

## **Two** Comprehensive Planning Process

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*(revised November 19, 1998)*

### **Policies**

***T****he residents and visitors of Snowmass Village are integral to planning the future of their community. Our collective and individual responsibility is to work together to identify common issues and needs and to pool resources in order to improve the community.*

Snowmass Village shall:

- §§* Use the Comprehensive Plan as a regulatory document to guide Town elected and appointed officials, staff, businesses, developers, property owners, and other entities in implementing our goals and objectives.
- §§* Ensure that implementation and updating of the Plan continues to be a community-wide effort.
- §§* Provide opportunities for continued citizen involvement in implementation decisions and in land use planning process. The Plan will continue to designate appropriate future land uses, activities and services based on the community's preferences, the protection of the environment and the enhancement of the economy.
- §§* Communicate and work with counties and municipalities in the region to implement shared regional goals.

Changes leading to this comprehensive plan revision include the need to:

- ✂✂ Acknowledge the changing economic and social conditions within the valley.
- ✂✂ Integrate community expectations regarding government's role in land use and transportation issues.
- ✂✂ Clarify the relationship between the "community" of Snowmass Village and the "resort" of Snowmass Village.
- ✂✂ Evaluate the impact of growth on the quality of life and community character.
- ✂✂ Enhance and provide year-round community recreational facilities and amenities.
- ✂✂ Preserve natural resources, determine open land needs and develop a process for their acquisition and preservation.
- ✂✂ Establish land use guidelines to address the remaining undeveloped areas of Snowmass Village.
- ✂✂ Determine growth boundaries and define a clear regional annexation policy.
- ✂✂ Define the community's expectations for development and redevelopment of the Town.
- ✂✂ Protect the integrity and character of the community while accommodating some level of growth.
- ✂✂ Enhance the entrance appearance and function in the Rodeo area.
- ✂✂ Restore, protect and enhance Brush Creek.
- ✂✂ Create a cohesive Town Core and a 'sense of place' in Snowmass Village.
- ✂✂ Mitigate the impacts of expanded commercial areas on our existing retailers.
- ✂✂ Evaluate the effect of visitors staying in Aspen and skiing in Snowmass Village have on the Town.
- ✂✂ Evaluate the effect that growth has on the quality of the skier experience.
- ✂✂ Understand the impacts of and mitigate the loss of quality short-term rental units in the Village.
- ✂✂ Maintain acceptable levels of service on our main roads and the intersections.
- ✂✂ Determine the appropriate relationship of the Mall and Base Village transit centers.
- ✂✂ Address employee issues, including the provision of affordable housing alternatives, which meet the needs, and preferences of the community.

## **A** *Mission / Objective / Expectations*

The Comprehensive Plan evaluates changes that have occurred since its last revision and articulates a common vision for the future of Snowmass Village. The plan balances community values and preferences with policies for land use, economics, environment and transportation. Both short-term and long-term actions are required to implement the Plan.

## **B** *Authority*

All municipal governments in the State of Colorado derive authority to enact land use control measures from the general municipal authority granted in the Colorado Constitution and by State Legislation. As a Home Rule Municipality, the Town may enact legislation that conflicts with state legislation provided that the Town's legislation is of a purely local concern. The authority of the Snowmass Village Town Council to adopt a Master Plan arises specifically from Section 1.7 of the Town of Snowmass Village Municipal Charter which states, "The council shall adopt and maintain a comprehensive master plan of the Town." In addition, the Planning Commission is charged with conducting a yearly review of the Plan.

The specific authority for a statutory municipality to plan and zone is contained in Title 31, Article 23, Colorado Revised Statutes (C.R.S.). These statutes clearly specify the provisions pertaining to planning and zoning activities for municipal governments and also extend to home rule municipalities. In addition, the jurisdiction of the Town Comprehensive Plan, pursuant to §31-23-212, C.R.S., includes land within three miles of the boundaries of the Town located in unincorporated areas of Pitkin County.

## **C** *The Process*

In addition to the many past planning documents; the ideas, concepts and input gained from planning experts, technical professionals, the general public and others contributed to this revision of the Comprehensive Plan. The planning effort was publicized throughout the community and volunteer working groups with diverse community membership addressed key areas of the plan. The groups held over 40 meetings. Public officials and citizens were interviewed and a series of public meetings were held to gather the best information and most current ideas about Snowmass Village's present condition and future opportunities.

## **1. The Special Study Areas**

Five special planning areas evolved when residents felt that, "if we could figure these areas out, the rest would come together." The special areas include:

- ✍✍ The Lower Brush Creek Valley
- ✍✍ The Rodeo Grounds/Entryway
- ✍✍ Faraway Ranch South
- ✍✍ Faraway Ranch North
- ✍✍ The Town Core (Snowmass Mall, Base Village, Snowmass Center)

Specific policies were recommended for land use and transportation. The Future Land Use plan incorporates these ideas and preferences for each of the special planning areas.

## **2. The Community Exposition**

On July 4th, 1997, in conjunction with the annual community picnic, a Comprehensive Plan Exposition was held with great community participation. Over 400 attendees viewed completed work, including alternatives for each special study area. Planning issues were discussed and community members responded to the ideas about land use, density and circulation. Attendees were surveyed to register specific thoughts, opinions and suggestions about the Comprehensive Plan (See Appendix A, Exposition questionnaire and survey results).

## **3. Joint Planning**

While the comprehensive planning process was proceeding, the Planning Commission and Town Council embarked on the process of Joint Planning. "Joint Planning" is an informal process that allows the Planning Commission, Town Council and a developer to discuss and study areas proposed for development in detail. The areas that were studied in the Joint Planning process included Faraway Ranch South, the Snowmass Lodge and Club, Base Village and the Rodeo. The Joint Planning Process was important in the development of many aspects of the Plan. Many of the thoughts, ideas and concerns developed in these meetings were incorporated into the Comprehensive Plan.

## **4. The Planning Commission**

Following the July 4<sup>th</sup> Exposition, the Planning Commission reviewed draft plans, evaluated recommendations and resolved conflicting information. They examined the 'big picture' of where and what the Town is and should be in the future. They integrated suggestions and recommendations -- from working groups, surveys, community meetings, and joint planning sessions and developed the information into a comprehensive and clear approach for future growth and development. A Draft

Comprehensive Plan was presented to Town Council for review and adoption. The Comprehensive Plan was adopted by Ordinance 4 - 1998 on August 17, 1998.