To: Gunnison County Planning Commission

From: Russell Forrest

Date: December 19, 2014

Subject: Long Range Planning & Projects

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1. PURPOSE:

The purpose of this discussion is to review a proposed work plan for long range planning which would then be proposed for funding support in the future. At the last joint Board of County Commissioner/Planning Commission meeting both boards asked staff to prepare a long range work plan for proactive planning. Several significant efforts will be initiated in 2015. Staff has prepared this recommended work plan for discussion with the Planning Commission.

2. WORK PLAN FRAMEWORK

The proposed work plan is tiered and provides a hierarchy for a work plan. It starts by determining a future vision/destination for Gunnison County. Staff will provide an update at the meeting on where the One Valley Prosperity Project (which includes developing a vision based on the community's values) stands at this point in time. Although not a land use plan and focused on economic prosperity, it will provide a foundation for creating a comprehensive plan. Likewise a good comprehensive plan is then implemented by amendments to three mile plans, Strategic Plans, and Capital Improvement Plans. The litmus test for all plans should be that they are action oriented and actively being used in decision making. They need to be a framework for strategically getting things done that achieve the community's vision for the future and making our community's a better place to live.

3. PROPOSED PLAN

One Valley Prosperity Project: Staff has reviewed this concept with the Planning Commission. The specific outcomes of this project include:

- Create an effective **economic plan** to enhance the prosperity of our region while respecting the values of our residents,
- Develop the **foundation for future planning** including: creating a comprehensive plan, updating three mile plans, and creating area master plans,

- Establish an **organizational framework** to plan, implement, and align regional economic, transportation, housing, land use plans and actions,
- Provide a community based framework and set of criteria for identifying and planning **capital investment** needs and opportunities,
- Provide regional **support for local community projects** that have regional economic significance,
- Engage the private sector in **strategic alliances** to improve economic prosperity, and
- Provide a structure for **local communities to achieve goals** which may require regional cooperation and collaboration.

In addition, an Economic Development Administration Grant will support this project and provide technical information to create an economic community profile. Funds have been committed for 2015 for the One Valley Prosperity Project. Staff will provide a PowerPoint presentation to further elaborate on where we stand with this project.

Carrying Capacity Planning: As part of the One Valley Prosperity Project, staff proposes to identify both man-made and natural resource capacity issues so that the community and decision makers are aware of resource thresholds that if exceeded will result in a significant impairment of the resource and/or a significant cost to increase capacity.

Comprehensive Plan: Gunnison County has 2005 Gunnison-Crested Butte Corridor Plan which is outdated. It has good information, however it has not been well implemented or used as a tool for land use decision making. The proposed comprehensive plan should utilize the work developed in the "One Valley Prosperity Project" as it relates to values and vision and develop a land use policy related action plan which would include proposed policies, code changes, and capital investments. We would recommend that the scope of this plan include the County as a whole but also include sub area planning including Marble, Somerset, Quartz Creek, Powderhorn, and Three-Mile plan areas for the municipalities. A comprehensive plan should address multiple policy areas in an integrated fashion including: land use planning policy, natural resource protection/environmental quality, public health, affordable housing, transportation, recreation, culture and arts, economic prosperity etc. (this is an example of common topics addressed in a comprehensive plan). Good comprehensive plans address multiple technical areas in an integrated fashion (versus silos) and help achieve a common agreed to vision. They also provide a framework to make decisions where there are competing policy objectives-this can be tough. This is a significant task and we hope to move efficiently through this process having completed the One Valley Prosperity Project. Staff will pursue grant funding to help pay for this project but we anticipate a total cost for a project of this magnitude and geographic area is several hundred thousand dollars.

Three Mile Plan: Staff proposes that the actual planning to update the three mile plans occur as part of the Compressive Plan. However, we recognize that there is a separate and distinct process for adopting three mile plans in the City of Gunnison, Crested Butte, and Mount Crested Butte.

Specific Topical Area Plans: A comprehensive plan may recommend specific detailed plans which would achieve its policy goals. We can't anticipate the specific nature of these plans at this time. An updated trails plan or a specific area master plan may be an example of what may be needed in the future.

Strategic and Capital Plan Updates: Turning policy into action often involves including proposed actions into strategic and capital plans so that funding and/or staff resources can be committed to implementation.

LUR Amendments: In creating an effective Comprehensive Plan, we anticipate that the LUR reference the comprehensive Plan. The current LUR requires consistency with the Comprehensive Plan for a text amendment. However, it is telling that compliance with the existing Comprehensive Plan is not a standard for Land Use Change applications. In addition, we anticipate specific amendments to the LUR that would be recommended in an comprehensive plan.

4. Next Steps

Staff can further refine and develop this work plan. However, we request that the Planning Commission provide input on their ideas for long range planning and provide a recommendation to the Board of County Commissioners on a proposed work plan.