



Community Plan

Crested Butte Community Plan Committee Meeting #2

Friday, May 31, 9 – 11 am

Town Hall (Meeting Room Junior) or Teams

Remote call-in information:

[Join the meeting now](#)

Meeting ID: 215 550 134 381

Passcode: 4UvYcY

Meeting Objectives

1. Discuss the Community Plan draft goal statement
 2. Discuss potential zoning tools to explore, criteria to evaluate, and potential opportunity zones
-

Meeting Agenda

9:00 – 9:10 am – Welcome

- What have we been up to and where are we in the process?

9:10 – 10:00 am – Community Plan Goal Discussion

- Discussion and refinement of draft goal statement

10:00 – 10:50 am – Areas of Opportunity Activity

- Discussion on areas of change and stability factors, tools, and criteria
- Mapping activity on areas of focus

10:50 – 11:00 am – What's coming up next?

- June 5 Navigation Committee meeting reminder
- Key dates to save and summer outreach preview



Staff Report

May 31, 2024

To: Community Plan Committee
From: Mel Yemma, AICP, Long Range Planner
Subject: Community Plan Committee Meeting #2

Summary

This memo provides background information for each agenda item for the second meeting of the Community Plan (CP) advisory committee.

What have we been up to and where are we in the process?

Current Phase: Discovery

The CP is still in its discovery phase in conducting policy review, data collection, stakeholder interviews, and data analysis. Due to the comprehensiveness of this study, the discovery phase will continue to run concurrently with the desire phase through the summer, with key data summaries ready to be shared with the committee at the third committee meeting in late August. Below are updates on the data collection and analysis:

1. **Economic Market Study:** This effort examines market conditions, identifies commercial deficiencies and opportunities, and identifies essential community-serving goods and services needs of the north valley. Staff is in process of reviewing the first draft of the study.
2. **Housing Needs Assessment:** The Gunnison Valley Regional Housing Authority is conducting a housing needs assessment which will help inform this plan by identifying how the local housing market serves the needs of the local workforce. The first phase of the needs assessment showing the current housing market for the current workforce has been shared with the Town and is under review. A second phase of the study, anticipating future workforce housing conditions will occur this summer with a household survey to provide more specific data and context.
3. **Local Census Update:** The Town is updating its local census to understand local demographic trends and how each housing unit in Town is used. The census currently has an 34.7% response rate and survey collection will continue through the summer at the Town's outreach events. [Please take the census if you have not yet done so.](#)
4. **Physical and Regulatory review:** This analysis will provide a comprehensive review of the Town's existing physical condition, affordable housing and facilities policies and programs, and zoning code assessment. Torti Gallas and Partners is working through this comprehensive policy review.
5. **Yield Study:** A yield study of the Town's current zoning code is being conducted. The study will present how much more development the current zoning code could yield by examining what is built and what is allowed. The yield study will also include contextual analysis regarding sensitive lands, wetlands, floodplain, excessive slope, as well as viewsheds and shadow analysis. The yield study will be the foundation of studying potential changes to the zoning code and identifying key areas of opportunity and tools to focus on (which will be informed by community outreach).

6. **Case Studies:** The project team will learn from other communities on zoning and development tools they are using to address affordability. Mel and Hannah attended the annual congress of the Congress for the New Urbanism to learn about how other towns and cities are addressing zoning code updates. Case study research will continue through the summer.
7. **Opportunity levers:** Using all this data analysis, this phase will culminate in identification of the biggest potential policy levers to consider utilizing in this plan. The policy levers identified will help inform development of success measures at the third advisory committee meeting in August.

What's Next? Phase 2: Desire (June – August 2023)

Beginning in June, the Town will initiate community-wide outreach for the CP. The community engagement phase will be strategically intertwined with a broader Compass Navigation outreach to build education, connection, and understanding of all the Town's planning process (TMP, HPP, and CAP). This will include robust outreach through the summer including:

1. **Communications campaign:** Strategic communications materials will be shared through the Town's outlets, local media (Newspaper, KBUT), and other locations around Town to inform and educate the community on Compass Navigation and the CP. The communications campaign will include an "action item" of a survey to solicit input on the Community's desires for the CP, as well as all the other plans.
2. **Town-sponsored events:** The Town plans to sponsor several events to engage the community, which will be facilitated in away to solicit cross-cutting input across all the plans. So far, this includes:
 - a. **Public Policy Forum on June 18:** In collaboration with the Public Policy Forum, the first forum will host Justin Farrell, author of *Billionaire Wilderness*, and Neal Payton, Senior Principal of TGP (the Town's consultant for the CP) to discuss "Resort Economics: How can mountain towns and their communities thrive into the future?"
 - b. **Neighborhood Block Parties:** A series of four block parties throughout Town to build community, raise awareness of Compass Navigation, and solicit input.
3. **Pop up events and outreach:** The Town will conduct outreach at existing, pop-up events throughout the summer to go to the community to raise awareness and solicit input on the CP and Compass Navigation process.
4. **Individual stakeholder interviews and focus groups:** The Town will conduct individual stakeholder interviews and focus groups with key stakeholders for the CP, as well as key community ambassadors and thought leaders to gain deep feedback on the CP and Compass Navigation.

Looking Ahead: Phase 3: Design (September – October 2023)

The third phase of design will craft the success measures, followed by design and infill alternatives for community consideration. Success measures and initial alternatives will be framed by synthesizing the data and analysis from the discovery phase, with the desires of the community heard through the desire phase. The design effort will include a multi-day charrette (at the Crested Butte Center for the Arts from September 9-13) for all members of the community to actively participate in or stop into an open house to learn and react to the charrette in real time. The design charrette will include targeted focus group meetings with broad open houses to meet a diversity of needs and availability. After the Charette, design alternatives will be refined by the project team.

Down the Line: Phase 4: Discussion (November 2023 – February 2024)

The fourth phase of discussion will focus on vetting alternative development scenarios with the community, which will lead to the creation of the draft plan document. While community open houses and work sessions will occur, the Town will use existing community events, meetings, and happy hours

to go out into the community to present and discuss the design alternatives created, as well as the draft plan. Once the draft plan is published, a month-long feedback survey will solicit community-wide feedback prior to considering the plan for adoption. Once the plan is adopted, the Town will use Recommendations from the plan to begin the process of updating its zoning code and development regulations.

Goal Statement Discussion

The CP is intentionally following the Community Compass decision-making framework of:

1. Understand the challenge and define the goal.
2. Commit to a community engagement strategy.
3. Develop success measures based on the community's values.
4. Identify alternatives and filter them through the success measures.
5. Make decisions based on informed consent.

The CP is in the first step of understanding the challenge and defining the goal.

What is the challenge? Using feedback gathered through developing the Community Compass and the key takeaways from the introduction to the plan's challenge at the first advisory committee meeting, the following draft challenge statement has been crafted. The draft is intended to be refined with the committee at this meeting and will continue the refined this summer based on community outreach and data analysis.

DRAFT Challenge Statement: Crested Butte is at a pivotal crossroads. Rapid growth and economic investment in the Gunnison Valley are resulting in compounding challenges that have emerged at an unprecedented scale, including tourism growth, an affordable housing crisis, and a prolific workforce shortage. Crested Butte is losing ground on community livability as it faces these challenges, ranging from access and affordability of housing, sense of neighborhood connectivity, loss of civic engagement and social involvement, and lack of ability for community members to see an opportunity to build a sustainable future here.

As there has been rapid economic investment and tourism growth in Crested Butte, the market is not producing essential goods and services to allow Crested Butte to function as a complete community. Crested Butte's current high land costs and the Town's development regulations are resulting in "highest and best use" for development catered the solely serve the tourism economy at the expense of a functioning community where the provision of affordable housing and goods and services for the workforce to live comfortably and thrive is out of balance.

The Town of Crested Butte's development regulations provide the framework for the private market to invest in the community, guiding the Town's look, feel, and function. Crested Butte's land development code has always incrementally changed over time to account for new challenges or changes in community dynamics throughout its history. Now is the time to examine the code and determine how it should be retooled to ensure it is leveraged to incentivize and better guide the market to help the Crested Butte community face its challenges and better balance providing the needs of a tourism-based economy with the needs of a fully functioning and livable community.

What is the goal? This plan will use the Compass strategic goals of "accommodate growth in a way that maintains our rural feel" and "enable people who live and work here to thrive" as guiding goals for this plan's specific goal statement. But in total, all seven of the Compass strategic will actively influence or touch the CP:

1. Approach community challenges through active collaboration and engagement.
2. Accommodate growth in a way that maintains the Town's and Valley's rural feel.
3. Enable people who live and work here to thrive.
4. Retain the unique character and traditions of Crested Butte.
5. De-emphasize cars and focus on walking, biking, and transit.
6. Continue to passionately care for our natural surroundings and forever protect Red Lady.
7. Act on the urgency of climate change and prepare for the changes we expect from it.

This plan is an opportunity for the Town to comprehensively evaluate, plan, recommend, and codify updates to its subdivision, zoning regulations, and building codes to strengthen the Crested Butte's community by enabling people who live and work in Crested Butte to thrive. By thrive, this strategic goal means that the community, ranging from Crested Butte's youth, to its workforce, to its aging population, can build a future in the valley through access to attainable and secure housing, ensure access to a vibrant local business scene, and provide opportunities for affordable essential goods and services such as childcare.

The CP will guide the Town to meet this goal, which is deeply interrelated to the other strategic goals. The Town aims to intentionally plan for growth in a way that concentrates development near existing infrastructure to improve the opportunities for affordability, while retaining the unique character and traditions of Crested Butte, and while stewarding the natural and agriculture spaces that the community cherishes. Concentrating development opportunities for additional housing near existing infrastructure will also help meet the Town's mobility goal of de-emphasizing cars and focusing on walking, biking, and transit. Lastly, this plan will promote an active full-time community within the Town and support the Town's climate action goals.

The challenge of defining the CP goal lies in creating a concise and motivational goal for this plan that touches on every aspect of the Compass strategic goals and essentially, what makes Crested Butte's town and community so loved and unique.

The following draft goal statement has been drafted by staff as a starting point for the committee to discuss and help refine. We need the committee to help ensure the goal is inspirational and true to Crested Butte's spirit and core values presented in the Community Compass (Authentic, Connected, Accountable, and Bold). We need your feedback to help the community refine the first draft into an improved statement.

DRAFT Goal Statement: Leverage the Town's development regulations and community resources to incentivize the market to develop more affordable housing and essential goods and services to ensure Crested Butte can be a well-functioning, livable, thriving, and connected community, while maintaining its authentic small-town feel and tourism-based economy.

Areas of Opportunity Discussion

The CP will evaluate, plan, and recommend updates to the Town's zoning code to support improved access to attainable housing, affordable goods and services, and a vibrant local business scene. There are key zoning tools and policies that are being re-evaluated and changed across the country, from small towns to big cities to address similar challenges Crested Butte is facing, which are included in the table below.

During this summer’s outreach, through the Compass Navigation Survey, community members will be asked to share their interest in pursuing specific types of tools and what areas of town to focus on for opportunities.

This agenda item at the meeting will be a primer of the outreach with the committee to discuss the types of tools to evaluate and begin to frame key criteria to evaluate the tools against. Lastly, we will wrap up the discussion with a mapping activity to identify key areas of focus or to brainstorm ideas from committee members.

Tools to Evaluate

This plan intends to evaluate the following initial zoning tools in commercial and residential areas of town:

Commercial/Business Zones	Residential Neighborhoods (Streets and Alleys)
<ul style="list-style-type: none"> • Restrict or adjust land uses (meaning limit land uses to serve town specific needs) • Use allowance incentives (meaning incentivizing mixed-use buildings (commercial and residential)) • Building height bonus (meaning allowing taller buildings in certain areas in exchange for deed restricted housing or commercial space) • Lot coverage bonus (meaning allowing bigger buildings (not taller) through parking and setback waivers in exchange for deed restricted housing or commercial space) • Stronger inclusionary zoning requirements (meaning requiring, not incentivizing, more deed restricted units based on the size of a building, or jobs generated by development) • More flexible architectural design guidelines to simplify construction standards/costs • What else would the committee like to see researched or evaluated? 	<ul style="list-style-type: none"> • Create minimum density standards (meaning restricting lower density development in higher density zone districts. For Example: eliminating single family allowance in the R-4 Zone District) • Increase density allowances and allow different building types which increase allowed densities (such as duplexes, triplexes, quads, apartments, etc.) • Allowing regulatory incentives for accessory dwelling units (ADUs) (such as increased heights, floor area ratio (size), setbacks, and/or reduced parking requirements) • More flexible architectural design guidelines to simplify construction standards/costs. • What else would the committee like to see researched or evaluated?

Criteria to Evaluate Tools Against

While the CP will be focused on leveraging zoning to increase opportunities for affordable housing and goods and services, it’s important to thoroughly evaluate and consider any changes against key criteria that make Crested Butte authentic, unique, livable, and give the town/community its small-town feel.

Initial criteria to evaluate these tools against through this process include:

- **Viewsheds:** Identifying key view corridors (such as Mt. Crested Butte, Red Lady, Paradise Divide) and evaluating potential changes against not inhibiting important view corridors.
- **Shadowing:** Evaluating how different tools (such as considering height incentives) could impact important liveability factors such as shadowing from a neighboring building.
- **Snow:** Crested Butte has big winters and snow is big part of life here. Different tools need to be evaluated against snow shed and storage requirements.
- **Neighborhood character/connectivity:** Different building types can influence the diversity of residents or businesses in a given neighborhood or area of town, how can tools be evaluated when it comes to Crested Butte's sense of community and neighborhood connectedness?
- What are other important factors or criteria for the committee to evaluate the different tools against?

Areas of Opportunity

After discussing the different tools and criteria with the committee, we will engage in a mapping exercise to identify your ideas and preferences on where to focus evaluating these different tools. To prepare for this activity, we encourage you to think about:

- What is your favorite part of Sixth Street and why?
- What is your favorite part of Elk Avenue and why?
- What is your favorite part of Bellevue and why?
- What are your favorite neighborhoods and why?
- What are your favorite alleys and why?

Next Steps and Save the Dates:

Upcoming Community Plan Committee Meeting dates:

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6. **Case Studies:** The project team will learn from other communities on zoning and development tools they are using to address affordability. Mel and Hannah attended the annual congress of the Congress for the New Urbanism to learn about how other towns and cities are addressing zoning code updates. Case study research will continue through the summer.
7. **Opportunity levers:** Using all this data analysis, this phase will culminate in identification of the biggest potential policy levers to consider utilizing in this plan. The policy levers identified will help inform development of success measures at the third advisory committee meeting in August.

What's Next? Phase 2: Desire (June – August 2023)

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1. **Communications campaign:** Strategic communications materials will be shared through the Town's outlets, local media (Newspaper, KBUT), and other locations around Town to inform and educate the community on Compass Navigation and the CP. The communications campaign will include an "action item" of a survey to solicit input on the Community's desires for the CP, as well as all the other plans.
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3. **Pop up events and outreach:** The Town will conduct outreach at existing, pop-up events throughout the summer to go to the community to raise awareness and solicit input on the CP and Compass Navigation process.
4. **Individual stakeholder interviews and focus groups:** The Town will conduct individual stakeholder interviews and focus groups with key stakeholders for the CP, as well as key community ambassadors and thought leaders to gain deep feedback on the CP and Compass Navigation.

Looking Ahead: Phase 3: Design (September – October 2023)

The third phase of design will craft the success measures, followed by design and infill alternatives for community consideration. Success measures and initial alternatives will be framed by synthesizing the data and analysis from the discovery phase, with the desires of the community heard through the desire phase. The design effort will include a multi-day charrette (at the Crested Butte Center for the Arts from September 9-13) for all members of the community to actively participate in or stop into an open house to learn and react to the charrette in real time. The design charrette will include targeted focus group meetings with broad open houses to meet a diversity of needs and availability. After the Charette, design alternatives will be refined by the project team.

Down the Line: Phase 4: Discussion (November 2023 – February 2024)

The fourth phase of discussion will focus on vetting alternative development scenarios with the community, which will lead to the creation of the draft plan document. While community open houses and work sessions will occur, the Town will use existing community events, meetings, and happy hours

to go out into the community to present and discuss the design alternatives created, as well as the draft plan. Once the draft plan is published, a month-long feedback survey will solicit community-wide feedback prior to considering the plan for adoption. Once the plan is adopted, the Town will use Recommendations from the plan to begin the process of updating its zoning code and development regulations.

Goal Statement Discussion

The CP is intentionally following the Community Compass decision-making framework of:

1. Understand the challenge and define the goal.
2. Commit to a community engagement strategy.
3. Develop success measures based on the community's values.
4. Identify alternatives and filter them through the success measures.
5. Make decisions based on informed consent.

The CP is in the first step of understanding the challenge and defining the goal.

What is the challenge? Using feedback gathered through developing the Community Compass and the key takeaways from the introduction to the plan's challenge at the first advisory committee meeting, the following draft challenge statement has been crafted. The draft is intended to be refined with the committee at this meeting and will continue the refined this summer based on community outreach and data analysis.

DRAFT Challenge Statement: Crested Butte is at a pivotal crossroads. Rapid growth and economic investment in the Gunnison Valley are resulting in compounding challenges that have emerged at an unprecedented scale, including tourism growth, an affordable housing crisis, and a prolific workforce shortage. Crested Butte is losing ground on community livability as it faces these challenges, ranging from access and affordability of housing, sense of neighborhood connectivity, loss of civic engagement and social involvement, and lack of ability for community members to see an opportunity to build a sustainable future here.

As there has been rapid economic investment and tourism growth in Crested Butte, the market is not producing essential goods and services to allow Crested Butte to function as a complete community. Crested Butte's current high land costs and the Town's development regulations are resulting in "highest and best use" for development catered the solely serve the tourism economy at the expense of a functioning community where the provision of affordable housing and goods and services for the workforce to live comfortably and thrive is out of balance.

The Town of Crested Butte's development regulations provide the framework for the private market to invest in the community, guiding the Town's look, feel, and function. Crested Butte's land development code has always incrementally changed over time to account for new challenges or changes in community dynamics throughout its history. Now is the time to examine the code and determine how it should be retooled to ensure it is leveraged to incentivize and better guide the market to help the Crested Butte community face its challenges and better balance providing the needs of a tourism-based economy with the needs of a fully functioning and livable community.

What is the goal? This plan will use the Compass strategic goals of "accommodate growth in a way that maintains our rural feel" and "enable people who live and work here to thrive" as guiding goals for this plan's specific goal statement. But in total, all seven of the Compass strategic will actively influence or touch the CP:

1. Approach community challenges through active collaboration and engagement.
2. Accommodate growth in a way that maintains the Town's and Valley's rural feel.
3. Enable people who live and work here to thrive.
4. Retain the unique character and traditions of Crested Butte.
5. De-emphasize cars and focus on walking, biking, and transit.
6. Continue to passionately care for our natural surroundings and forever protect Red Lady.
7. Act on the urgency of climate change and prepare for the changes we expect from it.

This plan is an opportunity for the Town to comprehensively evaluate, plan, recommend, and codify updates to its subdivision, zoning regulations, and building codes to strengthen the Crested Butte's community by enabling people who live and work in Crested Butte to thrive. By thrive, this strategic goal means that the community, ranging from Crested Butte's youth, to its workforce, to its aging population, can build a future in the valley through access to attainable and secure housing, ensure access to a vibrant local business scene, and provide opportunities for affordable essential goods and services such as childcare.

The CP will guide the Town to meet this goal, which is deeply interrelated to the other strategic goals. The Town aims to intentionally plan for growth in a way that concentrates development near existing infrastructure to improve the opportunities for affordability, while retaining the unique character and traditions of Crested Butte, and while stewarding the natural and agriculture spaces that the community cherishes. Concentrating development opportunities for additional housing near existing infrastructure will also help meet the Town's mobility goal of de-emphasizing cars and focusing on walking, biking, and transit. Lastly, this plan will promote an active full-time community within the Town and support the Town's climate action goals.

The challenge of defining the CP goal lies in creating a concise and motivational goal for this plan that touches on every aspect of the Compass strategic goals and essentially, what makes Crested Butte's town and community so loved and unique.

The following draft goal statement has been drafted by staff as a starting point for the committee to discuss and help refine. We need the committee to help ensure the goal is inspirational and true to Crested Butte's spirit and core values presented in the Community Compass (Authentic, Connected, Accountable, and Bold). We need your feedback to help the community refine the first draft into an improved statement.

DRAFT Goal Statement: Leverage the Town's development regulations and community resources to incentivize the market to develop more affordable housing and essential goods and services to ensure Crested Butte can be a well-functioning, livable, thriving, and connected community, while maintaining its authentic small-town feel and tourism-based economy.

Areas of Opportunity Discussion

The CP will evaluate, plan, and recommend updates to the Town's zoning code to support improved access to attainable housing, affordable goods and services, and a vibrant local business scene. There are key zoning tools and policies that are being re-evaluated and changed across the country, from small towns to big cities to address similar challenges Crested Butte is facing, which are included in the table below.

During this summer’s outreach, through the Compass Navigation Survey, community members will be asked to share their interest in pursuing specific types of tools and what areas of town to focus on for opportunities.

This agenda item at the meeting will be a primer of the outreach with the committee to discuss the types of tools to evaluate and begin to frame key criteria to evaluate the tools against. Lastly, we will wrap up the discussion with a mapping activity to identify key areas of focus or to brainstorm ideas from committee members.

Tools to Evaluate

This plan intends to evaluate the following initial zoning tools in commercial and residential areas of town:

Commercial/Business Zones	Residential Neighborhoods (Streets and Alleys)
<ul style="list-style-type: none"> • Restrict or adjust land uses (meaning limit land uses to serve town specific needs) • Use allowance incentives (meaning incentivizing mixed-use buildings (commercial and residential)) • Building height bonus (meaning allowing taller buildings in certain areas in exchange for deed restricted housing or commercial space) • Lot coverage bonus (meaning allowing bigger buildings (not taller) through parking and setback waivers in exchange for deed restricted housing or commercial space) • Stronger inclusionary zoning requirements (meaning requiring, not incentivizing, more deed restricted units based on the size of a building, or jobs generated by development) • More flexible architectural design guidelines to simplify construction standards/costs • What else would the committee like to see researched or evaluated? 	<ul style="list-style-type: none"> • Create minimum density standards (meaning restricting lower density development in higher density zone districts. For Example: eliminating single family allowance in the R-4 Zone District) • Increase density allowances and allow different building types which increase allowed densities (such as duplexes, triplexes, quads, apartments, etc.) • Allowing regulatory incentives for accessory dwelling units (ADUs) (such as increased heights, floor area ratio (size), setbacks, and/or reduced parking requirements) • More flexible architectural design guidelines to simplify construction standards/costs. • What else would the committee like to see researched or evaluated?

Criteria to Evaluate Tools Against

While the CP will be focused on leveraging zoning to increase opportunities for affordable housing and goods and services, it’s important to thoroughly evaluate and consider any changes against key criteria that make Crested Butte authentic, unique, livable, and give the town/community its small-town feel.

Initial criteria to evaluate these tools against through this process include:

- **Viewsheds:** Identifying key view corridors (such as Mt. Crested Butte, Red Lady, Paradise Divide) and evaluating potential changes against not inhibiting important view corridors.
- **Shadowing:** Evaluating how different tools (such as considering height incentives) could impact important liveability factors such as shadowing from a neighboring building.
- **Snow:** Crested Butte has big winters and snow is big part of life here. Different tools need to be evaluated against snow shed and storage requirements.
- **Neighborhood character/connectivity:** Different building types can influence the diversity of residents or businesses in a given neighborhood or area of town, how can tools be evaluated when it comes to Crested Butte's sense of community and neighborhood connectedness?
- What are other important factors or criteria for the committee to evaluate the different tools against?

Areas of Opportunity

After discussing the different tools and criteria with the committee, we will engage in a mapping exercise to identify your ideas and preferences on where to focus evaluating these different tools. To prepare for this activity, we encourage you to think about:

- What is your favorite part of Sixth Street and why?
- What is your favorite part of Elk Avenue and why?
- What is your favorite part of Bellevue and why?
- What are your favorite neighborhoods and why?
- What are your favorite alleys and why?

Next Steps and Save the Dates:

Upcoming Community Plan Committee Meeting dates:

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- CP Committee Meeting #4 – Friday, September 14, 9 – 11 am (as part of the Design Charette)

Upcoming Compass Navigation Committee Meeting dates:

- Navigation Meeting #2 – June 5, 9 am – 12 pm
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Staff Report

May 31, 2024

To: Community Plan Committee
From: Mel Yemma, AICP, Long Range Planner
Subject: Community Plan Committee Meeting #2

Summary

This memo provides background information for each agenda item for the second meeting of the Community Plan (CP) advisory committee.

What have we been up to and where are we in the process?

Current Phase: Discovery

The CP is still in its discovery phase in conducting policy review, data collection, stakeholder interviews, and data analysis. Due to the comprehensiveness of this study, the discovery phase will continue to run concurrently with the desire phase through the summer, with key data summaries ready to be shared with the committee at the third committee meeting in late August. Below are updates on the data collection and analysis:

1. **Economic Market Study:** This effort examines market conditions, identifies commercial deficiencies and opportunities, and identifies essential community-serving goods and services needs of the north valley. Staff is in process of reviewing the first draft of the study.
2. **Housing Needs Assessment:** The Gunnison Valley Regional Housing Authority is conducting a housing needs assessment which will help inform this plan by identifying how the local housing market serves the needs of the local workforce. The first phase of the needs assessment showing the current housing market for the current workforce has been shared with the Town and is under review. A second phase of the study, anticipating future workforce housing conditions will occur this summer with a household survey to provide more specific data and context.
3. **Local Census Update:** The Town is updating its local census to understand local demographic trends and how each housing unit in Town is used. The census currently has an 34.7% response rate and survey collection will continue through the summer at the Town's outreach events. [Please take the census if you have not yet done so.](#)
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7. **Opportunity levers:** Using all this data analysis, this phase will culminate in identification of the biggest potential policy levers to consider utilizing in this plan. The policy levers identified will help inform development of success measures at the third advisory committee meeting in August.

What's Next? Phase 2: Desire (June – August 2023)

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Down the Line: Phase 4: Discussion (November 2023 – February 2024)

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