

## Appendix D—Chaffee County Demographic Trends

Since the adoption of the Chaffee County Comprehensive Plan in 2000, the County has continued to grow. Below are some of the demographic trends that provided a context for the Citizen’s Roundtable discussions about growth management and basis for recommendations.

According to the US Census estimates as of December 2005, the total **Chaffee County population** (including municipalities) was approximately 17,000 people (*Table 1*). The 1990 census showed a population of 12,684 which represents about a 25% increase between the years 1990 and 2005. Between 2000 and 2005, the greatest percent changes in population have been in Poncha Springs and the unincorporated county. Currently, the population distribution is split near evenly between the incorporated towns and the unincorporated county, 49.5% urban and 51.5% rural respectively.

<b>Table 1 Population 1990-2005</b>					
	<b>1990</b>	<b>2000</b>	<b>2005</b>	<b>% Change 2000— 2005</b>	<b>% of Total County Population</b>
<b>BV</b>	1,752	2,195	2,291	4.4%	14%
<b>Poncha</b>	244	466	570	22.3%	3%
<b>Salida</b>	4,737	5,504	5,333	-3.1%	32%
<b>Unincorporated Area</b>	5,951	8,077	8,695	7.7%	51%
<b>Chaffee County</b>	12,684	16,242	16,889	4.0%	100%

*Source: US Census 2000*

It is anticipated that by the year 2035, the population will be approximately 29,000 (*Table 2*),

***An increase of about 13,000 people.***

<b>Table 2 Chaffee County Population Forecast 2000 - 2030</b>								
<b>Year</b>	<b>July 2000</b>	<b>July 2005</b>	<b>July 2010</b>	<b>July 2015</b>	<b>July 2020</b>	<b>July 2025</b>	<b>July 2030</b>	<b>July 2035</b>
<b>Population</b>	16,294	16,889	17,941	19,873	23,110	25, 629	27, 963	29,353

*Source: Colorado State Demographers Office, Spring 2008*

**Thus, the questions for the Citizen Roundtable have been:**

**How and where should we grow?**

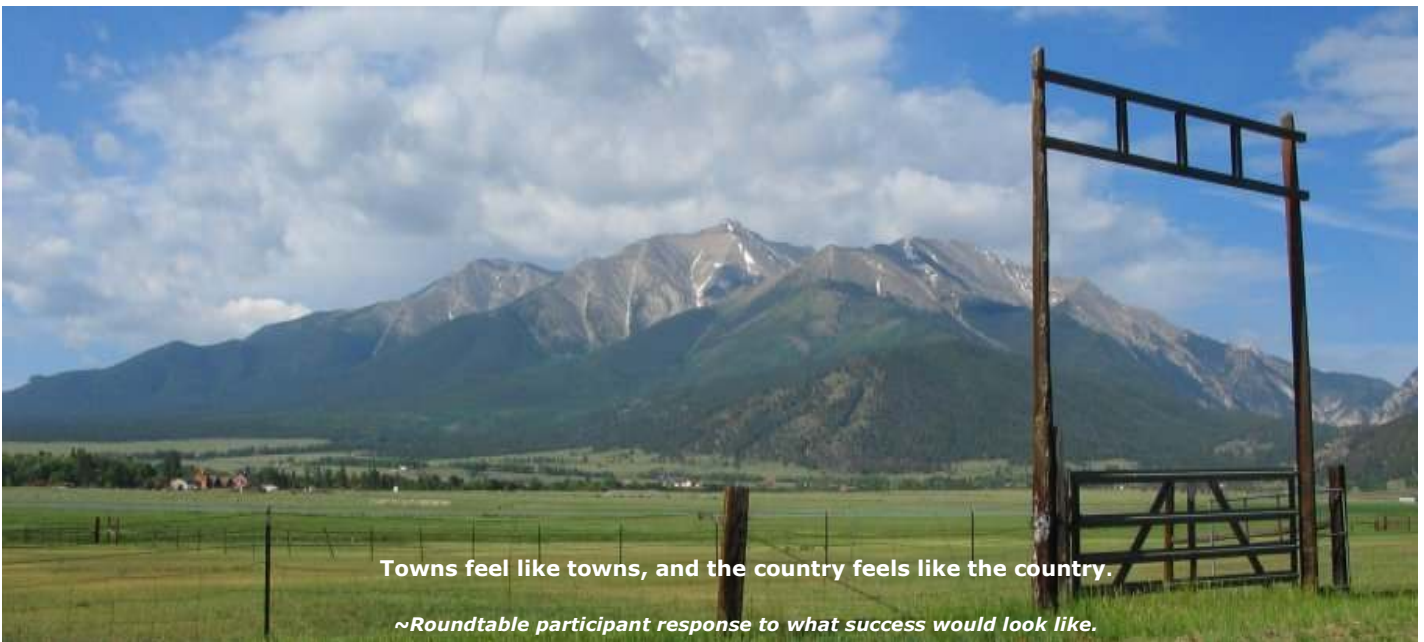
**How can we do this in a way that does not sacrifice what makes Chaffee County special?**

## Appendix E—Housing Location Trends

Since 1990, the **total number of housing units** in Chaffee County has increased by 45.5 percent, or 2,980 units (from 6,547 to 9,527). Since 1990, the balance of houses in the towns versus in the county has shifted from the majority of housing units being in the towns (51.2% in 1990) to the majority now in the unincorporated county (53.2% in 2005), including in communities like Maysville, Mt. Princeton, Nathrop, Turret, and Johnson Village. This trend towards growth in the unincorporated areas is common throughout the West. In 2005, 74% of building permits were for the unincorporated areas within the county.

	<b>Number of Units 1990</b>	<b>Percentage of Total Housing Stock</b>	<b>Number of Units 2000</b>	<b>Percentage of Total Housing Stock</b>	<b>Number of Units 2005</b>	<b>Percentage of Total Housing Stock</b>
<b>Towns</b>	3353	51.2%	4053	48.3%	4454	46.8%
<b>Unincorporated County</b>	3194	48.8%	4339	51.7%	5073	53.2%
<b>County Total</b>	6547	100.0%	8392	100.0%	9527	100.0%

Source: Chaffee County Housing Assessment 2007, Economic & Planning Systems, Inc.



## F. Second Homeownership

Based on the Chaffee County Housing Needs Assessment (January 2007), the County has seen a substantial increase in second homeownership. In 1990, approximately 16% of all homes were second homes. Between 2000 to 2005, approximately 80 percent of new homes were built for second homeowners or investors. The consequences of this is that when an area becomes attractive to second homeowners, housing costs often escalate because of an influx of higher income buyers, which puts upward pressure on housing prices (p.23 of Housing Needs Assessment).

	<b>1990</b>	<b>2000</b>	<b>2005</b>
Number of Second Homes	1,044	1,304	2,199
Total Housing Units	6,547	8,392	9,527
% of Total Units	16%	16%	23%

Source: Chaffee County Housing Needs Assessment, 2007 ( Economic & Planning Systems, Inc.

## Appendix G—Areas of Agreement and Disagreement

The Roundtable met regularly to discuss implementable strategies to achieve the goals of the comprehensive plan and vision. Below is a summary of the major discussions around agreements and disagreements over the course of 1.5 years. In the areas of disagreement, solutions to differences were sought. These discussions served as the basis for developing the consensus recommendations.

### Areas of Agreement

- The natural environment is unifying value of the Roundtable. No one disputes the beauty of the area nor their attachment to the landscape. All the participants in the process possess respect for the land and agree that the environment needs to be protected.
- The role and importance of the quality and quantity of water resources in the valley is critical to the future of the valley. It is important to ensure an adequate and clean water supply now and into the future.
- High quality, well designed developments that respect the environment are desired. A new flexible approach to site design, including mixed use developments, is necessary to enhance Chaffee County's character.
- Roundtable members desire developments that utilize the natural topography and vegetation to visually minimize impacts in rural areas.
- Roundtable members believe that clustered subdivisions allow more flexibility in site design, layout, and achieve more open space protection than the existing code requirements.
- Roundtable members respect the ranching community for their dedication to agricultural production under challenging economic conditions, their contribution to the heritage of the county, and for the role their land plays in open landscapes and wildlife habitat. All agree that flexible tools are needed for them to continue operations.
- Commercial development is desired for economic viability, and that it should be better designed and appropriately located to attract more business and to avoid commercial strips.
- Developers prefer code predictability since delays are not only time consuming but costly. Codes and applications processes should be efficient, consistent and predictable.
- Roundtable members agreed that the Land Use Code should be updated to be more user friendly.
- Roundtable members agreed that heritage tourism is beneficial to the County economy.
- Government officials, citizens and staff want better planned development around the municipalities facilitated through intergovernmental agreements and sub-area planning.
- There are locations where densities of 1 du/2 acre or higher are most appropriate and should continue such as in existing nodes, municipal planning areas, adjacent to existing subdivisions, and where vegetation or topography can be used for visual screening.
- There are locations that can be designated for mixed use developments that encourage vibrant commerce such as in existing nodes, municipal planning areas and historical townsites.

### Areas of Disagreement & Possible Solutions

- The Roundtable disagreed whether a regulatory downzoning to minimize suburban density in rural areas is necessary to achieve the comprehensive plan's goals and objectives.
  - ⇒ Some participants possess values that are strongly against additional regulations and perceive regulation as a limitation on their rights to do with their land as they wish.
  - ⇒ Those against downzoning feel that larger landowners bear the burden for the entire county in trying to achieve preservation of community character goals.
  - ⇒ Ranchers are worried that a downzoning will deprive their family of the financial benefits derived from the value of the ranch land if sold at current zoning density.
  - ⇒ Those who feel a downzoning is necessary are worried that suburban density in the rural parts of the County will detract from the rural character of the County.

Although disagreeing on density, the citizens worked to develop a density proposal that provided development options and flexibility.

- Some Roundtable members disagreed over the 2000 Comprehensive Plan policy statement, "Target most new residential and commercial development to smaller lots (1 acre or less) in and around existing communities":
    - One side feels:
      - ⇒ That the market is already flooded with vacant lots outside of the municipalities and that the demand will not catch up to the supply.
      - ⇒ The real estate market is changing and the demand for more walkable urban lifestyles is increasing.
      - ⇒ There will be a significant negative fiscal and environmental impact from rural residential development in the more remote areas of the County, especially at existing densities.
    - ⇒ The County should direct and manage growth in ways that preserve the character of Chaffee County.
- The other side feels:
- ⇒ The demand for rural residential development has positively impacted the economy of Chaffee County and that this economic benefit is being minimized.
  - ⇒ The goal of moving the majority of growth into the towns does not reflect the reality that there is demand for the rural residential lifestyle.
- To resolve this disagreement, the citizens agreed that good development should be required in both the rural and urban areas of the county.
- Some Roundtable members disagreed on the level of protection necessary for maintaining a healthy wildlife population in the County. Some feel stricter regulations are necessary to protect habitat from development pressure and fragmentation, while others feel the wildlife are resilient and can coexist with residential development. To resolve this disagreement, performance standards were recommended to mitigate development impacts, but with sensitivity to private property rights.
  - Some roundtable members are opposed to using taxpayer money for leveraging agricultural land conservation, heritage restoration, open space and trails, especially at the expense of the General Fund. Others want funding to be prioritized for preservation programs. To resolve this disagreement, the Roundtable agreed taxes ought to be carefully evaluated.
  - Some roundtable members believe that conservation easements are not a good alternative for large landowners; however, ranchers who would like to stay in the ranching business may be able to utilize this mechanism as an alternative to development.

# Appendix H—Chadwick Summary

## Guiding Principles

- Maintain rural character, ranching heritage, and agriculture
- Support agricultural prosperity
- Preserve our scenic vistas
- Respond to changing demographic and market demands
- Encourage more flexible and creative developments
- Minimize vehicular travel and vehicle miles traveled
- Make the land use code more user friendly

## Shared Community Values

- Recreational activities and access to incredible public lands
- Scenic vistas
- Historic and traditional buildings and architecture
- Wildlife
- Water resources
- Quality of life and environment
- Rural character
- Agricultural heritage and lands
- Community events
- Sense of community
- Small town feel

## Community Vision from Chadwick Meeting

*On April 27-29, 2006, 65+ Chaffee County community members, County Commissioners, County planners and engineers, ranchers, landowners, developers, environmentalists, business, and agency personnel met in a 2 day workshop facilitated by Bob Chadwick of Consensus Associates. The meeting had the following key purposes. They were to develop relationships based on listening with respect to differing views, and being heard, explore the present situation created with the Land Use and Zoning proposals, develop a short term purpose that could serve for an immediate focus, develop an initial 10 year vision that would provide a purposeful direction for Land use planning and zoning, and to develop some first strategic steps to move towards that vision. The Roundtable evolved out of this process. Below is a synthesis the vision that they created:*

Our vision is we, the citizens of Chaffee County, created the community we wanted and determined our own future.

Chaffee County is recognized as one of the most desirable and affordable places to live. It is a vibrant sustainable community that is socially, economically, and environmentally diverse. The rural character and scenic value of the County is sustained and enhances the local economy.

The “Buena Vista – Salida line” has disappeared and it is replaced by a strong sense of community in which people are committed to the place and support maintaining a high quality of life. This sense of community unites the diverse citizens of the valley and there exists open, friendly, and respectful communication channels to deal with community issues. Chaffee County continues to be a place where people know their neighbors and welcome the diversity of people living here.

The community supports orderly development in the valley achieved through a sustainable long term plan that allows for reasonable growth and encourages economic stability. Land use and conservation policies direct growth towards the towns. The beautiful small towns are thriving and walkable. The need to drive is reduced through compact urban development, a train runs between

Salida and Buena Vista, and trails connect the neighborhoods around the towns.

Economic growth results in livable wages and a diverse economy. There are strong local businesses and agriculture in the County thrives with ranchlands remaining intact and the land productive. The ranchers successfully market under the name *Chaffee Ranch Brand*. Additionally, new agricultural enterprises produce products for purchase locally.

The County is a place where young families can both live and prosper. Economic prosperity provides opportunities and jobs for young people and there are a range of housing types and costs. The County schools provide a good education and there are higher education opportunities.

The County protects its natural resources and is a model for environmental sustainability. Water resources are protected with aquifers recharged through both ecological and historical processes. The water remains in the County and the agricultural land remains viable, productive, and green. Wildlife flourishes with sufficient habitat and open land.