November 5
El Pueblo Museum
9:30am-4:00pm

Durango - October 30
Durango Public Library
9:30am-4:00pm

Grand Junction - November 12
Colorado Mesa University
10:30am-5:00pm

303-377-4433
scott@wateredco.org

WATER EDUCATION COLORADO

WaterEdCo.org



COLORADO
Department of Local Affairs

Upcoming events

- Quarterly coordination meetings (January 8, 2020) - join us!
- Rocky Mountain Land Use Institute's Annual Western Places/Western Spaces Conference (March 5 & 6, 2020)
- Colorado Water Loss Initiative, www.coloradowaterloss.org (ongoing)
- CWCB Water Plan Grants (next deadline February 1, 2020)



Thank you!

KC McFerson

Senior Planner

Department of Local Affairs

P: 303-864-7887

E: kc.mcferson@state.co.us



COLORADO
Department of Local Affairs

Traffic in Northern Colorado: Managing Congestion Into the Future

2019 Planning Refresher Workshop

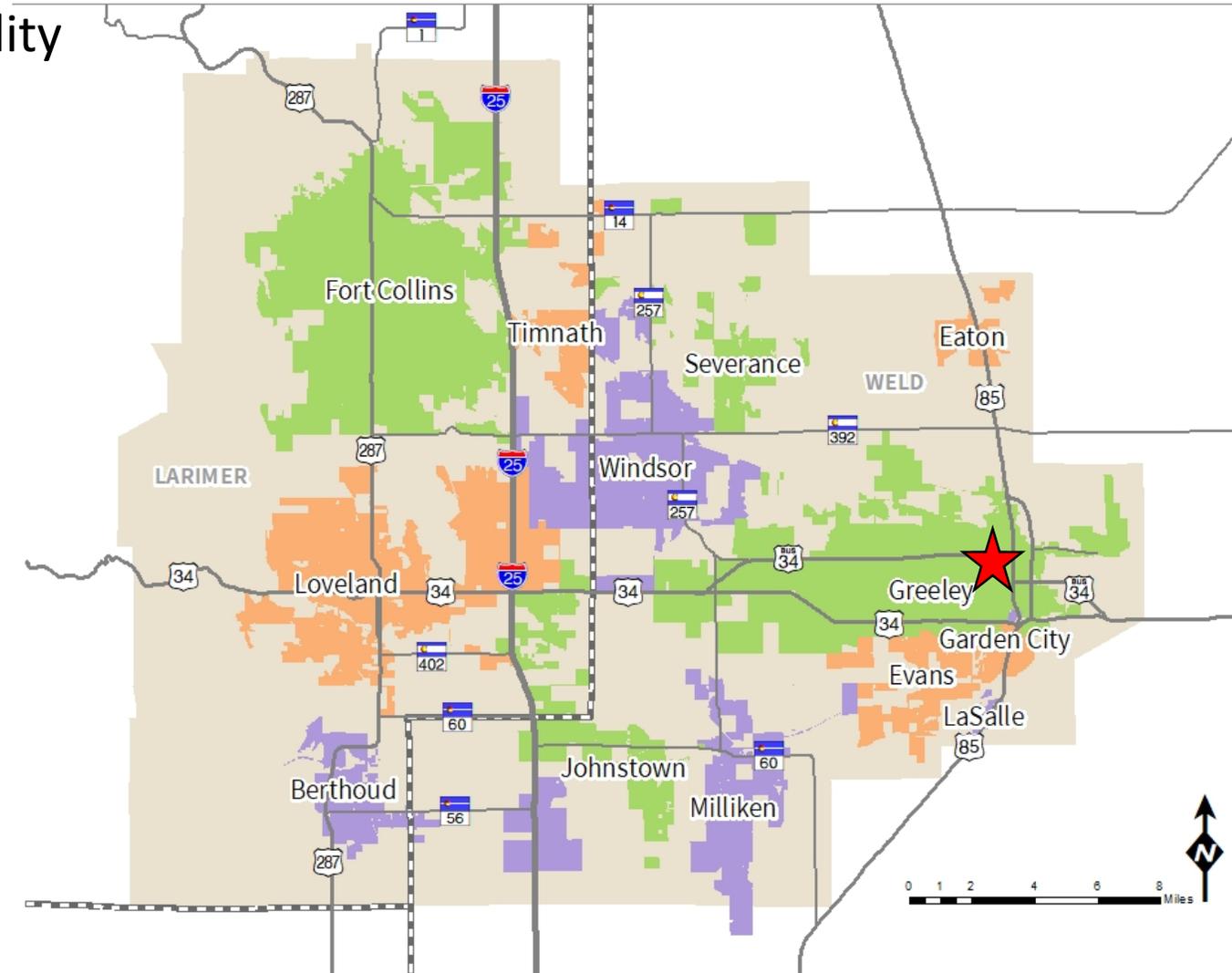


North Front Range
Metropolitan
Planning
Organization

North Front Range Metropolitan Planning Organization (NFRMPO)

- Regional transportation and air quality planning agency
 - 15 local member agencies
 - Elected officials
 - Technical staff
 - Funding allocation
 - Long-range plans
 - Short-range programs

- Every metropolitan area with a population of 50,000+ has an MPO
 - There are five in Colorado
 - NFRMPO (NoCo)
 - DRCOG (Denver Metro)
 - PPACG (Colorado Springs)
 - GVMPO (Grand Junction)
 - PACOG (Pueblo)

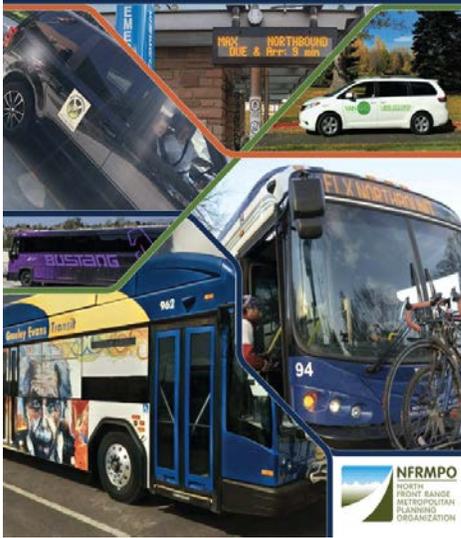


Legend

-  County Boundary
-  NFRMPO Boundary

2045 Regional Transit Element

Adopted November 1, 2018



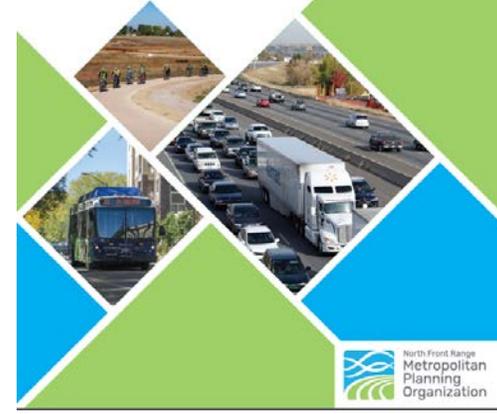
NFRMPO
NORTH FRONT RANGE
METROPOLITAN
PLANNING
ORGANIZATION

2017 Coordinated Public Transit/ Human Services Transportation Plan

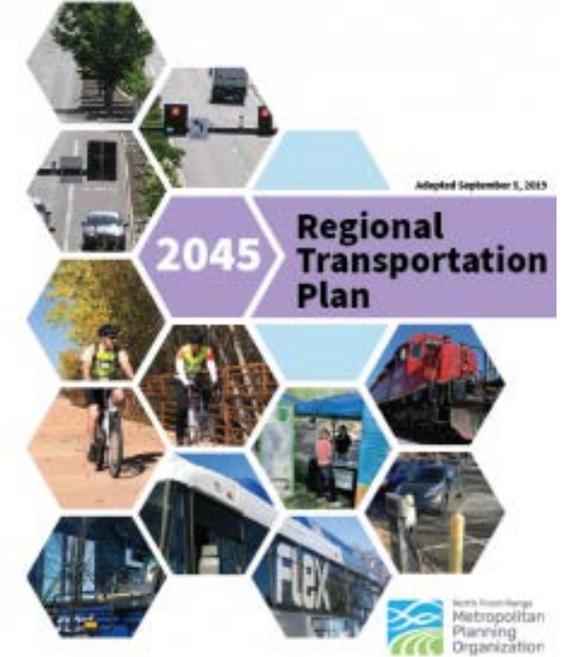


NFRMPO
NORTH FRONT RANGE
METROPOLITAN
PLANNING
ORGANIZATION

2019 Congestion Management Process



North Front Range
Metropolitan
Planning
Organization



Adopted September 5, 2019

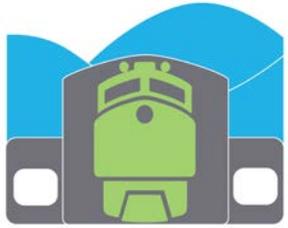
2045 Regional Transportation Plan

North Front Range
Metropolitan
Planning
Organization



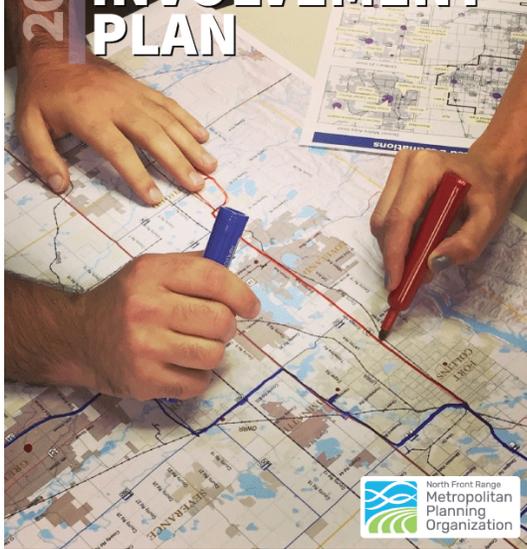
Freight Northern Colorado

Adopted August 1, 2019



North Front Range
Metropolitan
Planning
Organization

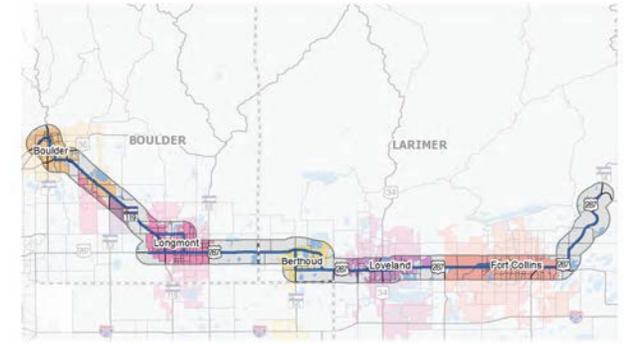
2019 PUBLIC INVOLVEMENT PLAN



North Front Range
Metropolitan
Planning
Organization

2016 Non-Motorized Plan

North Front Range Metropolitan Planning Organization
Adopted February 2, 2017



US287 Asset Inventory

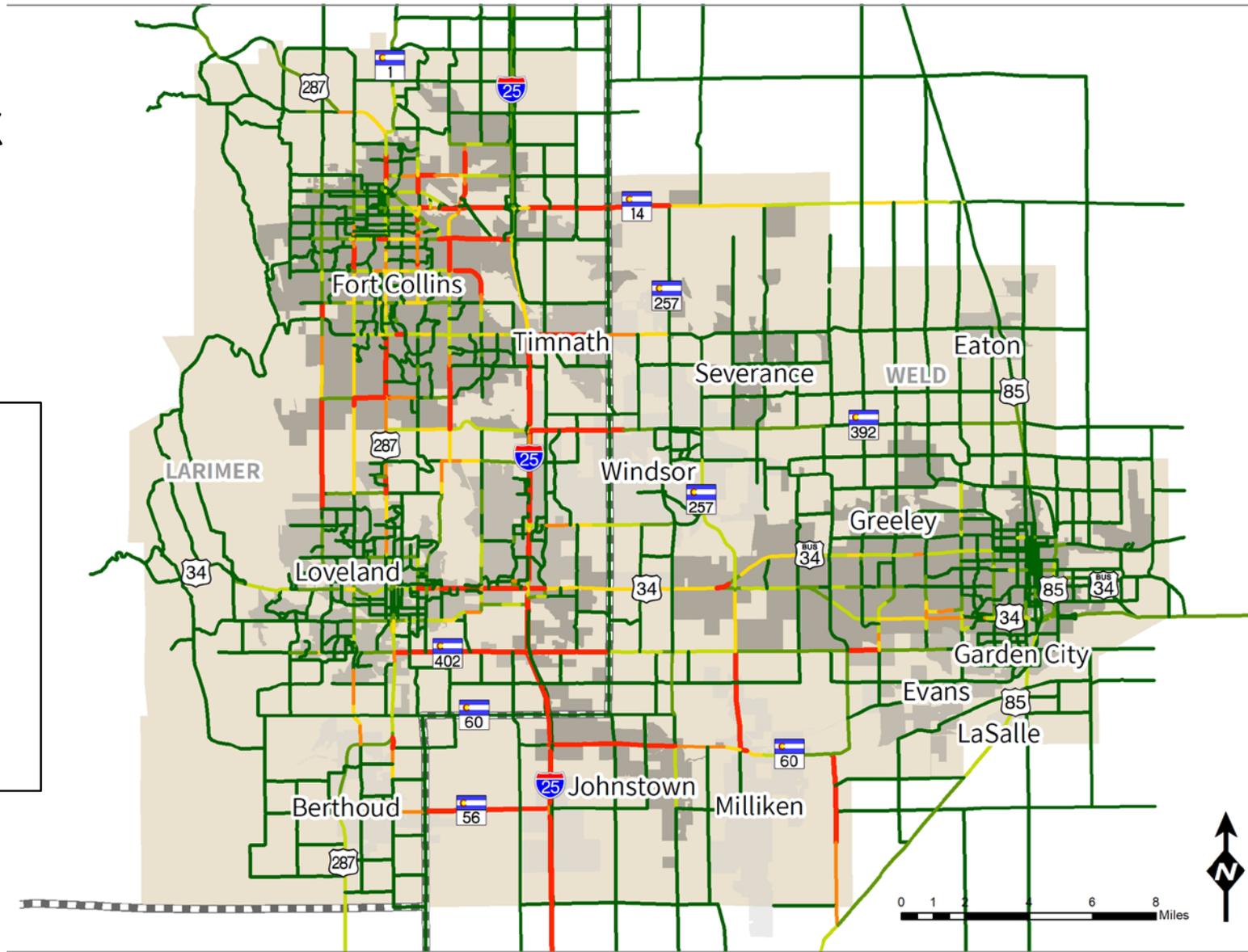
June 2017

Prepared for the Northern Colorado US287 Corridor Coalition

NFRMPO
NORTH FRONT RANGE
METROPOLITAN
PLANNING
ORGANIZATION

What did traffic look like in 2015?

- <1% of roads were Level of Service (LOS) F or “stop-and-go”
- Average speed was 37mph



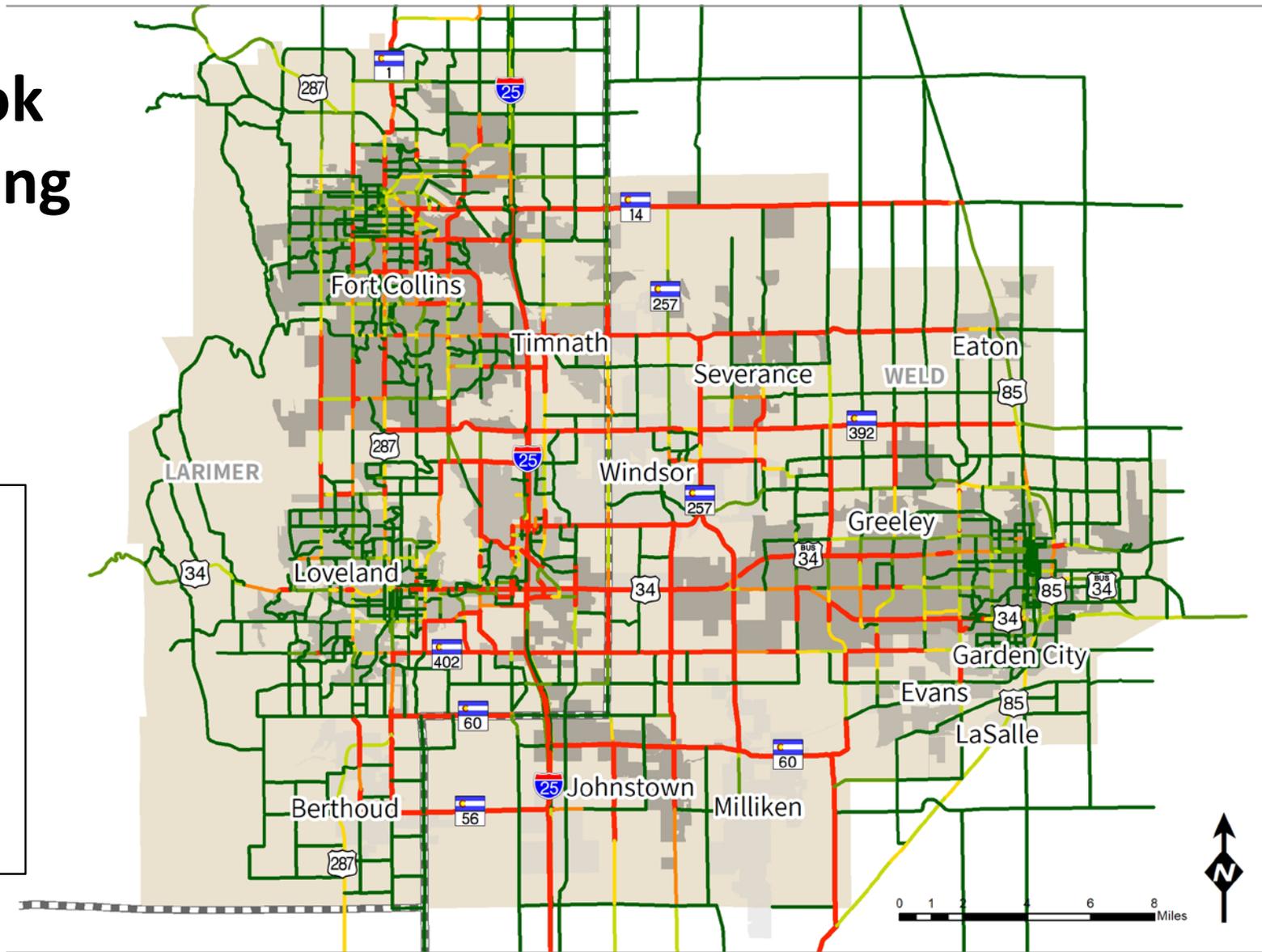
Legend
LOS

A	C	E	County Boundary
B	D	F	NFRMPO Boundary

What will traffic look like in 2045, assuming status quo funding levels?

Compared to 2015:

- 15.8% more roads will be stop-and-go
- Average speed will decrease 8 mph



Legend

LOS

- | | | | |
|---|---|---|-----------------|
| A | C | E | County Boundary |
| B | D | F | NFRMPO Boundary |

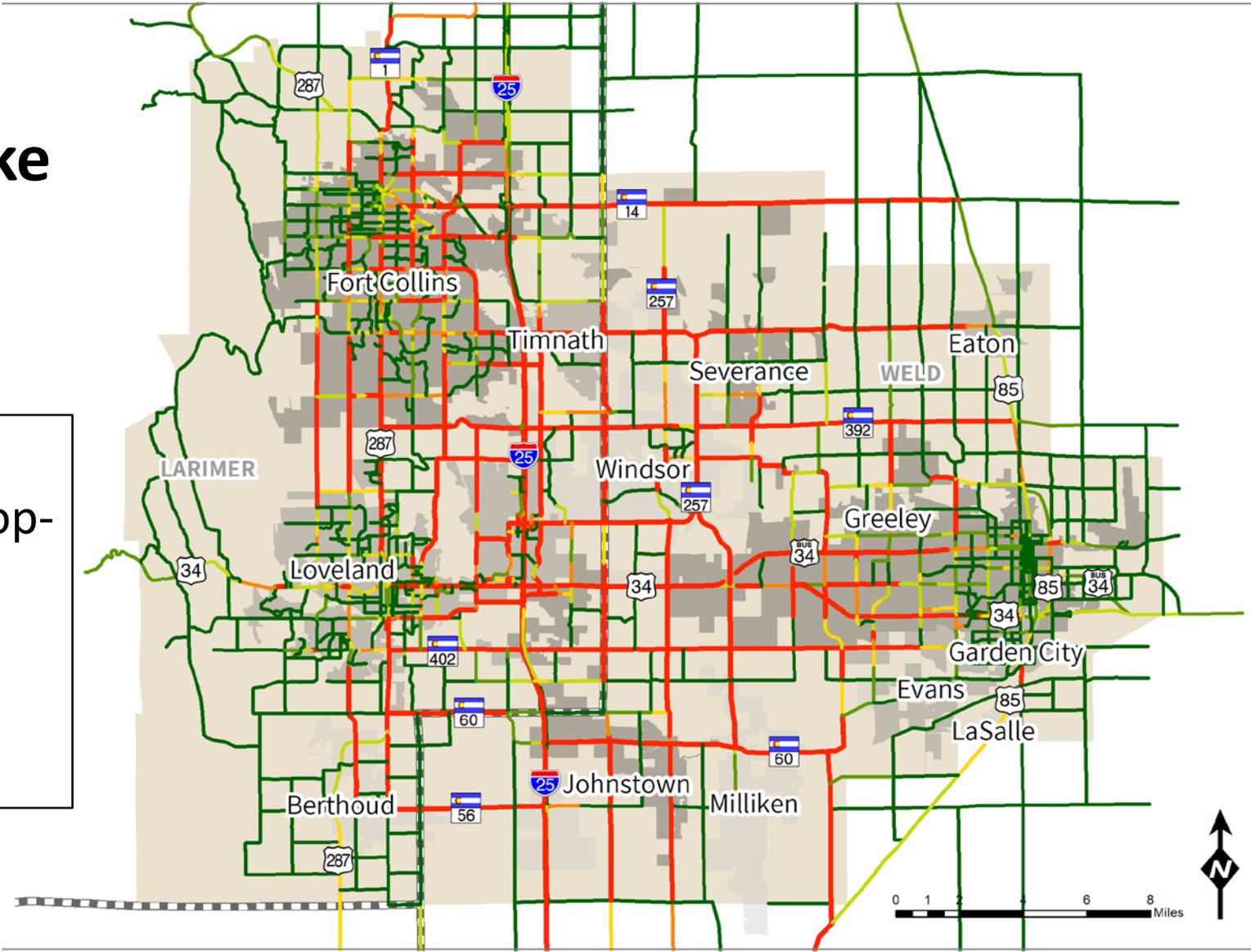
July 2019
Sources: CDOT, NFRMPO



What will traffic look like in 2045 if we make no improvements?

Compared to 2015:

- 21% more roads will be stop-and-go
- Average speeds will decrease 11 mph



Legend

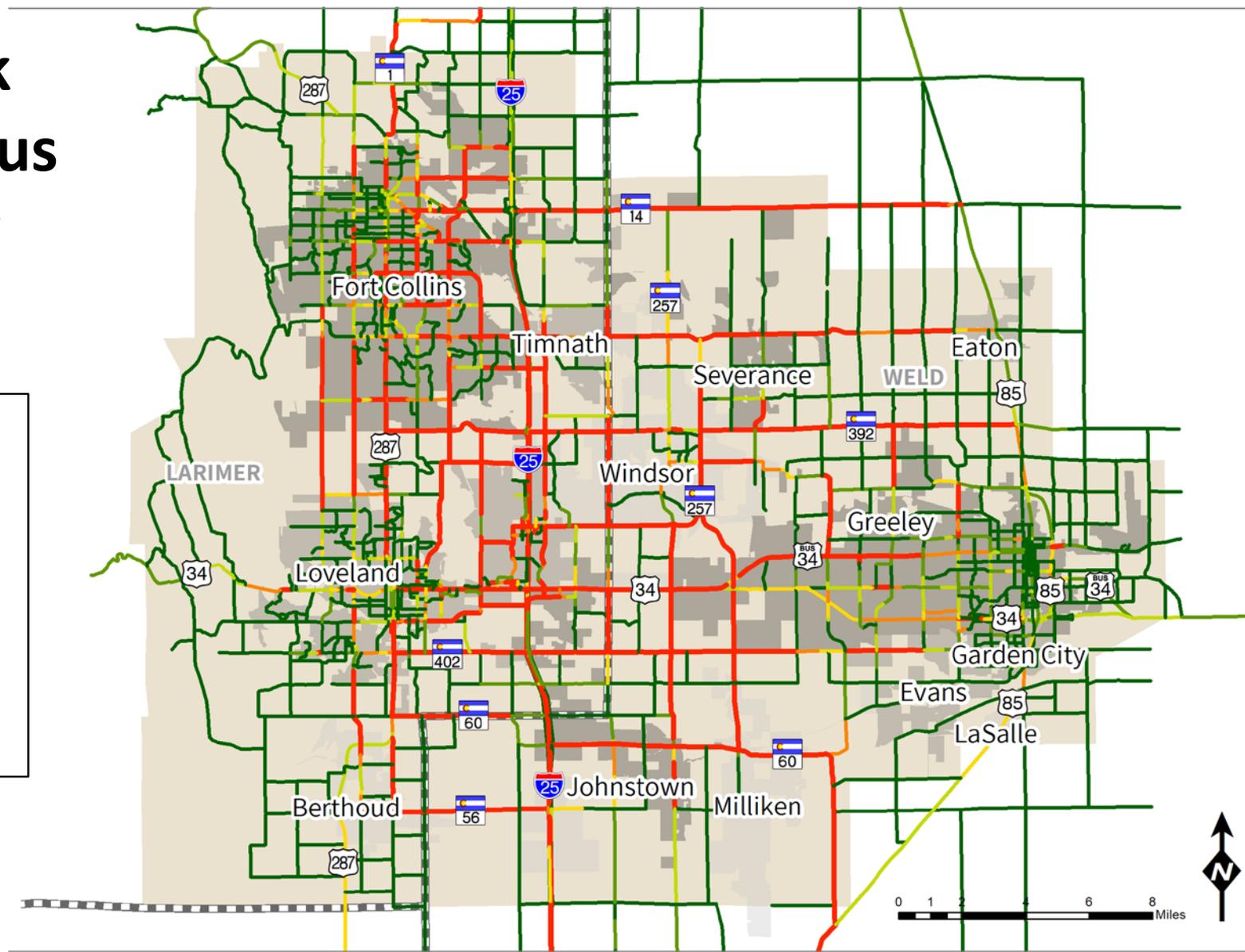
LOS

- | | | | |
|---|---|---|-----------------|
| A | C | E | County Boundary |
| B | D | F | NFRMPO Boundary |

What will traffic look like in 2045 if we focus on building out I-25?

Compared with 2015:

- 16.3% more roads will be stop-and-go
- Average speeds will decrease 10 mph



Legend

LOS

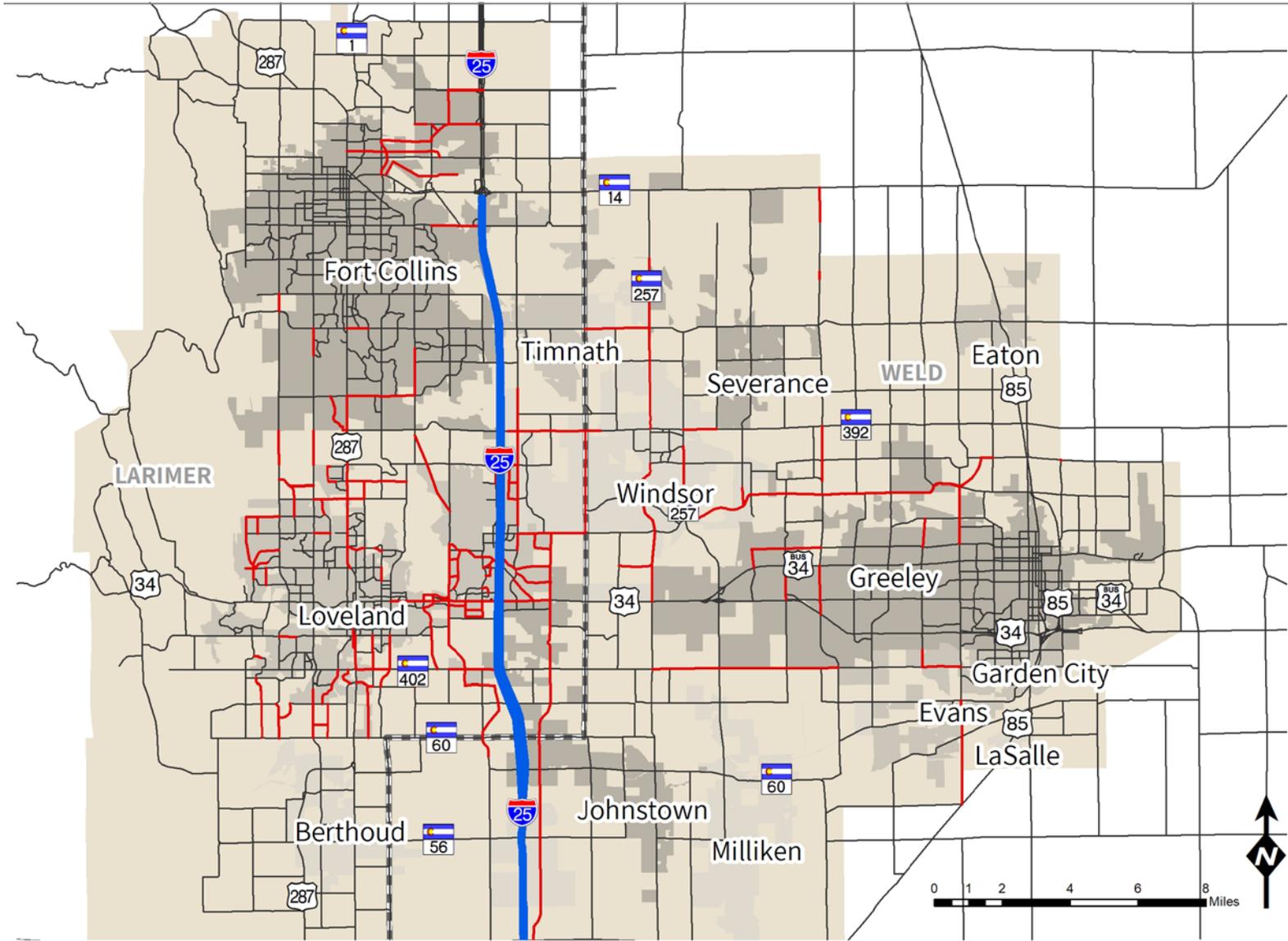
- | | | | |
|---|---|---|-----------------|
| A | C | E | County Boundary |
| B | D | F | NFRMPO Boundary |

July 2019
Sources: CDOT, NFRMPO



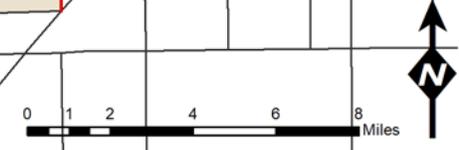
Fiscally-Constrained I-25 Build Out

- Third general purpose lane in each direction
- To be fiscally constrained, we cannot do any other roadway expansion projects



Legend

- Added Project (3 General Purpose + 1 Express Lane in each direction)
- Removed Projects
- Roadway Network
- ▭ County Boundary
- ▭ NFRMPO Boundary

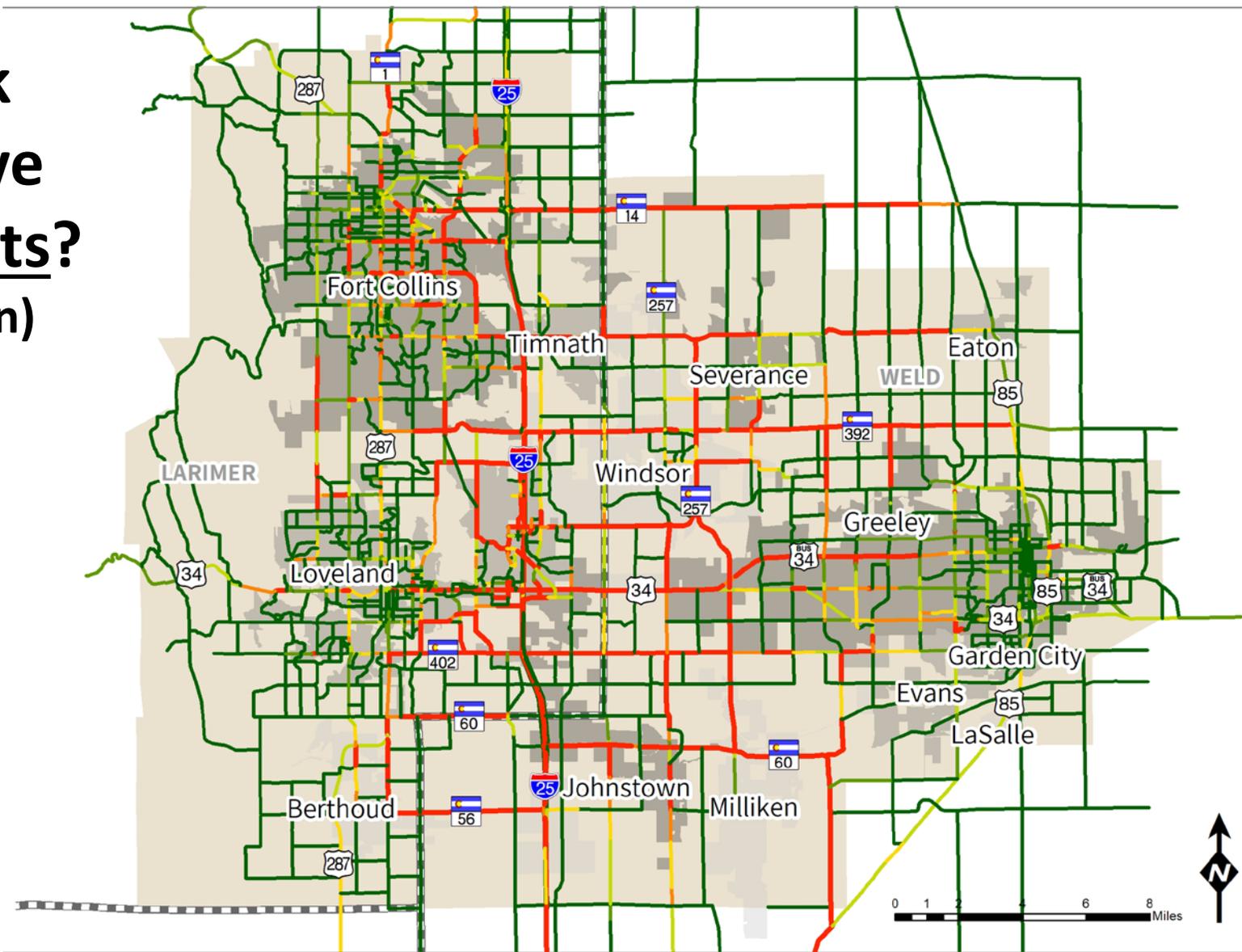


July 2019
Sources: CDOT, NFRMPO

What will traffic look like in 2045 if we have no funding constraints? (an additional \$3.5 Billion)

Compared with 2015:

- 3.8% more roads will be stop-and-go
- Avg speeds will decrease 5 mph
- The good news? There are a lot of potential strategies we still aren't accounting for here



Legend

LOS			County Boundary	NFRMPO Boundary
A	C	E		
B	D	F		

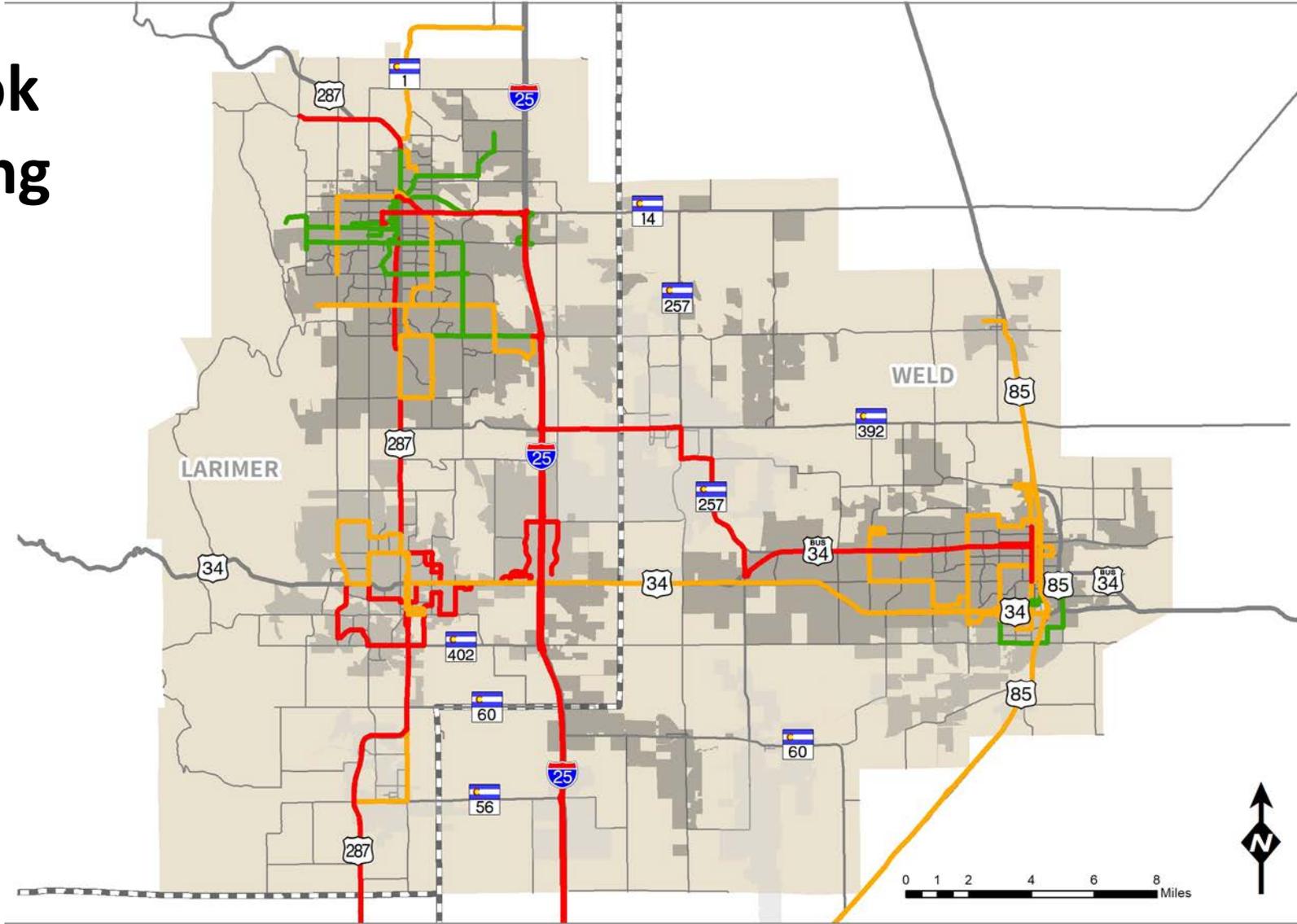
What's *almost* as effective as unlimited transportation funding?

What's *almost* as effective as unlimited transportation funding? **Denser Development**

2045 Traffic

Metric					
			No Build	I-25	Unconstrained
Land Use Scenario		High Density	Baseline	Baseline	Baseline
Percent of System with Level of Service (LOS) F		14.6%	21.8%	17.1%	3.8%
Average Speed		30 mph	26 mph	27 mph	32 mph
Percent of System that is Congested (TTI \geq 1.5)		6.0%	10.1%	7.3%	5.4%
Vehicle Miles Traveled (VMT) – in millions		19.07	20.48	19.21	20.29

What will transit look like in 2045, assuming status quo funding levels?



Legend

- Peak Period Headways**
- 10-15 minutes
 - 20-30 minutes
 - 60+ minutes

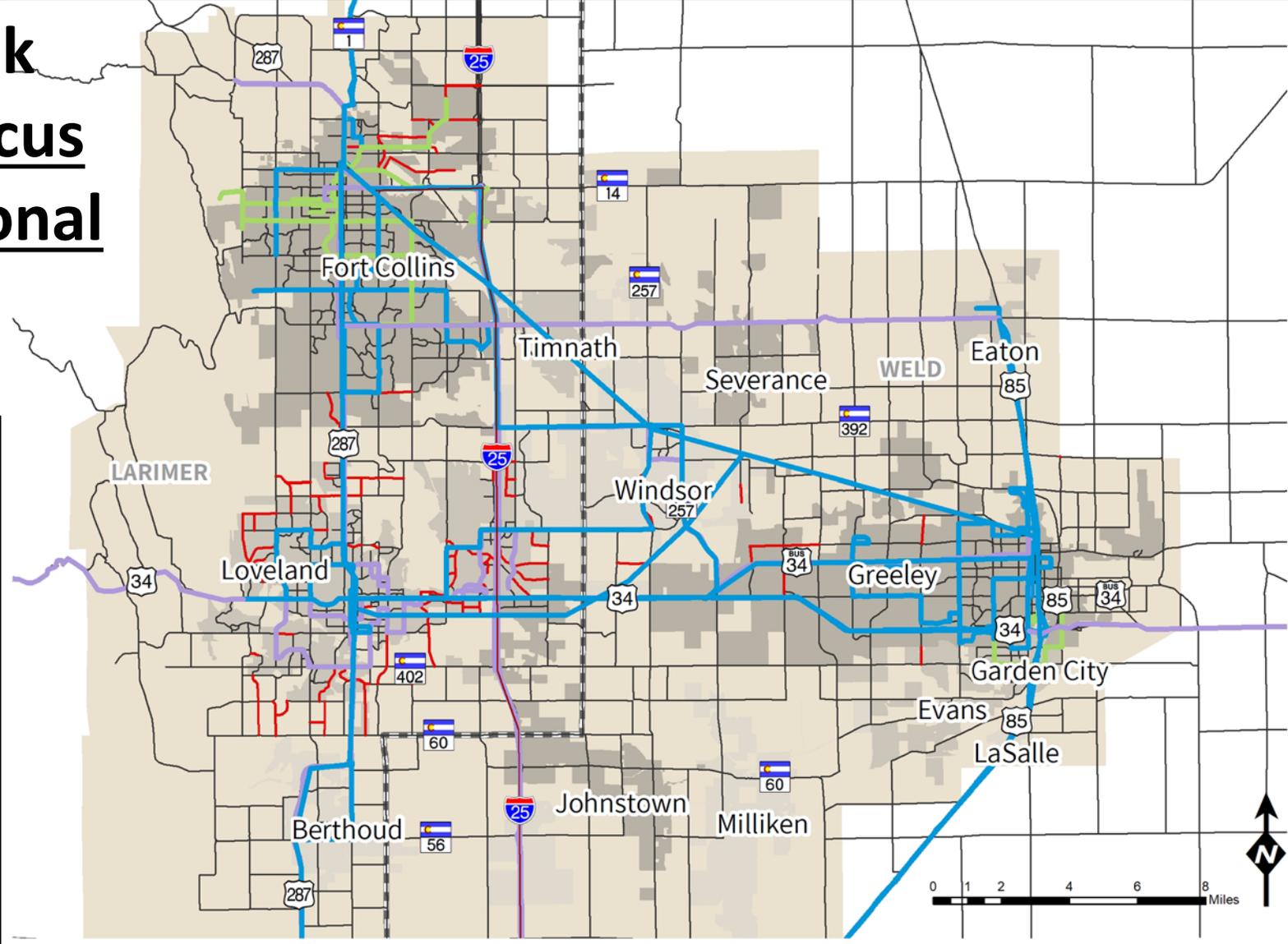
- County Boundary
- NFRMPO Boundary

July 2019
Sources: CDOT, NFRMPO



What will transit look like in 2045, if we focus on building out regional routes?

- Much shorter headways
- Includes two rail lines:
 - Greeley to Loveland
 - Greeley to Fort Collins
- To be fiscally constrained, we cannot do any county or local road projects



Legend

- | | | |
|-----------------------------|--------------------|-------------------|
| Peak Period Headways | — Removed Projects | ▭ County Boundary |
| — 10-15 minutes | — Roadway Network | ■ NFRMPO Boundary |
| — 20-30 minutes | | |
| — 60+ minutes | | |

High-Efficacy / Low-Cost

Consider these strategies together!

- Mix
- Match
- Package

Low-Efficacy / High-Cost

Tier 1

Reducing and Shortening Trips

Tier 2

Encouraging Shift to Alternative Modes of Transportation

Tier 3

Increasing Vehicle Occupancy and Shifting Travel Times

Tier 4

Improving Roadway Operations without Expansion

Tier 5

Traffic Incident Management (TIM) Strategies

Tier 6

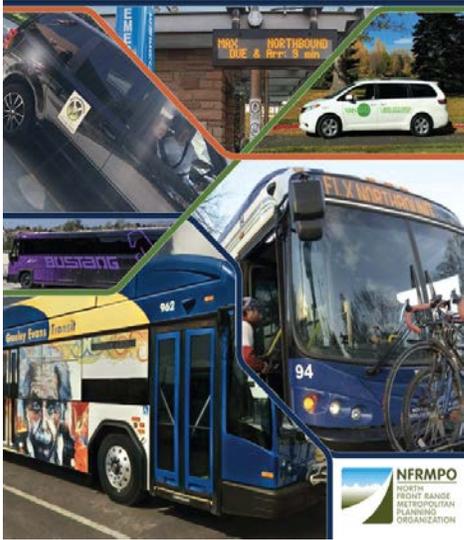
Roadway Capacity Projects

- **VanGo Vanpools** – commuter vanpool service
 - 48 vanpools currently in operation
 - 4.7 million vehicle miles saved in 2019
- **Regional Transit** – between communities and/or regions
 - BUSTANG (Fort Collins → Denver)
 - FLEX (Fort Collins → Longmont / Boulder)
 - Poudre Express (Greeley → Fort Collins) *Opening 1/2/2020*
- **Bus Rapid Transit (BRT)** – Dedicated bus lanes and signal priority
 - Transfort MAX
 - Plans for similar service on two other corridors
- **Bicycle Infrastructure**
 - Bike Lanes
 - Bikeable Shoulders
 - Regional Trails
 - Poudre River Trail (Greeley → Fort Collins)
 - Long View Trail (Loveland → Fort Collins)
 - Front Range Trail (Loveland → Fort Collins)



2045 Regional Transit Element

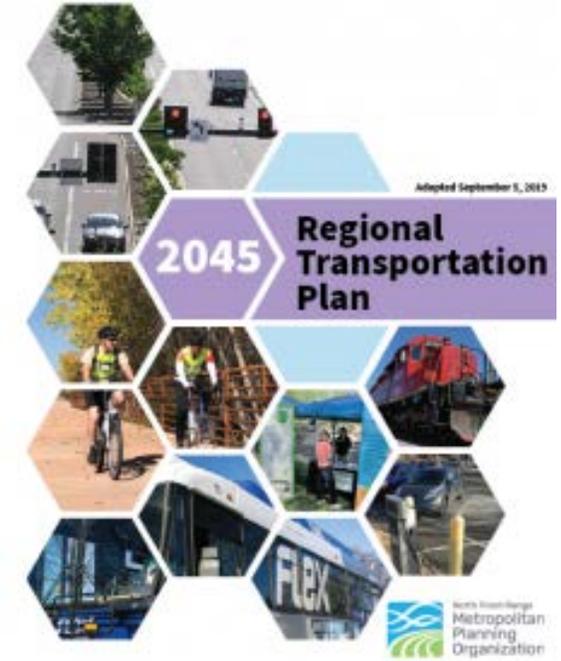
Adopted November 1, 2018



2017 Coordinated Public Transit/ Human Services Transportation Plan



2019 Congestion Management Process



Adopted September 5, 2019

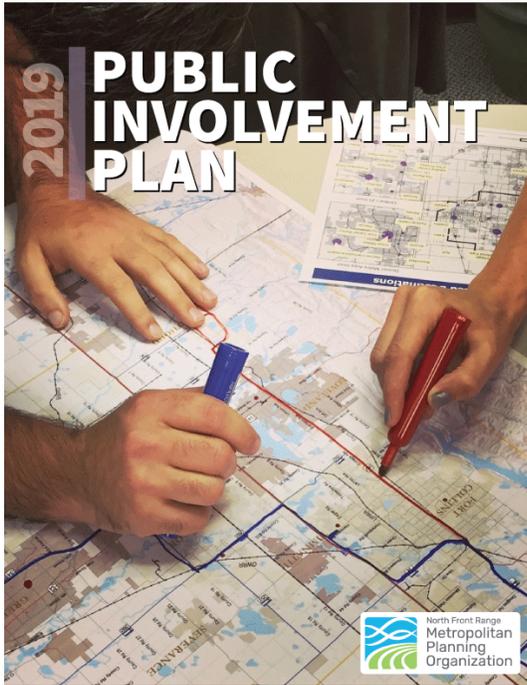


Freight Northern Colorado

Adopted August 1, 2019

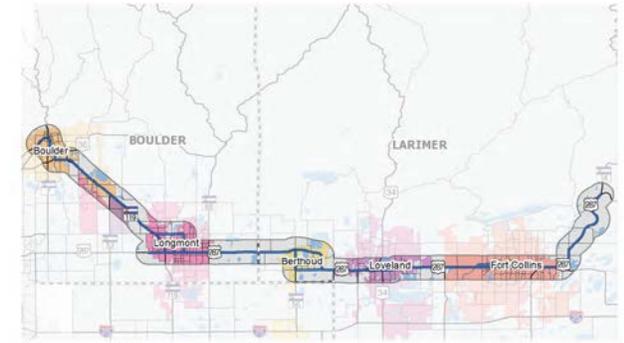


2019 PUBLIC INVOLVEMENT PLAN



2016 Non-Motorized Plan

North Front Range Metropolitan Planning Organization
Adopted February 2, 2017



US287 Asset Inventory

June 2017

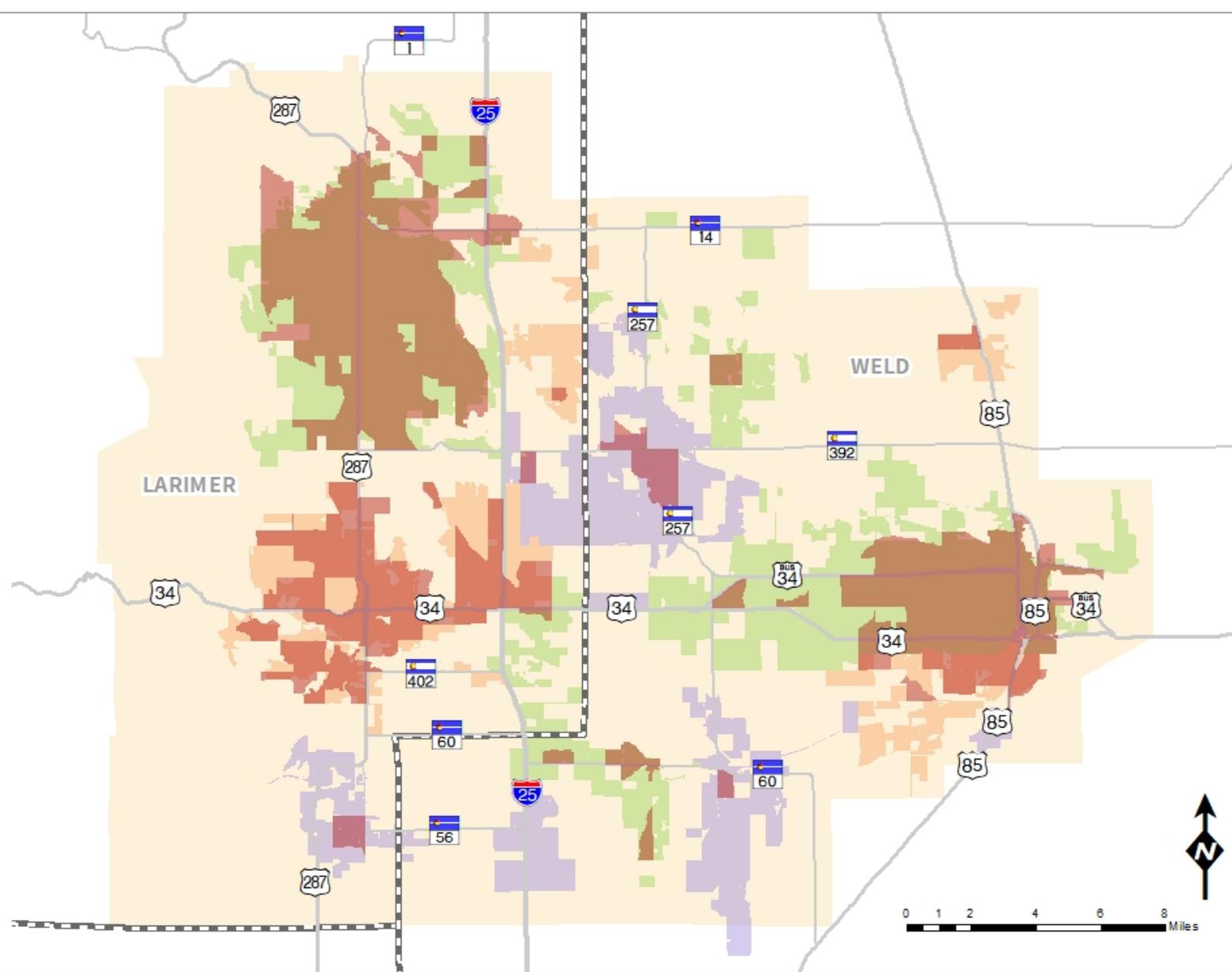
Prepared for the Northern Colorado US287 Corridor Coalition





Happy Holidays

Ryan Dusil – Transportation Planner II
970 – 422 – 1096
rdusil@nfrmpo.org



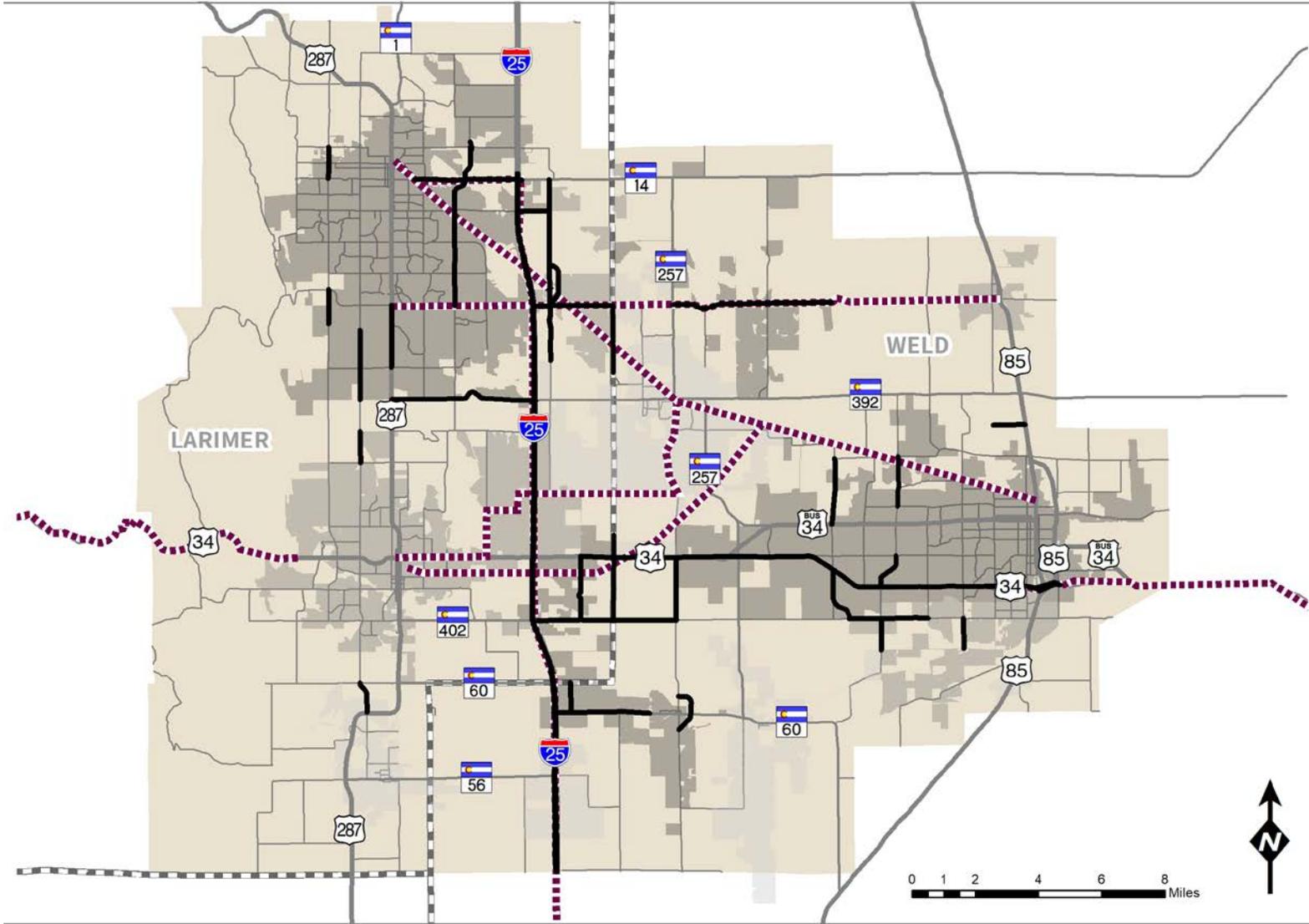
Legend

- Urban Cores
- NFRMPO Boundary
- County Boundary

July 2019
Sources: CDOT, NFRMPO



Fiscally Unconstrained Projects



Legend

Fiscally Unconstrained Projects

— Roadway Projects

- - - Transit Projects



County Boundary



NFRMPO Boundary

July 2019
Sources: CDOT, NFRMPO



Planning for Housing: Leveraging Assets and Expanding Access

Dr. Jennifer Steffel Johnson

CU Denver Department of Urban and Regional Planning

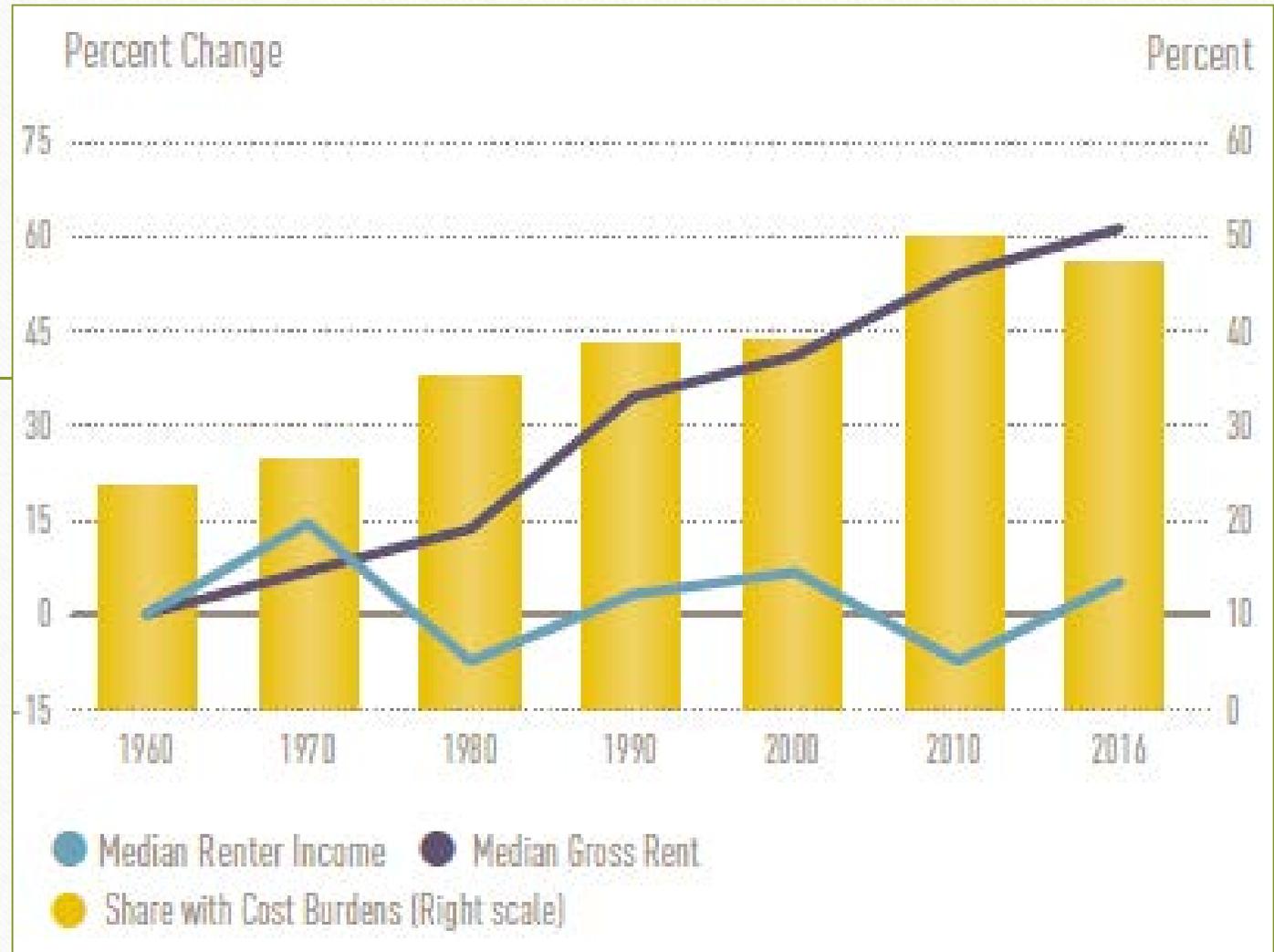
December 7, 2019



Master of Urban and Regional Planning
COLLEGE OF ARCHITECTURE AND PLANNING
UNIVERSITY OF COLORADO **DENVER**

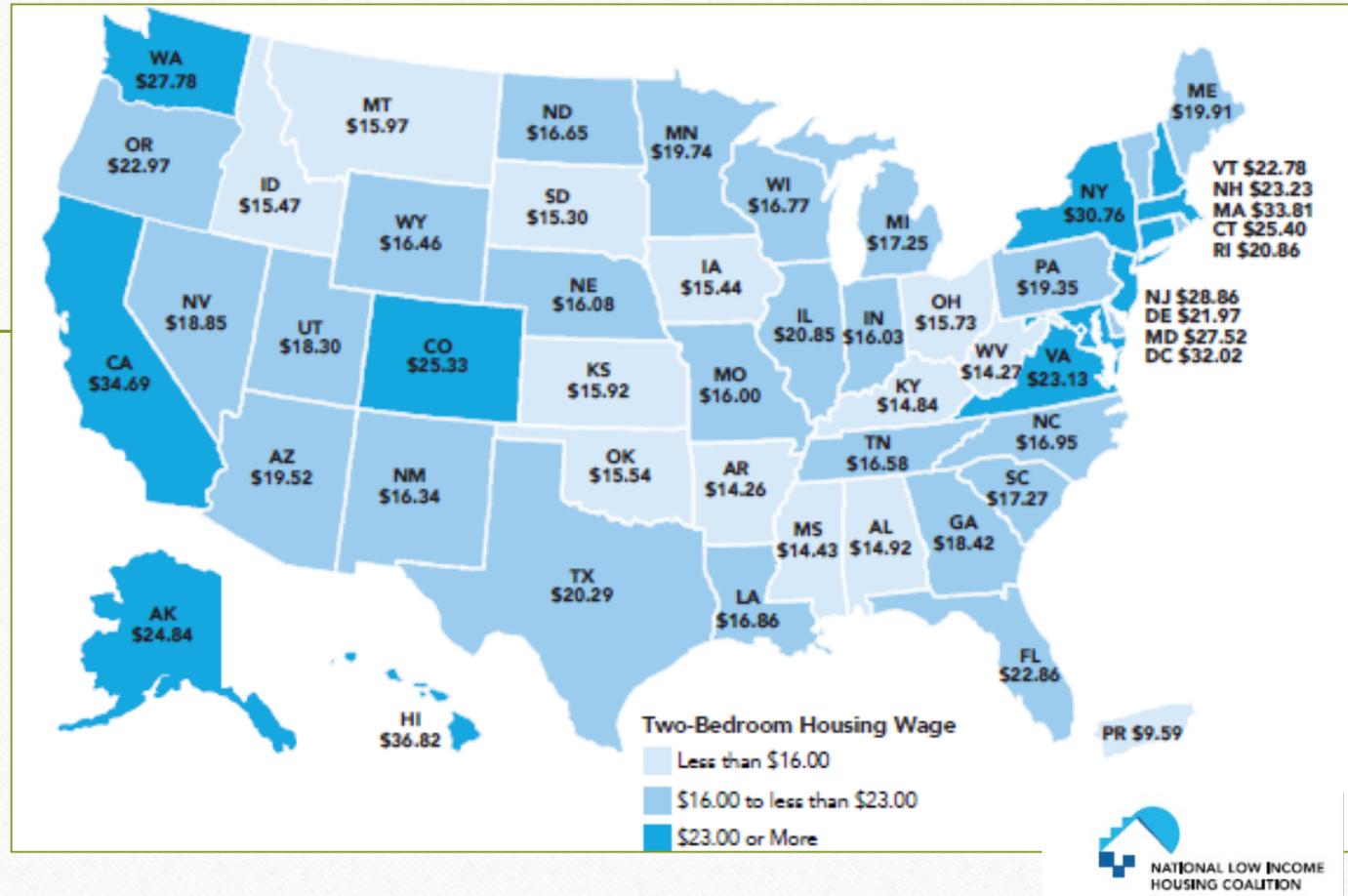
1. *Affordability is
paramount*

Housing Costs Do Not Align with Incomes



The “Housing Wage”

- **\$25.33** per hour in Colorado
- Boulder County: \$29.15
- Larimer County: \$24.10
- Weld County: \$19.08



2. Housing means more
than just a roof
overhead

Housing Opportunities

Leverage Assets

- Existing homeownership units
- Existing market-affordable units
- Existing subsidized units
- Strong neighborhood character

Expand Access

- Smaller (not “tiny”) homes
- Universal design in new homes
- Energy efficient & resilient homes
- Sharing economy

Leverage Assets

**Asset:
Existing
Homeownership Units**

- Facilitate aging in place with the addition of services, cooperation, and unit modifications



**Asset:
Existing
Homeownership Units**

- Ease the way for ADUs
- Consider Denver's West Denver Renaissance Collaborative model



Over the Garage



Garage Conversion



Stand-Alone Unit



Basement or Attic Conversion

**Asset:
Market-Affordable
Units**

- Maximize preservation →
Small investment to
support repairs and
upgrades can = major
impact



**Asset:
Market-Affordable
Units**

- Maximize preservation →
Consider San Francisco's
Small Sites Program



**Asset:
Market-Affordable
Units**

- Mobile homes matter
- Stabilize residency and support unit owners



**Asset:
Existing Subsidized
Units**

- Expiring contracts require creative strategies for permanent affordability



Asset:
**Strong Neighborhood
Character**

- Add gentle density in the form of context-sensitive “missing middle” housing



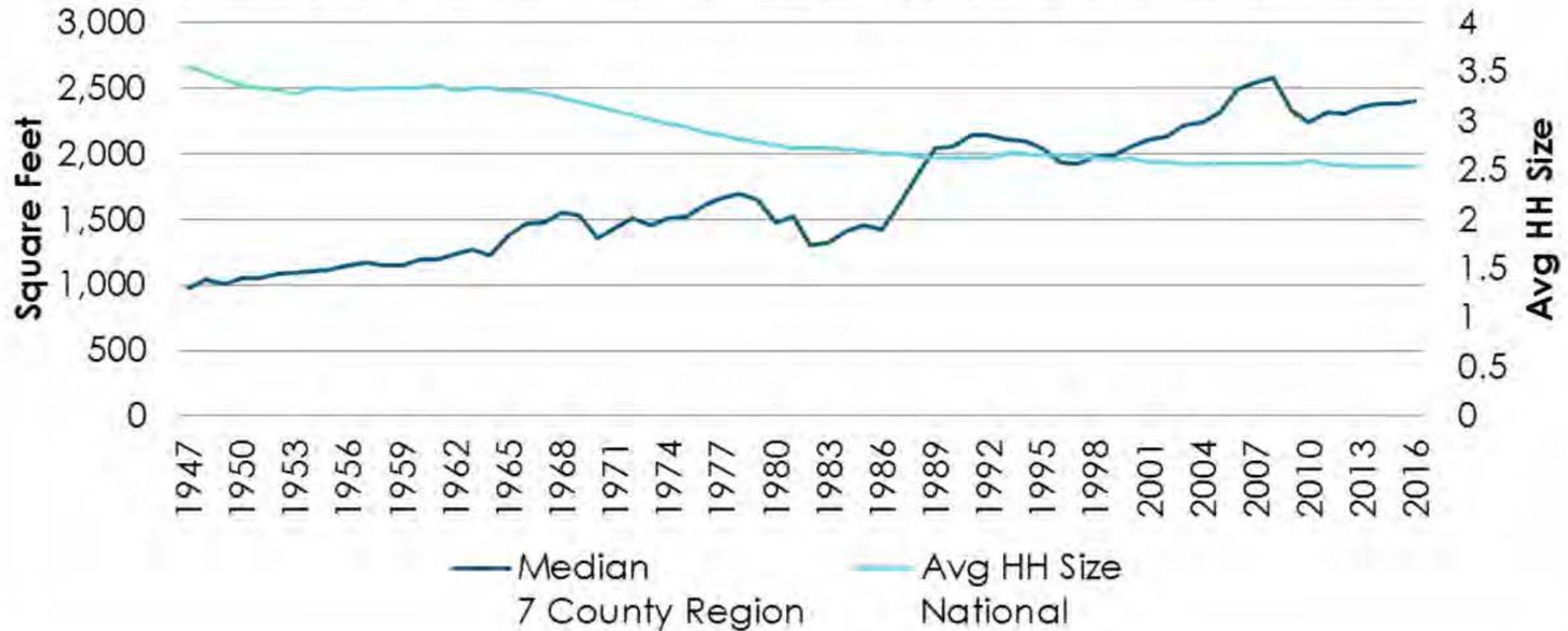
Expand Access

Expand Access: Small Homes

- Capture strong demand
- Create “missing middle” unit types
- Consider limited equity models and other affordability tools



Single Family Residential Size vs. Average Household Size



Expand Access: Universal Design

- Facilitates intergenerational filtering
- Require/incentivize in new construction (especially in smaller units)



Expand Access: Universal Design

- One no-step entrance
- Wide halls and doors (36")
- Main floor full bath
- Light switches and outlets reachable at any height
- Lever-style door handles



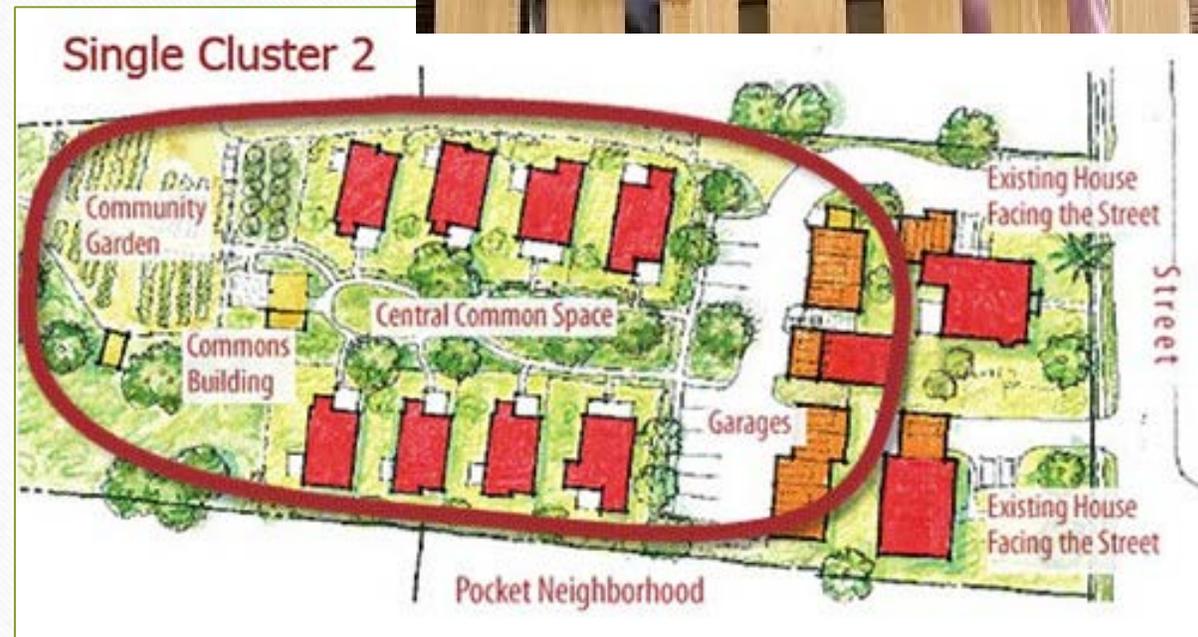
Expand Access: Energy Efficiency and Climate Resilience

- Essential for long-term affordability
- Incentivize efficiency and innovation



Expand Access: Sharing Economy

- Sharing common space and tasks supports many household types
- Change restrictive definitions of “family”



To Effectively Leverage Assets and Expand Access:

1. Listen to Communities
2. Think Regionally
3. Think Diversity
4. Be Creative
5. Keep the Focus on Quality of Life

Thanks!

Jennifer.SteffelJohnson@ucdenver.edu



Master of Urban and Regional Planning

COLLEGE OF ARCHITECTURE AND PLANNING

UNIVERSITY OF COLORADO **DENVER**

Addressing Local Needs Through Creative Affordable Housing Solutions

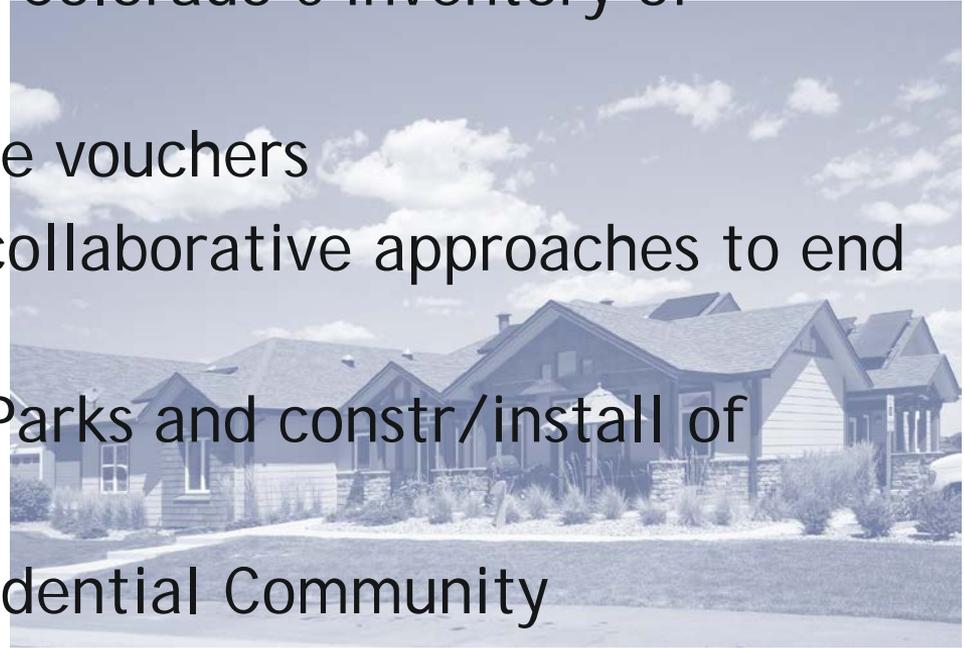
Planning Refresher Workshop
Greeley, CO
December 2019



COLORADO
Department of Local Affairs

DOH AREAS OF IMPACT

- Increasing and preserving Colorado's inventory of affordable housing
- Managing rental assistance vouchers
- Creating and supporting collaborative approaches to end homelessness
- Regulating Mobile Home Parks and constr/install of factory-built structures
- Fort Lyon Supportive Residential Community



IMPACT: SFY19 BY THE NUMBERS

- 38,000 households served
- 3,562 affordable housing opportunities created
- 8,500 vouchers issued with 83% serving people with disabilities
- 573 homes modified to support people with disabilities
- 540 manufactured homes inspected for safety
- 1,327 people housed from homelessness



2019 STAKEHOLDER ENGAGEMENT

Over 850 stakeholder participants

Meeting Locations:

Durango*

Bent County

Grand Junction*

Pueblo*

Denver*

Fort Collins*

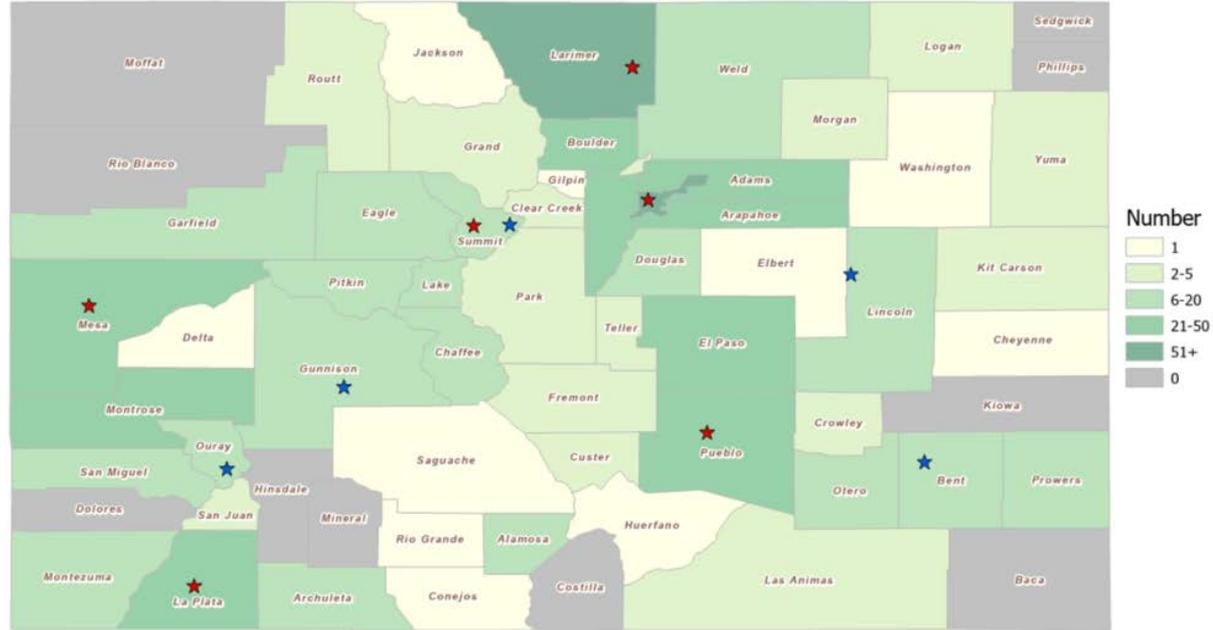
Summit County*

Gunnison County

Limon

Ouray County

*Major Engagement Meetings



★ Major Outreach & Engagement Events

★ Smaller Events



2019 STAKEHOLDER ENGAGEMENT

Broad Themes

- limited housing stock
- limited diversity of housing stock
- missing middle housing
- homelessness
- vulnerable populations
- losing inventory
- anti-growth measures
- zoning and building codes
- landlord engagement
- support local housing (capacity)
- policy & incentives



WHY DON'T WE JUST BUILD MORE?

Challenges from developer's perspective

- High cost to build:
 - Land | water (rights)
 - materials/labor
 - infrastructure
 - fees (tap, permit)
- Unpredictability: Time = \$, Risk = \$



Anvil Mountain Apartments | Silverton



WHY DON'T WE JUST BUILD MORE?

Challenges from developer's perspective

- Zoning:
 - limits on density
 - limits on net-usable land (setbacks, open space requirements)
- Parking requirements
- Codes that require step up in material, systems



Anvil Mountain Apartments | Silverton



Old Stage Road Rowhomes



Location: Chaffee County

Project Type: Homeownership/Land Trust

Agency: Chaffee Housing Trust &
Town of Salida

Affordable Homeownership and Land Trusts

- 8-unit for-sale homes in Salida
- 900sf, 2-bdrm, 2.5 bath
- Average Price of Homes for Sale - \$170,000
- <80% Area Median Income
- Chaffee Housing Trust retains land to ensure future affordability



Old Stage Road Rowhomes

	8 Homes (attached)	4 Homes (detached*)
Cost to Build: \$/Unit	\$196,833	\$265,159
Grants/Fee waivers	\$45,583	\$62,889
Ave. 1st mortgage (\$)	\$151,250	\$202,270
Required HH Income	\$43,600	\$54,480
3 person 80% AMI HH (HUD)	\$49,040	
Avg. Income for 1.5 Earner HH at min. wage (\$11.10)	\$33,300	*Assumes 25% cost/sq.ft. increase



POTENTIAL SOLUTIONS

- Capacity building
- Partnerships
- Increased Density/Allow diversity of housing types
- Test your zoning
- Understand housing need
- Land bank/fee waivers
- Preserve 1st



Manufactured Home Repair

Affordable Homeownership and Manufactured/Mobile Housing

- Loans of up to \$12,000 per home for repairs to address
- Health, safety, accessibility and energy efficiency
- Households up to 80% AMI are eligible
- DOH funds used towards program costs and loans



Location: Larimer County
Project Type: Owner Repair Program
Agency: Loveland Housing
Development Corporation

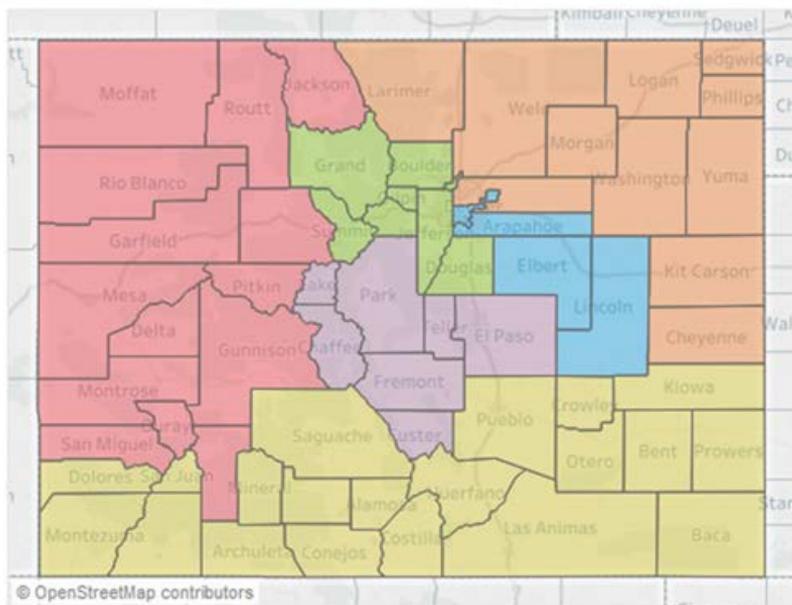


RESOURCES

- Colorado Division of Housing Development Trainings
 - The Developer's Toolkit (Spring) | Hammering Out the Deal (Fall)
- Enterprise - Colorado Rural Rental Housing Preservation Academy | April 2020 (enterprisecommunity.org/)
- Tools to understand affordable housing finance:
 - The cost of affordable housing: Does it pencil out? (apps.urban.org)
 - Housing Development Dashboard (turnercenter2.berkeley.edu/proforma/)



Development Specialist Regional Assignments



Staff Name

- Andrew Atchley
- Chris Furlong
- Jennifer Stepleton
- Spencer Bollacker
- Tim Gough
- Wayne McClary

Email

Phone

Andrew.Atchley@state.co.us	719-298-2903
Chris.Furlong@state.co.us	303-864-7889
Jennifer.Stepleton@state.co.us	970-640-7576
Spencer.Bollacker@state.co.us	303-864-7811
Tim.Gough@state.co.us	303-864-7895
Wayne.McClary@state.co.us	303-864-7819



COLORADO

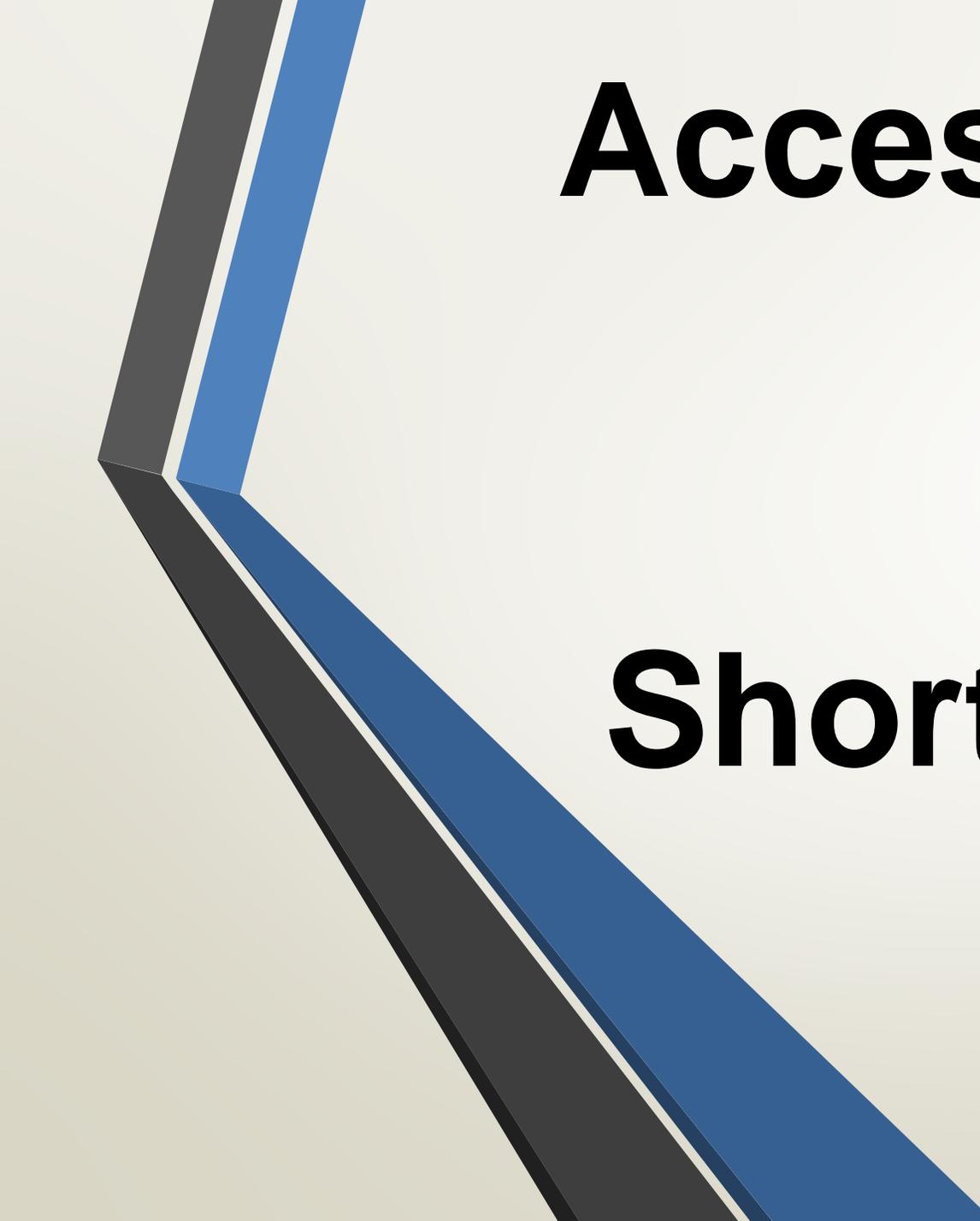
Department of Local Affairs



Spencer Bollacker
Housing Development Specialist
Colorado Division of Housing, DOLA
303.864.7811



COLORADO
Department of Local Affairs



Accessory Dwelling Units & Short Term Rentals

By: Nina P. Williams

Murray Dahl Beery & Renaud LLP

nwilliams@mdbrlaw.com

303-493-6675

**“THIS IS A
FOOTBALL”**

Vince Lombardi



Accessory Dwelling Unit (ADU)

- A legally permitted residential dwelling unit located on the same lot as a principal dwelling unit and subordinate to that principal unit in conditioned living space
- May be internal to, or attached to, or detached from the principal dwelling unit
- Generally include living, sleeping, kitchen and bathroom facilities, and a separate lockable entrance door

Short Term Rental (STR)

- A privately owned residential dwelling unit (such as a single-family detached unit, duplex, condominium, or townhome), or portion thereof,
- that is rented lodging accommodation
- for a period less than thirty (30) consecutive days per transient renter
- Eg: Airbnb, VRBO



Why STRs and ADUs recently?



Changing and aging demographics nationwide; multi-generational households; caretaker space



Increased tourism in the state



Need for more Attainable and Affordable housing options



Assistance with mortgage payment or retirement savings

Note:

- Not all ADUs are STRs
- Not all STRs are ADUs
- Some ADUs are used for STRs
- Some STRs are located in ADUs

- Every community will approach each in a different manner, depending on their needs, desires, trends and policy goals

- Your code may require amending to address changing times or updated objectives

ADU Considerations:

- Density appropriate for each zone district, to allow ADUs?
- Permit ADUs in traditional single-family zone districts?
- Should Setback or lot coverage requirements be amended?
 - Additional setbacks for second stories?
- Relax or eliminate Parking requirements?
- Size and Massing
 - Maximum square feet of habitable space?
 - Minimum sq ft?
 - Tiny Homes: Appendix Q of 2018 Building Code: relaxes requirements and applies to homes under 400 sq fet.
 - ADUSs must be built on fixed foundation (trailer w/wheels= RV)

ADU Considerations (cont.)

- Safety, inspections and compliance with Building Codes
- Prohibit/Restrict STRs in ADUs? (to promote long term rentals?)
- Waive or reduce tap fees? Only when used for affordable housing?
- Require Owner Occupancy of one of the two units?
- Permit ADUs as:
 - Basement?
 - Attached?
 - Second story?
 - Garage-conversion? Above garage?
 - Detached?

STR Considerations:

- Correlation between decreasing/regulating STRs and increasing available housing stock and affordable long term rental options
- Protection of property rights
- Maintenance of community character in residential neighborhoods
- Require primary residency?
- Require business license? Implement strict procedures with ability to revoke or suspend license?

STR Considerations:

- Review definitions/parameters of other uses in Zoning Code:
 - Bed and Breakfast inn
 - Hotel, lodge, motel
 - Hostel
 - Tourist Home
 - Boarding House
 - Rooming House

- Enforcement
 - Municipal Court violations, administrative citations

- Administration
 - Labor, time, cost

Colorado Department of Local Affairs

December 7, 2019

**Applying Best Practices – Meetings,
Decision Making & Ethical Issues**

**Presented by Gerald Dahl
Murray Dahl Beery & Renaud LLP**

PUBLIC MEETINGS

The Chair

- The Chair is the role model for the Commission
- Acts affirmatively to control behavior
- Sticks to the agenda, to the topic for action; and asks others to do the same
- Focuses discussion
- Is an air traffic controller

PUBLIC HEARINGS, THE CHAIR

- Reminds Commission members of the time
- Expedites discussion and action (Example: "I'll entertain a motion on that.")
- Knows the art of suggesting when the time is right to act
- As participants rather than the chair, members have the opportunity (and the obligation) to exercise the same leadership

PUBLIC HEARINGS, *CONTD.*

Conducting and Taking Testimony in Public Hearings

- Elected and appointed officials have an enormous impact as volunteer public servants. You are often the only officials of the local government that citizens meet or deal with.
- Importance of courtesy and demeanor
- Assignment: attend a public meeting outside your jurisdiction and sit in the audience

PUBLIC HEARINGS, *CONTD.*

Most Important Goal: That attendees leave the hearing feeling it was fair and their views were heard and appreciated.

- Explain the rules for the hearing at the outset
- Suggest speakers don't repeat prior testimony if they can state they agree with an earlier speaker, but be ready to listen politely in any event
- Make sure all attendees at the public hearing know they have the right to speak
- Actually listen to each speaker
- Thank all the speakers for appearing

PUBLIC HEARINGS, *CONTD.*

Questioning public speakers:

- Do use questions to actually learn more or clear up confusion.
- Do use questions to establish how the speaker is actually affected by the application.
- Don't try to debate, argue with, or demean the speaker.
- Don't act like a US Senate committee member
- Don't use a question to telegraph that you have already made up your mind.

Quasi-Judicial Actions

Rezoning, conditional and special use permits, subdivisions, PUD's, site plans and variances are all "quasi-judicial" rather than legislative actions: they all apply the Code to a particular applicant and property

Consequences:

- Notice and hearing required
- Rules of evidence: informal
- No *ex-parte* contacts allowed
- Must avoid prejudgment

Rules of Evidence

- Relaxed rules of evidence in quasi-judicial proceedings: testimony is admissible unless clearly off the subject
- It is appropriate for the Commission to consider the weight and credibility of testimony
- Hearsay is admissible, but it is appropriate to give it less weight
- Consider all the testimony and evidence: probably the hardest part of a judge's job

Ex-Parte Contacts

Defined: Contacts between the applicant, opponents or the public and the members of the public body outside of publicly scheduled hearings and meetings on the application after it has been filed.

Bright Line Test: The rule begins to apply when the application has been stamped “received”

Caution: Confirm with your local attorney

Ex-Parte Contacts, *contd.*

- Why should these contacts be avoided?
- How can *ex-parte* contacts be avoided?
- The prohibition extends to written materials and e-mails
- What to do if an *ex-parte* contact has occurred
- Site visits
- Contact with staff: permitted, unless it's a human telephone

Prejudgment & Bias

- Distinguished from prohibited ex-parte contacts or conflicts of interest
- Not time-limited
- Keeping an open mind: what does a judge do?
- Be prepared to defend your neutrality
- Leaving your other profession at home

Taking Action and Surviving Judicial Review

Importance of findings and reasons for approval

- In Colorado, court review is on the record made at the local government hearing
- Options for action:
 - (1) approve, with or without conditions;
 - (2) deny; or
 - (3) continue for further action at a future date certain.
- Written findings: The best way to survive an appeal

FINDINGS

Options:

- State your conclusions, conditions and amendments in the motion taking action
- Include the staff report findings in your motion
- Draft your own findings
- Direct the attorney/staff to draft findings for approval at the next meeting

MOTIONS

Amendments to motions:

- Must be germane to the main motion
- Are a good way to add one or a series of conditions

Failed motions; tied motions:

- Failed or tied motion(s) means no recommendation
- If approval motion fails, someone on the prevailing side should immediately move to recommend denial, unless your local code says failure to approve equals denial.
- Goal is to get a recommendation or final action

YOUR ROLE AND ITS LIMITS

Stick to the request before you

- Apply the same standards of relevance to yourself that you would want to see in public testimony.
- If it is a site plan application, don't question the use. If it is a rezoning case, don't engage in site planning.
- The Applicant is in charge of its application; not the Local Government. If the request is for rezoning to C-1; that is what you vote on. (Exception: variances.)

YOUR ROLE AND ITS LIMITS, *contd.*

- The Planning Commission is not the Board of County Commissioners, the City Council or Board of Trustees
- Neither is the Commission the Applicant – resist the urge to “fix” the application
- Board of Adjustment can grant a lesser variance than requested
- HOA covenants, guidelines and declarations are not adopted or enforced by local governments

Ethics and Conflicts of Interest

State Statutes and Local Codes

- 24-18-101 *et seq.*:

The general assembly recognizes that, when citizens obtain public office, conflicts may arise between the public duty and his or her private interest.

- *"No officer or employee shall have a substantial financial or personal interest, direct or indirect, in any transaction with any department, the Board/Council/BOCC or any Commission over which he or she has the power to take or influence official action."*

WHAT TO REMEMBER

- What is a prohibited conflict of interest?
 - Potential for financial profit or loss
 - “Show me the money”
 - Close family relationships
- What is the "appearance of impropriety?"
 - Legislative vs quasi-judicial matters
 - Taxes and leash laws affect you and everyone else
- What must you do about a conflict of interest?
 - Disclose; step down; don't vote

WHAT TO DO IF YOU HAVE A CONFLICT, AN EX-PARTE DISCLOSURE OR A BIAS

- Consult the county / municipal attorney before the meeting
- Disclose the conflict before the item is discussed
- Step down
- Don't vote or otherwise participate
- Best practice: *leave the room*



Ethics and Legal Scenarios for Planning Commissioners

1. At a public hearing to decide whether to adopt new downtown design standards, one planning commissioner states his strong opposition. He claims he spoke with property rights experts who told him the new requirements would hurt businesses by limiting what they can do with their property, which is a “takings.”

Question: Can he state his opinion in a public hearing about this proposed new regulation? Why? Is this an ex parte contact (speaking with former council member)? Is this a “taking?”

2. Planning Commissioner Paula runs into a resident at the pharmacy. Before she figures out what’s happening, he launches into a story about a shady developer that has been building shoddy homes all over the region, causing serious safety issues and exposing ethical missteps. In fact, that developer is proposing a project on Main Street, which is going to be heard later this week. He can’t attend the hearing, but he wanted to make sure she knew to be wary. Paula says she can’t really talk about it outside of the hearing, but he can send her an email with any links to articles or other details.

Question: Was the PC member’s response the appropriate/best response? What are her next steps?

3. The city council is scheduled to review a final site plan for a large commercial development. One of the council members is an engineer. She informs you that she has performed some independent research and drainage calculations for the project and she wants to:

- a. Vote against the project based on her concern that the drainage issues have not been adequately mitigated, and/or
- b. Give the council her research, to be placed as part of the public record.

Question: May the council member do either or both of these things?

4. Planning commission member Pete voted against a rezoning application but the application was ultimately approved by the planning commission. Pete informs you, the Chair, he wants to attend the council’s public hearing, just as a citizen, on the application and express his objections. He states he has a first amendment right to do so, and in any event, the planning commission action on the application is complete.

Question: May the commission member address the council? Why or why not? What if an elected board member wanted to attend a PC meeting?

5. Gerald wants to open a second pet store to locate on Main Street. However, during his presentation at the PC hearing, he requests Planning Commissioner Carol to abstain from voting because, as an avid PETA member and animal rights activist, she has gone on record she is against pet stores that sell puppies from puppy farms. In fact, she has made comments to him in the past that demonstrate she does not respect him or his business. He claims, therefore, she has a conflict of interest and should not be allowed to vote.

Question: Is there a conflict of interest? If not, is there any other problem? What are Carol's next steps?

6. Councilmember Bob is a realtor. The council is hearing an application for final subdivision review for a new subdivision of 100 single family lots. Bob's real estate firm has represented this developer in the past as the marketing realtor, but is not the listing broker on this project. However, Bob has informed you that if the subdivision is approved, his office may attempt to become the listing broker for the project, and at a minimum, he may end up with some individual listings.

Question: Does the councilmember have a conflict? If so, what is the remedy?

7. As part of your preparation for an upcoming planning commission meeting, you accept an offer from an applicant to tour a site that is subject to a subdivision request. Instead of the owner giving the tour, you ask that she send a staff person so she can't lobby you personally. As you are touring the site, you notice nearby residents suspiciously watching the tour from driveways and backyards. For reasons you cannot fully explain, you feel guilty, as if you were doing something improper. *Which of these courses of action is most appropriate?*

- a. You have been very careful to avoid making up your mind before the hearing; you simply want to see the site to understand the project. No problem.
- b. You cut off the tour, disclose the tour at the hearing and discuss what you heard, and be sure to talk with your local government attorney before the hearing.
- c. Ask the applicant if they can offer another tour with the entire planning commission before the hearing, so you all hear the same information at the same time.

8. Dan is a Planning Commission member. He was the project consultant for a subdivision application, but his work is now complete and he has been paid. Can he participate in deliberation and action on the application? If not, can he step down but then choose to address the Commission as a citizen? If not, why not?

9. Open up to attendees' scenarios/questions

TOWN OF SILT

PARKS



RECREATION

& CULTURE

DEVELOPING SPACES

BUILDING COMMUNITY

CREATING SPACES

PROGRAMMING



THIS IS A GUIDE
This publication is intended for the Board of Trustees, the Planning & Zoning Commission, the Public, Staff, and Grantors to understand the priorities and goals for public recreation and congregation, for marketing and economic development, and for the enjoyment of Citizens



Commissioned
2019

Parks, Recreation, & Culture Master Plan 2019

oo

Table of Contents

Acknowledgements.....	i
Executive Summary.....	1
Goals of Comprehensive Plan.....	2
Town Mission Statement and 2019 Board Retreat Goals.....	9
Provide for the Town, Its Citizens, and Property.....	10
1. Introduction.....	13
Plan Process.....	14
Vision of Board Subcommittee.....	15
2. Existing Conditions and Needs Assessment.....	16
History of Parks and Recreation in Silt.....	18
2019 Events, Co-Sponsoring, and Marketing.....	20
Inventory of Parks, Recreation, and Culture.....	23
3. Financial Considerations.....	26
Current Climate.....	27
Effective Long-Term Operation and Maintenance.....	29
Salaries, Benefits, Insurance, and Taxes.....	31
5-Year Needs Assessment.....	33
Future Expenditures and Revenues.....	35
4. Community Input Analysis.....	38
Community Survey.....	39
Open House for Stakeholders.....	45
5. Recommendations & Overview.....	47
Improve/Expand Existing Facilities.....	52
Purchase and Development of Roy Moore Property.....	55
River Recreation.....	58
Marketing and Branding.....	59
Special Events.....	62
Team Sports.....	66
Community and Public Space Art.....	68
Multi-Modal Transportation.....	70
Animal Considerations.....	72
Outside the Town Links.....	73

Parks, Recreation, & Culture Master Plan 2019



Executive Summary

The 2019 Parks, Recreation, & Culture Master Plan (PRCMP) presents facts and recommendations resulting from a comprehensive analysis of recreational and open space parcels, improvements, infrastructure, programming, and capacity. The Town of Silt is a home-rule municipality on the Western Slope of Colorado, on Interstate-70 between Glenwood Springs and Grand Junction. The Town serves 3,200 citizens, with a healthy service area of between 5,000 and 8,000 people within a three-mile radius on the outskirts of town. Outdoor recreation has increasingly become popular, with thousands of individuals frequenting Town parks, special events, and trails. Silt is situated in a spectacular natural setting that serves as the gateway to numerous outdoor activities, including hunting, fishing, skiing and snowboarding, camping, biking, and hiking. In addition to outdoor recreation, citizens and visitors enjoy clean air, scenic views, large expanses of undeveloped land, and observe wildlife such as deer, elk, black bear, fox, beaver, otters, wild turkeys, pheasants, and of course, the Town mascot, the Great Blue Heron. The existing open space and opportunities for recreation in and around Silt currently contribute to a high quality of life for its citizens, County residents, visitors, and business owners.



Parks, Recreation, & Culture Master Plan 2019



Goals of Comprehensive Plan

The Town of Silt Planning & Zoning Commission, in its 2017 Comprehensive Plan, states that “Silt will strive to become a progressive, sustainable town that embraces the positive aspects of directed growth while capitalizing on a western, rural legacy of self-sufficiency and strong community connections”. Specifically, the Comprehensive Plan speaks to goals such as:

Colorado River

- Promote visibility of a riverside walk, in addition to trails throughout the community that encourages healthy lifestyles;
- Create viable conservation standards for the Colorado River and its tributaries with regards to weeds, salinity, sedimentation, invasive animals, invasive plant species, and water quality standards;
- Preserve the important riparian zone adjacent to the Colorado River by discouraging development within one-hundred feet of the river’s edge;
- Promote development opportunities along the Colorado River Corridor, while preserving the floodplain, open lands, historic values and sensitive riparian environment;
- Collaborate with the School District, Silt Historical Society and other parties to educate the public about the value of the river corridor, with educational programs in the schools, interpretive signage, and by supporting public environmental education programs;
- Strengthen tourism potential by working collaboratively with organizations throughout the community to capitalize upon Silt’s environmental resources, wildlife habitat, and unique recreational and cultural assets;
- Explore educational opportunities related to the river habitat, through methods such as educational kiosks along the walking trail that provide information about the Colorado River and related wildlife and vegetation in the area;
- Encourage reclamation of sand and gravel mining operations to include the dedication of lands to appropriate State agencies such as the Division of Parks and Wildlife; facilitate connectivity between reclaimed sand and gravel operations and the State Wildlife area;
- Advertise/promote the wide variety of natural features, sight-seeing opportunities, and back country access available to residents and visitors, such as the Colorado River, Rifle Gap Reservoir, Harvey Gap Reservoir, Rifle Mountain Park, Rifle Falls, and White River National Forest.

Parks, Recreation, & Culture Master Plan 2019



- Develop and support existing cultural facilities and events that contribute to a sense of community;
- Identify opportunities to tie into other regional networks, such as famous railroad events or other historical points of interest.



Community and Special Events



- Residents agree that community participation and leadership in town activities, cultural festivals and celebrations is crucial to creating a community of shared values and goals that boost the local economy and provide a positive experience for all community members;
- Support and expand, as appropriate, existing cultural festivals and celebrations, such as Silt Hey Days, Chautauqua Days, Vintage Baseball Game, Winter Celebration, and Pig Roast;
- Promote cultural events for families and other community members, such as outdoor concerts, farmers markets, theater, and park events, and develop/enhance amenities for hosting such events;

Parks, Recreation, & Culture Master Plan 2019



Trails

- Create an interconnected multi-modal transportation network with distinctive road, bicycle and pedestrian pathway development that supports a grid pattern and ½ mile connected road system;
- Create safe pedestrian routes throughout town for healthy lifestyles, safety, enjoyment and functional connectivity;
- Develop scenic loop roads for bicycle and vehicular traffic;
- Promote a multi-agency relationship to address the impact to Town's streets, including the existing I-70 interchange, from county traffic, taking into account the importance of multi-modal links and alternatives to driving;
- Create trail and hiking maps of the local area amenities as a means to attract tourists;
- Advertise the multi-modal transportation network in as many different arenas as possible, to encourage a healthy lifestyle; work to become a Complete Streets community, which acknowledges multi-modal transportation;



Parks, Recreation, & Culture Master Plan 2019



Provide for the Town, Its Citizens, and Property

Home Rule Charter

“We, the citizens of the Town of Silt, Colorado, believing that the government of Silt exists to serve the people of the Town of Silt, desiring to preserve the heritage of Silt – its river, wildlife habitat, open spaces, and historic small town character; seeking to enable effective citizen participation and to promote involvement in the political process; committed to securing the benefits and advantages of the Constitution of Colorado and to availing ourselves of the rights and privileges of home-rule and self-government in local affairs to the fullest possible extent; do hereby adopt this chapter.”

“The Board of Trustees shall provide for the development and adoption of a capital improvements plan each year...in time to be considered in the preparation and adoption of the Town’s annual budget.”

Silt Municipal Code

§3.32.030 Lodging Tax Purpose and Use of Tax Revenues

“The tax will provide revenues for the development and marketing of visitor improvements and attractions, special events, and beautification projects in the town, historic preservation, and the general promotion of the town and its environs. The revenue raised by the tax shall be deposited in the Town of Silt Beautification Fund that is an enterprise fund distinct from the general fund.”

§8.24.020 Hours of Public Use (Parks, Open Space, and Government Buildings)

- All town parks and open space shall be open to the public from dawn to dusk;*
- All government buildings shall be open to the public from 8 a.m. to 5 p.m., Monday through Friday, excluding holidays;*

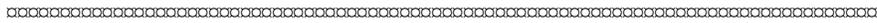
§8.24.030 Use of Bicycle Paths.

- It is lawful to run, jog, walk, hike, bicycle, cross-country ski or otherwise move through any park or public place via a bicycle path at any time as such park or recreation area is closed to public use. However, no person shall loiter on such bicycle path unnecessarily.*

§8.24.040 Dogs Prohibited.

- Silt River Preserve – no dogs allowed due to wildlife conservation easement;*
- Silt Island (Doggie Park) – Dogs may be off-leash if under control of owner;*
- No dogs allowed off trail or off the sidewalk within a park, open space, or public place.*

Parks, Recreation, & Culture Master Plan 2019



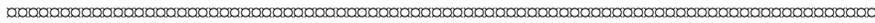
Introduction

Parks, open space, playgrounds, community buildings, gardens, landscaping and trails are essential elements to a small town, helping to facilitate a sense of community, to allow for exercise, to provide solitude and serenity, to promote clean air and clean water, to preserve wildlife habitat, to provide buffers to development and traffic, to create wildlife viewing and nature education, to prevent flooding and mitigate storm water, and to encourage participation in special events, team sports and activities. From the drainage areas filled with cattails and hydrophilic species to the ultra-green turf fields, including the Town’s properties used for wildlife habitat and viewing, the Town will strive to maintain, develop, and preserve both passive and active recreational areas, so that diverse generations of Silt residents can enjoy.

Parks, recreation, and culture master planning provides the community a comprehensive vision of public amenities for the community leaders, its staff, and its citizens to address infrastructure deficiencies, recreational and facility needs, and prioritize based on budgetary constraints and quality of life issues. The Town recognizes there are diverse users of the parks, playgrounds, ball fields, open areas, buildings, and trails, but with thoughtful and responsible forecasting, the Town can not only provide adequately for existing facilities, but also offer new and different opportunities for open space preservation, team sport facilities, special events, playgrounds, and multi-modal thoroughfares. The Parks, Recreation, and Culture Master Plan was developed out of numerous and collaborative open houses, Planning & Zoning Commission meetings, Board Subcommittee meetings, and survey results. By addressing a cross section of both positive and ‘not quite meeting the mark’ concerns, the Board of Trustees addresses in this document both short- and long-term goals, priorities, recommendations, and challenges, never losing sight of what the community wants and needs.

This Parks, Recreation, and Culture Master Plan is a living, breathing document, intended for updates and revisions, as necessary. As technology changes and innovations are available, the Town should strive to infuse the document in an effort to become effective, efficient, and environmentally responsible. The identification of new passive and active recreational opportunities should persuade the staff and Board members to seek to improve the document, with graphic, interactive mapping, and utility-integrated technologies. In concert with residential and commercial development, the Town will continually strive to expand and enrich the public’s access to trails and open spaces within the natural and built environment, as well as cultivating art, culture, and historic treasures in the Town and in the region.

Parks, Recreation, & Culture Master Plan 2019

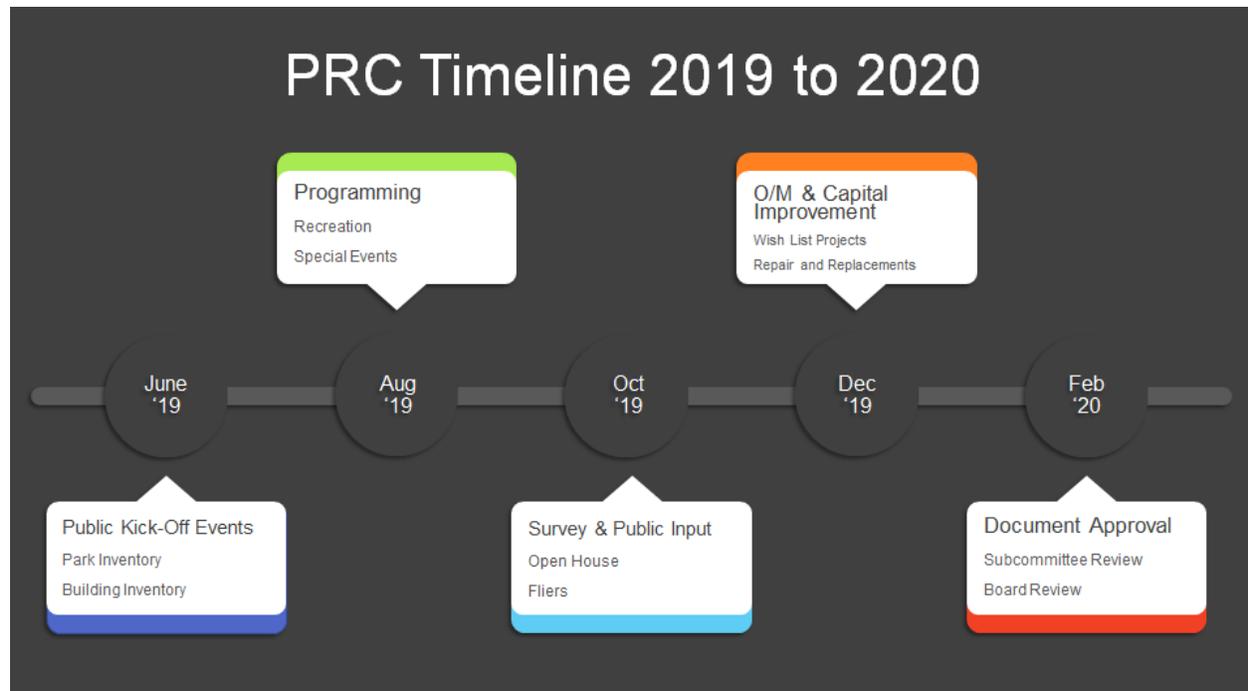


Planning Process

The Town began the Parks, Recreation, and Culture Master Plan in June, 2019. This process combined staff research and presentation, contributions and direction from the Board subcommittee, public opinion generation, and Board of Trustee consideration. Every three to four weeks, staff would present another subset of the master plan to elicit comments and direction, while extensively advertising the master plan effort on the Town’s website, the Town’s Facebook page, notes on utility bills, fliers through Cactus Valley Elementary, the Town’s electronic message board on 9th Street, banners throughout town, and Town Administrator newsletters.

The Town generated and distributed a twelve-question survey via the Town’s Facebook page, website, and Town newsletters, asking the public to weigh in regarding their satisfaction with Town parks and buildings, including the overall Town stewardship of facilities. The survey also asked whether activities are adequate or deficient, what uses should be added/detracted, and what priority should be put on specific improvements.

The Board of Trustee reviewed and approved the document on January 27, following a public hearing.



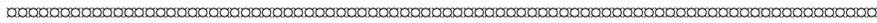
Vision of the Board Subcommittee

The Board of Trustees appointed Trustees Jerry Seifert and Sam Walls to the Parks, Recreation, and Culture Master Plan Subcommittee. The Subcommittee was most interested in determining the cost of improving, updating, and maintaining the Town's existing parks, buildings, open spaces, conservation easement, play fields, recreational amenities, and drainages. Since maintenance of these facilities is borne out of the Town's very limited General Fund, there is a heightened sense of conservationism and stewardship to avoid spending money on things that the citizens do not want. The Board Subcommittee members not only put a strong emphasis on the different ways to fund and meet the Town's existing commitments, including grants, user fees, and intergovernmental cooperation, they also relied heavily on citizen desires and needs, gleaned from the surveys.

The Subcommittee also expressed their strong desire to adopt long-term strategies for existing and future facilities. The Town demolished the dilapidated and structurally unsafe Community Center just south of the tennis courts in the fall of 2019, which affected Town citizens and staff alike, as the building produced many memories over the years. This loss brought special focus to the ways that citizens utilize the public buildings and other Town spaces for Town, government, nonprofit, and private events. The Town Center and Town Council Chambers filled part the void left by the demolition of the Community Center, but this situation prompted questions regarding the need for a long-term capacity and acquisition plan for multi-use buildings and spaces. This Parks, Recreation, and Culture Master Plan, with Subcommittee oversight and influence, attempts to provide the board and the citizenry with a blueprint of small to large projects that meet the Town's goals of recreational sports, active and age-appropriate play fields and playgrounds, serene wildlife areas for hiking and bird watching, responsible management of drainage areas and wetlands to treat storm water and harbor wild animals, and an array of special events that encourage citizens to enjoy their community.

The Subcommittee, in their meetings with staff, underscored their concerns that the Town not expand past its ability to deliver timely and adequate maintenance and service to parks, buildings, open spaces, conservation easement, play fields, recreational amenities, and drainages. The Town is currently responsible for nearly two hundred acres, dozens of facilities, and hundreds of capital items that are utilized in a recreational manner. Some of the facilities and acreages have been sparsely maintained due to prior budget constraints and are now in need of major renovation or replacements. This plan attempts to outline each facility's condition and functions, and take a critical look at the viability of each facility in relation to the limited money for improvement. The Subcommittee's recommendation to the Board of Trustees will derive from a comprehensive, data driven process that seeks to determine which facilities and acreages are most supported by the community.

Parks, Recreation, & Culture Master Plan 2019



Existing Conditions and Needs Assessment

This Master Plan process is important to advise the Board and the public as to the type and condition of amenities within public spaces, public buildings, open spaces, conservation easement, play fields, recreational amenities, and drainages. The Subcommittee reviewed the acreages, uses, improvements, deficiencies, vegetation, etc., for each of the Town's spaces, as seen in this section. The Subcommittee found some parks and spaces to be underutilized, likely due to older equipment, lack of age-appropriate equipment, sizes and condition of infrastructure serving park/space, and locations of amenities. For example, a park on the west side of town has very few patrons a month, perhaps due to the fact that it has toddler-type playground equipment that does not appeal to older children. It also has damaged park furniture in need of replacement. Although the park landscaping is well maintained and the pond provides a beautiful setting, the playground equipment, picnic shelter, and park furniture all lack appeal and function. Therefore, this plan would seek to determine whether the Town repurposes this park, or others, to another use, or likewise enhances the park to function better as a playground and picnic area.



The Parks, Recreation, & Culture Master Plan Survey gave insight as to the priorities that citizens place on Town parks, buildings, open spaces, conservation easement, play fields, recreational amenities, and drainages. While the survey document and its findings will be presented later in this report, it may be helpful to understand that many of the respondents

have not visited the Town’s facilities and/or properties. This finding may mean that the Town does not adequately advertise the facilities and/or functions, or it may mean that the facilities do not appeal to the respondents. The Town Subcommittee must decide whether the limited survey findings represent the population as a whole, and if so, what better uses or improvements should occur. In some cases, although the majority of respondents may not visit a specific park, the park may be well used by the adjacent residents who perhaps did not respond to the survey.



The Town is responsible for some acreages that serve multiple purposes, such as the Silt Island Park, which is not only an off-leash dog park, but also serves as a natural trail, a boat ramp, a bird-watching area, a river-fishing destination, and a picnicking spot. It is likely that these multiple-use parks appeal to a greater number of survey respondents. As well, some destinations are enjoyed by out-of-area residents who may not have taken the survey. The Subcommittee contemplated these different scenarios in a comprehensive fashion to understand



Silt Island Park

the popularity, usefulness, and overall viability of each park, building, open space, conservation easement, play field, recreational amenity, and drainage.

Old Town Shop at 648 N. 7th Street



Some facilities have been recently repurposed to accommodate an expanding special events curriculum. Since 2011, the Town has utilized portions of the Town Hall, the old Town shop, and the Town Center for storage, commissary, and set-up purposes.

Parks, Recreation, & Culture Master Plan 2019



History of Parks and Recreation in Silt

The Town has long been a bedroom community, serving the tourist/hospitality industry and the construction industry in upper valley towns, as well as the oil and gas industry in the Piceance Basin. This fact affects the Town's generation of sales taxes that helps to pay for General Fund items such as parks maintenance and recreational programming. Since residential development is the primary industry within the Town, the Board ensures through Silt Municipal Code that the Town receives new, adequately-improved parks, open space, and trails upon subdivision and development of a parcel, at the rate of seven acres per one thousand proposed residents. As most subdivisions have been small (under one hundred units), the parkland dedication requirement has generally resulted in smaller neighborhood parks, rather than community parks.



Stoney Ridge Pavilion and Ball Field

However, the Town was able to gain a large parcel of land from both a developer and from the school district, Stoney Ridge Park, located north of Orchard Avenue between 7th Street and 10th Street and which now houses the Skate Park, the Pavilion and greenroom, the horseshoe pits and the ball field, as well as proving vital to the Town's annual special events.

The Town leases the Roy Moore Soccer Field and parking lot, adjacent to the Stoney Ridge Park, and this parcel is home to U-10 and U-12 soccer, with two backstops on the periphery that could be used for baseball and softball. The Hey Day Committee utilizes this property for Vintage Baseball during that event. And, the Town uses the vast parking lot for its concerts and large events at the Pavilion. Although the Town has offered to purchase this property several times, the school district is not at this time willing to sell.



Roy Moore Basketball Court and Soccer Field

The Town also obtained property from the Gilstrap family in the early 2000s, known as the Silt Wetlands, which is an important component of the Town's storm water drainage system, storing and removing contaminants from historic and channelized storm water before proceeding downstream to the Colorado River. It is also home to many hydrophilic species of plants and animals, serving as critical habitat and a buffer to development.



Wetlands east of Roundabout



Flying Eagle Soccer Field and Playground

Another critical large parcel is the Flying Eagle Soccer Field and Playground, dedicated in the late 1990s and located north of Grand Avenue and south of Orchard Avenue, within the 1500 block. This field is instrumental to U-6 and U-8 soccer, but also functions as a t-ball and youth football field.

Veterans' Park is one of the oldest Town parks, deeded to the Town in the 1950s by the presiding municipal judge and philanthropist. Dedicated to military veterans, the park has historical and emotional significance to the Town, hosting the Hey Days celebration and the Town of Silt Ambulance Pig Roast benefit for years before the Town's Centennial in 2015.



Veterans' Park Gazebo

Over the last five decades, the Town organized summer team sports (baseball, softball, and t-ball), held numerous activities in its Community Center, such as art classes, yoga, and cross-fit, and offered youth events such as hiking, sidewalk chalk days, and water sport competitions. In recent years, a local nonprofit organized soccer and basketball teams, but the Town, in 2020, will take over from the nonprofit to host these team sports again to the area's youth.

Events, Co-Sponsoring, and Marketing

In 2011, the Board commissioned the construction of the Stoney Ridge Pavilion, located just north and adjacent to the Stoney Ridge Baseball Field. Finished in September, the Town hosted its first concert soon thereafter, and thus began the Party at the Pavilion Concert Series. Adding events each year, the Town ended the 2019 Special Event season with over twenty-three event days in five different locations, including Veterans' Park, Silt River Preserve, the Town Hall/Library Plaza, Stoney Ridge Ball Field, and Roy Moore parcel. The events are well-received, with between 150 and 1,200 attendees, and have proven to increase the collection of sales tax and lodging tax within the concert months (June-August), but also helping to brand the Town.



The Town hosts original events like “Murder Mysteries”, which includes a “WhoDunnit” game for participants to play, all in character. These events are nearly always sold out, but are labor intensive regarding set-up, registration, and food preparation. It might be wise to plan future ‘mysteries’ that include multiple night offerings and catered dinners.

The Town has organized many successful tribute concerts on the Pavilion stage. These acts generally have full production and seek to imitate the original bands: AC/DC, KISS, U2, Heart, The Eagles, The Doobie Brothers, Stevie Ray Vaughn, The Doors, Tom Petty, and Journey. The Town has also hosted original artists, such as Highway 101, Little Texas, Cory Brunson, Michael Morrow & the Culprits, Johnny O, Ryan Shupe, Gerry Goodman, Jay Ketchum, and the Fabulous Thunderbirds. The biggest concert of the year is the Kick-Off to Hey Days, and the Town takes in a modest fee for three to four hours of entertainment, drawing 1,200 people in 2018. The Town does all print advertising, ticket sales, website & social media promotion, and t-shirt printing. At the end of the concert, the Town puts on a fabulous



fireworks display. The Town also holds 2 to 3 free concerts per year that are nicely attended.



Camp Badge, in its fourth year, has between 25-30 children per class, aged 3rd to 8th graders, held on the Stoney Ridge Ball Field for a week of half-day sessions. The ‘cadets’ end the week at Silt Town Hall, where they graduate and are served lunch by the Community Development crew from the Town’s Concession Trailer.

The ever-popular Bike Rodeo has been held on Grand Avenue (course) and at Veterans’ Park for decades. Police officers from around the region help with this event, handing out helmets and goody bags. At the end of the event, the Chief raffles off new bicycles and the Community Development crew serves lunch from the Town’s Concession Trailer. In 2019, the Town partnered with “Go Gray in May”, a brain injury nonprofit, which conducted a 1K fun walk/run and joined in the lunch.



The Easter Egg Hunt is a reliably well-attended event held at Veterans’ Park. The Town offers free photos with the Easter Bunny, special eggs redeemable for prizes, and free face painting. Drawing over four hundred children and parents, the event has nearly outgrown its current venue and may be moved to the Stoney Ridge Ball Field soon. Once sponsored by the Silt Chamber, the Town now hosts the event.

The Silt Police Department organizes two events per year, including 2 classes of Camp Badge, a junior police academy, and the Bike Rodeo, a bicycle and pedestrian safety event.



In its 5th year, Punkin' Chuckin' remains a crowd favorite. With six mechanical launchers (built by the Town and other participants) and a few hand launchers, this event appeals to all ages. The Town gives prizes such as t-shirts and food to those who hit the targets in Stoney Ridge Ball Field. The Town runs the Concession Trailer as a means to offer an inexpensive night of fun to the residents. Although this event is fairly labor intensive, the payback on this event is the positive press coverage and the smiles on the faces of participants. At one time, the Town grew the pumpkins for launching, but now purchases them locally.

The Town is a 'Tree City' designee, and therefore celebrates Arbor Day with a tree planting and refreshments. For several years, the local Girl Scout Troop purchased the tree and was on hand to help plant. This event is not well attended but is a necessary part of being a 'Tree City' designee. Normally held on a Friday to utilize the existing labor in the Public Works Department, this event conflicts with the working lives of parents and has not grown in the last several decades. An educational event, Arbor Day Tree Planting could be held on a Saturday to gain maximum attendance, and since it is a required event for Tree City status, the Town should work to include all types of interested parties, including arborists, bird watchers, supporters of the environment, and state agencies and others (Division of Parks & Wildlife, CSU Extension Office.)





The Town hosts Movie Night in Veterans' Park, showing family friendly flicks and offering free popcorn. The Town has also used the Concession Trailer at this event, although that set-up is more labor intensive and is not always well used. The projection of the movie is on a canvas screen mounted on a private building on the edge of the park. Citizens have indicated that they would prefer the event be at Stoney Ridge Pavilion, but the Town does not currently have equipment for that venue.



The Ice Cream Social is a refreshing event in the hot summer months held to the west of the Town Hall. The Town offers free ice cream and water, as well as live music from the local community, including the Glenwood Springs Chorale and A Band Called Alexis. The Town offers food produced in its Concession Trailer, but also has local food and gift vendors. This has become yet another event that draws citizens to congregate with their other community members.



The Town conducted BMX races for one season north of the Stoney Ridge Ball Field and east of the Stoney Ridge Pavilion. The event did not gain traction, unfortunately, and the Town ceased maintaining the BMX track. One reason for the lackluster support of the track was likely its steep terrain on the north. Overall, this track could be maintained for a relatively small amount, if deemed a priority.



The Town holds its Chili Cook-Off in the Town Hall/Library Plaza, with a Kiddie Play Area full of toys and games, a portable stage hosting a live band or a DJ, and the beer/wine tent that doubles as a free coffee/hot chocolate spot. Always well-attended and much appreciated, the Chili Cook-Off draws in between 13 – 20 different red and green chili, all eligible for cash prizes for 1st, 2nd, and 3rd place in each category. This event is less labor intensive than Party at the Pavilion concerts, and is the second to last event of each season.

Once a fundraiser for the Silt Ambulance, the annual Pig Roast is one of the Town's premier events at the Stoney Ridge Pavilion. The event includes a free concert, with roasted pork, corn on the cob, baked beans, and potato salad served from the Town's Concession Trailer. The proceeds from both food and beer/wine sales go to a local veterans' group. The Hey Day Committee requested and the Town approved transfer of this event to the Committee, to be held at Veterans' Park.



Sitting with Santa is one of the greatest events of each season, held in the Town Hall Board Chambers. To give back to the community, the Town offers free photos with Santa, gifts, hot chocolate, coffee, and cookies in a four-hour time slot. This inexpensive event is a favorite, serving 200 to 400 children each year. The Santa in this photo started his career with the Town of Silt, upon urging by the staff, and he has now enjoyed many other Santa-sitting events in the vicinity, which proves that Silt can be a trendsetter!



The Town has co-sponsored some events with other nonprofits and government agencies. Raptor Fest is one of those events, hosting ‘birds of prey’ demonstrations, habitat discussions, and booth space for similarly aligned nonprofits. Held at the Stoney Ridge Pavilion, Raptor Fest is a building event that couples education with hands-on experiences. The Town runs the Concession Trailer during this event, which has been scheduled the day after Pig Roast, the day after Punkin’ Chuckin’ and during Silt Hey Days.

The Garfield County Sheriff’s Office uses the Stoney Ridge Pavilion to host its First Responders Day, also known as the Torch Run. This event draws attendees from all over the county and serves as a patriotic law enforcement tribute with a Bear Cat Pull, helicopter tours, live music on the stage, and free lunch. The Town provides the venue and advertises for the event, but does not actively participate in coordination.



BFYM PRODUCTIONS & THE TOWN OF SILT, CO PRESENTS
SILT STONEY RIDGE PAVILION
ROCKIN' BLUES FESTIVAL
AUGUST 11TH

BAND OF BROTHERS
 PRE-SALE \$15 || GATE \$20

MICHAEL HORNBUCKLE BAND
 featuring Sarah Sheard & Vince Converse

SPECIAL GUEST SUNDANZE

WILD MOUNTAIN HONEY
 Proceeds going to O.I. "Operation Independence" helping fill a package for our Troops overseas

SILT, COLORADO
 648 N. 7th Street

KENNY BRENT	12:15 - 1:30
PAIR OF JOKERS	1:45 - 2:30
WILD MOUNTAIN HONEY	2:45 - 4:00
EEF & THE BLUES EXPRESS	4:15 - 5:45
MICHAEL HORNBUCKLE	6:00 - 7:45
BAND OF BROTHERS featuring SUNDANZE	8:00 - 10:00

VETERANS TO SILENCE AT GATE

ME'd by Jim Beaker

Ph.: "Drr" 970-379-6022
<https://orrbfd.wikisite.com/mysite>

Another Town/nonprofit sponsored event is the Rockin’ Blues Festival. The organizers of this event hosted the veterans’ benefit concert at the Stoney Ridge Pavilion in two of the last three years. This event brought attendees from all over the state of Colorado. The Town co-sponsored the event by purchasing event insurance, selling beer/wine, and selling food from its Concession Trailer. Although attendance was lower than expected, its promoters feel this ticketed event is building and wish to bring it back, perhaps to cover the loss of the Town’s veterans’ benefit Pig Roast.

Inventory of Building, Parks, and other Properties

Town Center

The Town acquired the Town Center in 2012, an exchange between the Library District and the Town for the Town's property south of Town Hall. The Town Center is a 1,800 square foot meeting room/special event/training venue that rents out eight to ten times per month. The building includes two handicapped bathrooms, measuring 6' x 6', with



Town Center at 600 Home Avenue

tile flooring. It also includes a commercial kitchen with a three bay sink and two vegetable sinks, refrigerator, freezer, and range/oven, measuring 12' x 8', a storage area measuring 10' x 10', and a mechanical room with a forty gallon water heater, mop sink, and utility sink, measuring 6' x 6'. The kitchen has washable walls and ceiling, and laminate flooring. The exterior of the building is brick and split face block, with a metal/glass front entry door and large paned windows. Mature landscaping includes trees, shrubs, and lawn, with an automated sprinkler system. A rear door opens to the kitchen, and has an adjacent 50-amp hookup for the Town's Concession Trailer.

This building has been crucial to filling the gap following demolition of the Community Center, and currently is home to the Senior Meals Program hosted by the Garfield County Housing Authority. Built in 1984, the building does have maintenance issues related to energy efficiency, ADA accessibility, and old lighting. The Town recently installed a new heating/air conditioning, roof-mounted unit, but the building still requires painting, energy efficient windows, and LED lighting throughout. Additionally, the Town plans to install a ventilation hood and fire suppression system over the range, for the cooking of oily foods. The installation of a ventilation hood would allow for the Town to rent the building to bakers and mobile vendors, and could possibly be a business incubator, important to the economic development of the Town. The concrete walkway south of the building is degraded and settling, and is lacking ADA accessibility from the eastern parking lot to the front entrance. The Town estimates the cost of all improvements at \$65,000, and will schedule some of the work in 2020. The building has a commercial occupancy of 173 people, making it a good size for Town events, meetings, classes, and demonstrations, but the building is also well-used by the public for parties and meetings, as well. The Town Center's large rooms are situated for maximum occupancy.

Town Hall

The Board of Trustees commissioned the construction of Town Hall in 1981, and the Town completed construction in 1982. This administrative building houses not only the administrative personnel (4 employees), but also the Community Development Department (3 employees), the Police Department, and the Public Works Department (2 employees), for a total of thirteen offices, one Board chambers, 1 private unisex bathroom, one office/media room, one mechanical room, two public bathrooms (male and female) and numerous archival and storage areas. The Community Development Department and the Police Department share the former ambulance bay in the northwest corner of the lower floor, for special event and police department storage purposes. There is an archive area adjacent to the Public Works Director's office, and four additional archival areas are upstairs, serving Community Development, the obsolete ambulance (records only), and the Town Clerk (records only). Incidentally, the Town generally complies with retention schedules for documents, but does keep some documents past the legally required minimum time period to assist in building a historical record.



Town Hall is an old building that needs specific improvements, such as a new heating/cooling system, security features for front-line employees, refurbishment of bathrooms (including new plumbing fixtures), the addition of a break room for employees, media upgrade, and completion of an upstairs conference room. Staff recently commissioned repair of the flat roof, but that fix is anticipated to last only five years. The Town Hall is not energy efficient either, requiring new windows, new doors, and an LED lighting system. The Town recently installed new flooring and new paint in most offices.