



*Town of Carbondale  
511 Colorado Avenue  
Carbondale, CO 81623*

**AGENDA  
PLANNING & ZONING COMMISSION  
THURSDAY, August 16, 2018  
7:00 P.M. TOWN HALL**

1. CALL TO ORDER
2. ROLL CALL
3. 7:00 p.m. – 7:05 p.m.  
Minutes of the July 26, 2018 meeting.....Attachment A
4. 7:05 p.m. – 7:10 p.m.  
Public Comment – Persons present not on the agenda
5. 7:10 p.m. – 7:30 p.m.  
P&Z Interview with Nicholas DiFrank ..... Attachment B
6. 7:30 p.m. – 7:35 p.m.  
Staff Update
7. 7:35 p.m. – 7:40 p.m.  
Commissioner Comments
8. 7:40 p.m. – ADJOURN

**\* Please note all times are approx.**

Upcoming P & Z Meetings:  
August 30, 2018 – TBD  
September 13, 2018 - TBD

**MINUTES**  
**CARBONDALE PLANNING AND ZONING COMMISSION**  
Thursday July 26, 2018

**Commissioners Present:**

Michael Durant, Chair  
Yuani Ruiz, Chair Pro Tem  
Nick Miscione, 2<sup>nd</sup> Alternate  
Ken Harrington

**Staff Present:**

Janet Buck, Planning Director  
Mary Sikes, Planning Assistant

**Commissioners Absent:**

Jay Engstrom, 1<sup>st</sup> Alternate  
Jennifer Gee DiCuollo  
Jeff Davlyn  
Marina Skiles

**Other Persons Present**

Mark Chain, 811 Garfield Avenue  
Angela Loughry, 515 Crystal Circle

The meeting was called to order at 7:00 p.m. by Michael Durant.

**July 12, 2018 Minutes:**

Ken made a motion to approve the July 12, 2018 minutes with the change of those attended to include Mark Chain. Yuani seconded the motion and they were approved unanimously.

**Public Comment – Persons Present Not on the Agenda**

Mark Chain outlined his memo of UDC thoughts and issues.

**Motion – Special Use Permit – Sopris Labs LLC**

Yuani made a motion to approve the Special Use Permit for Sopris Labs LLC. Ken seconded the motion and it was approved unanimously.

**PUBLIC HEARING – Childcare Zone Text Amendment**

Janet explained the proposed changes to the code in the Land Use Table, 4.2-1 of the Unified Development Code (UDC) that are in the packet. She said that this had been discussed with the P&Z and the Board and that the zone text would add daycare with seven or more children as a special review in the CRW and the Industrial Zone Districts. She continued by explaining the use specific standard, which creates standards for Child care facilities. Janet stated that the first one is specific to the Industrial Zone District for buffering of the play area through the use of fencing and landscape screen be required. She said that the childcare would be required to notify clients in writing of the nature of the Industrial Zone District. Janet stated that the drop off would have to be

located on site. She added that the Commission might want to think about the drop off requirement for all zone districts.

Janet stated that the other change was regarding parking and that Staff looked at what other communities did. She said that the requirement would be one parking space per employee and one per classroom.

Janet said that one of the challenges in the Industrial Zone District was the distancing from marijuana facilities. She stated that she knew that the Commission wanted to preserve the Industrial Zone District for industrial uses. She explained that the distancing requirements are in the licensing section of the Municipal Code, which reads that for all marijuana facilities require a five hundred foot distance.

Janet stated that what she is recommending in her Staff report is that the Commission make a recommendation to the Board that the licensing section of the code be amended to remove this distance between daycare and medical facilities, only in the Industrial Zone District. She said that it would go hand in hand to the recommendation of the UDC.

Ken commented that making the requirement for a drop off for childcare on site in all zone districts would make the one on Main Street non-conforming. He added that he didn't think it might be needed in other districts where there wasn't as much traffic as in the Industrial Zone District.

Yuani said that he agreed with Ken and he made a reference to Sopris Montessori, which has their drop off partially on the public ROW. He said that this could be an issue for them as well.

Michael stated that he too was concerned.

Angela Loughry, 515 Crystal Circle stated that she is here to encourage the P&Z to adopt these amendments to the UDC. She said that the point of what has been written will be helpful to encouraging childcare facilities and helping them find a place to be. She stated that she appreciated the drop off issue because we do have some existing non-conforming in residential areas. She said that she could speak to one daycare in the Industrial Zone District and that they have no issue with noticing to their clients regarding the uses around the current location.

Angela stated that the new parking standards is a wash with the existing standard and that when you do the math that it ends up being about the same amount of parking give or take. She said that she strongly supports increasing the zone districts where daycare is allowed.

### **Motion to close the Public Comments**

A motion was made by Yuani to close the Public comments. Ken seconded the motion and it was approved unanimously.

Ken questioned what the purpose of one per classroom in addition to one per employee would be.

Janet explained that Staff collected this information from other communities. She said that she thought that is was taking into account the possibility of parents or visitors.

Yuani stated that his opinion has not changed much and that this is probably not the proper use for industrial zoning. He said that we are being asked to make recommendations to the Town Trustees and that because there are only four members, the vote could be two and two and we could be deadlocked. He said that we could bump this up as it sits right here or recommend that no changes be made but that if they want to make changes that we have a number of recommendations that they should consider. He said that this is the question that should be discussed.

Ken said that he agreed that childcare should not be in Industrial Zones. He stated that the safety concerns could be managed with the Special Use Permit. He said that there is a limited amount of industrial land and that the more you allow non-industrial uses that industrial uses will get crowded out. He said that industrial uses provide jobs and economic benefits to the community. He said that there are other non-industrial uses that have been allowed in the industrial areas so one could argue how would child care hamper other uses in the Industrial Zone Districts.

Nick commented that the other uses like restaurant or bars are not in the same category as child care.

Ken stated that a viable alternative would be an overlay zone district, which would make conditions to prevent having a child care on every property. He said that it would be more complex and that it could have rules to say that it has to be on the outside edge, would be allowed.

Michael said that he agrees with Yuani and that he would like to get Staff's suggestion for other alternatives. He said that he remains confident that this Commission, or the greater Commission, is still opposed to child care in the Industrial Zone District and that it just doesn't make sense. He said that this all started out with a single Trustee trying to accommodate a single advocate for a single piece of land. He said that we went to the Trustees to make our case. Michael said he told the Mayor that if you want this to happen then you can make it happen because you are the deciding Board but that the P&Z does not support this. Michael stated that the Mayor thanked him for the advice and that this is Staff's attempt at resolving what this Commission still believes is a really dumb idea for a single parcel. He said that this is the first step in our UDC becoming the spaghetti code that the UDC replaced.

Michael said that the question is do we recommend this to the Trustees wholeheartedly or do we come up with some other alternative that says that we still think that this is a dumb idea but that this is Staff's best attempt at providing you with what you asked for.

Yuani stated that he wants the record to reflect that the P&Z members that are not here have supported the idea and that it is not some unanimous thing, he said that there is support for the idea. He said that there is a general thought from the Commission that the Industrial Zone District may not be the best place for child care facilities. He said that we are dealing with the land use and that, from our lens, we have some concerns regarding our purview of what we deal with.

Nick read the following;

Section 2.4.1.C.3.b. states amendments to the UDC may be approved if the Town finds that all of the following approval criteria have been met:

1. The proposed amendment will promote the public health, safety, and general welfare;

Nick stated that the zone text amendment has to meet all of the criteria. It does not meet this one.

2. The proposed amendment is consistent with the Comprehensive Plan and the stated purposes of this Unified Development Code; and

Nick stated that the zone text amendment is not consistent with the Comprehensive Plan.

3. The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions.

Nick stated that number three might qualify because it is necessary because of changing conditions or social or economic conditions.

Ken stated that we have three choices: recommend not approving it, send it on without a recommendation, or approve it. He said that he was leaning towards sending it on without a recommendation with an outline of concerns.

Yuani stated that if we are asked to give a recommendation then don't we need to do so either way.

Janet read the following from the code;

"Following a public hearing the Planning Commission shall listen to all of the evidence and shall vote to recommend approval, approval with modifications or denial of the text amendment or continue the public hearing."

Janet said then Staff forwards the Commission's recommendations to the Board and then the Board considers the recommendations of the P&Z.

Janet said that technically you may recommend denial of the idea of child care in the Industrial Zone District and continue by saying, however if the Board's inclined to approve it, then these amendments are what the Board should consider looking at.

Further discussion ensued about the process.

Nick stated that he wants to recommend denial, because there are too many conditions that this amendment would have a deleterious effect on the community at large. He said he also doesn't see how it positively impacts the Comprehensive Plan. He said that changing conditions is the only thing he could consider but that he doesn't see conditions changing to that level and if they were changing to that level that he doesn't know if the Comp Plan would support those changing conditions.

Ken said it sounds like there isn't anyone here recommending approval.

Michael agreed.

Yuani said that he would like to discuss denial findings, and that Nick has a good finding. He said we need the wording for the UDC amendment recommendations that are in the packet and how we send those up.

Ken asked what the Board would receive in the packet if the Commission recommends denial.

Janet stated that whatever the P&Z directs me to include in the packet. She said that she would suggest the minutes, what you recommend a denial of, so that they would see the redlines and the Staff report. She said that she would try to keep the whole packet intact.

Ken stated therefore you have outlined the changes that should be made.

Janet said yes.

Yuani said that he thinks we all agree on the amendments that we need to make.

Nick suggested that for the first point that the wording could be that the following criteria have not been met. He read criteria 1 and 2 again.

Yuani said that he agrees regarding those two criteria.

Further discussion ensued on the wording of the motion.

Michael said that he was looking at Mixed Use (MU). He said that one of the things that the Mayor asked us to do is to look at districts where we would want child care. He said that, according to the use table, in the MU Zone District, both fewer than seven children and more than seven children are special uses. He said that he isn't sure how this fits into this public hearing.

Janet said that you can look at it as it was noticed very broadly.

Ken said one of the things we haven't talked about is in Commercial/Retail/Warehouse (CRW) zone district, which he wouldn't have a problem with.

Michael stated that there could be a recommendation to the Board that we loosen things up in CRW and MU as a conditional use.

Ken stated that if it were seven or more children that it is special use across the board. He said that he would be ok with seven or less children being a conditional use across the board.

Michael said that in CRW it is not allowed for fewer than seven children and it is a special use for seven or more children. He said that he would be in favor of converting it to a conditional use for fewer than seven children in all commercial and MU districts across the board.

Janet brought up the Public Facility Zoning.

Ken said that the smaller one is not permitted in PF but a larger one is.

Yuani asked if we are in agreement that in PF that it should be allowed for more than seven children but not less than seven.

Michael said yes that in Public Facilities fewer than seven children is not permitted and that seven or more requires a special use.

Janet explained that the parking recommendation would be one space per employee and one per classroom.

Michael said that we have four components;

- Recommend approval of adding child care in all commercial districts including Public Facility for fewer than seven children as a conditional use and greater than seven as a special use.
- Recommend denial of adding child care in the Industrial Zone District based on two of the three findings that have not been met.
- Recommend approval to the changes to the parking regulations as defined in the Staff report.
- Should the Board elect to add child care in the Industrial Zone District, that consideration should be given to Staff's recommendation of adding use-specific standards.

### **Motion**

Yuani made the motion to recommend the four components outlined. Nick seconded the motion and it was passed unanimously.

Yes: Michael, Yuani, Ken, Nick  
No: none

### **P&Z Interviews**

Michael explained that we have two long-standing Commissioners that are leaving us. He said that it has always been the practice that the alternates move up to full voting members. He said that Jay and Nick have served us well as alternates.

### **Motion**

Ken made a motion to recommend Jay and Nick as regular voting members of the Planning Commission. Yuani seconded the motion, the motion passed unanimously with Nick abstaining.

The Commission then interviewed Robert Comey, Jade Wimberley and Tristan Francis.

The Commission postponed making a recommendation tonight. They wanted to invite Nicholas DiFrank, who could not make it tonight, to interview at the August 16, 2018 meeting.

### **Staff Update**

Janet said that she had included the Quarterly Administrative Report for the Planning Department in the packet.

Janet stated that the contract with Clarion has been signed for the modeling and that she will be meeting with them next week to decide properties which will be modeled.

Janet noted that the teacher housing open house is on August 1 @ 4:00. She said that she went in the units and they are incredible.

### **Commissioner Comments**

No comments.

### **Motion**

A motion was made by Ken to adjourn. Nick seconded the motion and the meeting was adjourned at 9:07 p.m.





**TOWN OF CARBONDALE  
511 COLORADO AVENUE  
CARBONDALE, CO 81623**

## **Planning & Zoning Commission Memorandum**

Meeting Date: 8-16-18

**TITLE:** Appointment for Planning and Zoning Commission

**SUBMITTING DEPARTMENT:** Planning Department

**ATTACHMENTS:** Applications: Jay Engstrom  
Nick Miscione  
Jade Wimberley  
Robert Comey  
Tristan Xavier Francis  
Nicholas DiFrank

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### **BACKGROUND**

There are three vacancies for regular seats on the Planning & Zoning Commission: Jay Engstrom and Nick Miscione, who are currently the first and second alternates respectively have submitted an application to be elevated to the regular seats. In addition, applications have been submitted from Jade Wimberley, Robert Comey, Tristan Xavier Francis and Nicholas DiFrank for an appointment to the Commission.

It should be noted that Yuani Ruiz and Jennifer Gee DiCuollo, whose terms expire on 8/31/18, have had the two out of town seats as allowed by the code. This would enable two members to live out of town in the future.

At the July 26, 2018 meeting, the Commission made a motion to elevate Jay and Nick to the regular seats. The motion passed unanimously. The Commission then interviewed Jade Wimberley, Robert Comey and Tristan Xavier Francis. Nicholas DiFrank was unable to attend the meeting due to an unexpected family matter. The Commission agreed to delay the final recommendation to the Board in order for Nicholas to be interviewed at the August 16, 2018 meeting. Nicholas will be at the meeting.

After the interview, the Commission should form a final recommendation to the Board of Trustees. The Board will consider appointments at its August 28, 2018 meeting.

## RECOMMENDATION

Staff recommends that the following motion be approved: **Move to recommend that three additional members be chosen, one as a regular member and two as alternates.** (Motion was already made at the July 26, 2018 meeting to elevate Nick and Jay as regular members.)

Prepared By: Janet Buck, Planning Director



**Town of Carbondale  
Planning and Zoning Commission  
Application for Appointment**

**Applicant Name:** Jay Engstrom

**Mailing Address:** 610 Colorado Avenue, Carbondale, CO 81623

**Street Address:** 610 Colorado Avenue

**Telephone:** (970) 404 - 1144

**E-mail Address:** Jayeng1990@gmail.com

**Reappointment**

***If you are seeking reappointment, it is only necessary to fill in the top portion of this application.***

**Please Answer the Questions Below**

- 1.) The Planning and Zoning Commission requires a commitment on Thursday evenings once or twice a month. The meetings generally fall on the second and fourth Thursday of each month with a few exceptions. The Planning and Zoning Commission occasionally hosts workshops where your attendance may be required. In addition, you may need to attend Board of Trustee meetings a couple of year. Do you foresee any problems attending these meetings on a regular basis? If so, what are the potential attendance issues?  
There are no foreseeable problems with attending meetings.
- 2.) Do you feel as a citizen of the community that you are able to provide objective recommendations on various land-use applications and other issues? If yes, please explain.  
Yes. I have worked with Roaring Fork Engineering on projects involving Land Use, permitting processes, and public right-of-ways throughout the valley. I have experience in public access projects, utility and storm water design, and private development. I am also very passionate about the future of Carbondale and encouraging responsible development and growth
- 3.) Do you feel you have any conflicts of interest that may arise due to your appointment to the Planning and Zoning Commission? If so, please explain.  
As of this time, Roaring Fork Engineering does not have any projects within the Town of Carbondale. If any projects do arise and become a conflict of interest, I will bring them to the Commission's attention.
- 4.) What do you like best about the Town of Carbondale?  
The Town of Carbondale has an incredible community and local voice, which gives the town a great foundation for the future. Carbondale as a community is very aware of growth and over-development. I would love to see the town keep growing while maintaining its unique character.
- 5.) What is one thing that would make Carbondale a better place to live?  
Supply and demand has subjected Carbondale to be an expensive place to live. This is chasing away teachers, low income workers, and other individuals that are the soul of the town. By increasing housing density, regulating VRBO homes, and applying other responsible growth concepts, Carbondale could theoretically balance cost of living in town without creating sprawl.
- 6.) Please identify what you feel are some of the key issues facing the Town in the next 5-10 years,  
Growth and Housing will be big topics for this whole valley. With growth comes traffic issues, parking, intersections, pedestrian and bike access, along with other capacity issues. Infrastructure issues that require upgrades, such as sanitary sewer and storm water infrastructure.

**Planning and Zoning Recommendation**

**Date:**

**Selection:** YES NO

**Action Taken by Board of Trustees**

**Date:**

**Selection:** YES NO

**Term Expiration:**

**Approval Signature:**

**Date:**

Updated 05-13-2011

Jay indicated that he was wanting to re-apply on 6-4-18.



**Town of Carbondale  
Planning and Zoning Commission  
Application for Appointment**

**Applicant Name:** NICK MISCIONE  
**Mailing Address:** 2641 DOLORES WAY, CARBONDALE, CO 81623  
**Street Address:** SAME AS ABOVE  
**Telephone:** 970-315-2371 / 415-271-3108  
**E-mail Address:** NICK@MISCIONEDESIGN.COM

**Reappointment**

*If you are seeking reappointment, it is only necessary to fill in the top portion of this application.*

**Please Answer the Questions Below**

- 1.) The Planning and Zoning Commission requires a commitment on Thursday evenings once or twice a month. The meetings generally fall on the second and fourth Thursday of each month with a few exceptions. The Planning and Zoning Commission occasionally hosts workshops where your attendance may be required. In addition, you may need to attend Board of Trustee meetings a couple of year. Do you foresee any problems attending these meetings on a regular basis? If so, what are the potential attendance issues?  
**I SEE NO PROBLEMS ATTENDING MEETINGS**
- 2.) Do you feel as a citizen of the community that you are able to provide objective recommendations on various land-use applications and other issues? If yes, please explain.  
**I FEEL I'M EQUIPPED WITH A SKILLSET THAT WOULD LEND WELL TO THIS POSITION.**
- 3.) Do you feel you have any conflicts of interest that may arise due to your appointment to the Planning and Zoning Commission? If so, please explain.  
**I HAVE NO CONFLICTS OF INTEREST I'M AWARE OF.**
- 4.) What do you like best about the Town of Carbondale?  
**THE QUALITY OF LIFE AND THE COMMUNITY ARE MY FAVORITE ASPECTS OF CARBONDALE.**
- 5.) What is one thing that would make Carbondale a better place to live?  
**A MORE DEDICATED APPROACH TO HISTORY PRESERVATION, ESPECIALLY THE HCC.**
- 6.) Please identify what you feel are some of the key issues facing the Town in the next 5-10 years.  
**PARKING IN THE HCC, PRESERVING THE COMMERCIAL CORRIDOORS, PROMOTING BUSINESS IN THE PEDESTRIAN DOWNTOWN CORE.**

**Planning and Zoning Recommendation**

**Date:**  
**Selection:** YES NO

**Action Taken by Board of Trustees**

**Date:**  
**Selection:** YES NO  
**Term Expiration:**

**Approval Signature:** **Date:**



**Town of Carbondale  
Planning and Zoning Commission  
Application for Appointment**

**Applicant Name:** Robert Comey  
**Mailing Address:** P.O. Box 194 - Carbondale CO 81623  
**Street Address:** 655 Glassier Drive - Carbondale  
**Telephone:** 970-309-5089  
**E-mail Address:** Gymnorhinus@gmail.com

Reappointment

*If you are seeking reappointment, it is only necessary to fill in the top portion of this application.*

Please Answer the Questions Below

- 1.) The Planning and Zoning Commission requires a commitment on Thursday evenings once or twice a month. The meetings generally fall on the second and fourth Thursday of each month with a few exceptions. The Planning and Zoning Commission occasionally hosts workshops where your attendance may be required. In addition, you may need to attend Board of Trustee meetings a couple of year. Do you foresee any problems attending these meetings on a regular basis? If so, what are the potential attendance issues?  
No conflicts are anticipated.
- 2.) Do you feel as a citizen of the community that you are able to provide objective recommendations on various land-use applications and other issues? If yes, please explain.  
I do - and I shall look at all sides of applications before offering recommendations. My desire is to follow comp plan guidelines in light of the UDC and supporting plans.
- 3.) Do you feel you have any conflicts of interest that may arise due to your appointment to the Planning and Zoning Commission? If so, please explain.  
None at this time, either directly or indirectly.
- 4.) What do you like best about the Town of Carbondale?  
We have a heritage of civil discourse in our community, and actively encourage participatory democracy.
- 5.) What is one thing that would make Carbondale a better place to live?  
We will benefit from an economic structure that secures our parks, open space and public works; fosters diversity through a broad range of housing opportunities; and incentivizes efforts to counter climate change.
- 6.) Please identify what you feel are some of the key issues facing the Town in the next 5-10 years,  
① Under funded budgets for capital asset replacement in town departments.  
② Housing opportunities that restrict excessively the economic mobility of families of all types and ages.  
③ Risk of loss of de facto public park space through development.

Planning and Zoning Recommendation

**Date:**

**Selection:** YES NO

Action Taken by Board of Trustees

**Date:**

**Selection:** YES NO

**Term Expiration:**

A side note: This is my third application to become a P&Z commissioner.

**Approval Signature:**

**Date:**



**Town of Carbondale  
Planning and Zoning Commission  
Application for Appointment**

**Applicant Name:** Jade Wimberley

**Mailing Address:** 493 South 2nd Street Carbondale, CO 81623

**Street Address:**

**Telephone:** 970 759 9733

**E-mail Address:** jadewimberley@gmail.com

**Reappointment**

***If you are seeking reappointment, it is only necessary to fill in the top portion of this application.***

**Please Answer the Questions Below**

- 1.) The Planning and Zoning Commission requires a commitment on Thursday evenings once or twice a month. The meetings generally fall on the second and fourth Thursday of each month with a few exceptions. The Planning and Zoning Commission occasionally hosts workshops where your attendance may be required. In addition, you may need to attend Board of Trustee meetings a couple of year. Do you foresee any problems attending these meetings on a regular basis? If so, what are the potential attendance issues?

Perhaps 3-4 times a year due to personal  
and work related travel.

- 2.) Do you feel as a citizen of the community that you are able to provide objective recommendations on various land-use applications and other issues? If yes, please explain.

Yes, I am a trained medical doctor/EMT so my life work in providing  
objective recommendations with well thought out plans.

- 3.) Do you feel you have any conflicts of interest that may arise due to your appointment to the Planning and Zoning Commission? If so, please explain.

No, though I am an owner of Lux Wellness Center at  
1372 Main Street so I might need to be recused with  
near-by planning and zoning applications.

- 4.) What do you like best about the Town of Carbondale?

The abundance of creative, generous, hard working citizens  
that make Carbondale the unique place that it is. And the trees.

- 5.) What is one thing that would make Carbondale a better place to live?

Collecting taxes and regulating (perhaps a lottery system)  
for the Airbnb, Vrbo... around town inorder to collect more  
taxes for the town and offer the rental market some  
breathing room.

- 6.) Please identify what you feel are some of the key issues facing the Town in the next 5-10 years,

Proper well thought out building and road development  
for the coming generations and bringing companies  
with aligned social-economic values which can employee  
50+ people

**Planning and Zoning Recommendation**

**Date:**

**Selection:** YES NO

**Action Taken by Board of Trustees**

**Date:**

**Selection:** YES NO

**Term Expiration:**

**Approval Signature:**

**Date:**



**Town of Carbondale  
Planning and Zoning Commission  
Application for Appointment**

<b>Applicant Name:</b>	Tristan Xavier Francis
<b>Mailing Address:</b>	1611 Defiance Dr., Carbondale, CO 81623
<b>Street Address:</b>	1611 Defiance Dr., Carbondale, CO 81623
<b>Telephone:</b>	303-513-0677
<b>E-mail Address:</b>	tristanfrancis@landandshelter.com

**X**

**Reappointment**

***If you are seeking reappointment, it is only necessary to fill in the top portion of this application.***

**Please Answer the Questions Below**

- 1.) The Planning and Zoning Commission requires a commitment on Thursday evenings once or twice a month. The meetings generally fall on the second and fourth Thursday of each month with a few exceptions. The Planning and Zoning Commission occasionally hosts workshops where your attendance may be required. In addition, you may need to attend Board of Trustee meetings a couple of year. Do you foresee any problems attending these meetings on a regular basis? If so, what are the potential attendance issues?  
No, I have no attendance issues.
- 2.) Do you feel as a citizen of the community that you are able to provide objective recommendations on various land-use applications and other issues? If yes, please explain.  
Yes, I work as an (unlicensed) architect at Land + Shelter Architecture and Planning, and work with local building and zoning codes and regulations on a daily basis. My interest in joining the P+Z comission is to develop and oversee regulations that best serve our community
- 3.) Do you feel you have any conflicts of interest that may arise due to your appointment to the Planning and Zoning Commission? If so, please explain.  
No, I have no conflicts of interest.
- 4.) What do you like best about the Town of Carbondale?  
The spirit of cooperation and resilience, the willingness of citizens to embrace new ideas, and the commitment to sustainable values. The propensity of everyone who lives here to help anyone they have the means to help. Also, everything else.
- 5.) What is one thing that would make Carbondale a better place to live?  
Greater availability of low income and affordable housing.
- 6.) Please identify what you feel are some of the key issues facing the Town in the next 5-10 years,  
Mitigating the effects of climate change on the local community and economy, and ensuring that Carbondale remains affordable and liveable in the face of rising housing prices and increased development.

**Planning and Zoning Recommendation**

**Date:**  
**Selection:**    YES            NO

**Action Taken by Board of Trustees**

**Date:**  
**Selection:**    YES            NO  
**Term Expiration:** \_\_\_\_\_

<b>Approval Signature:</b> _____	<b>Date:</b> _____
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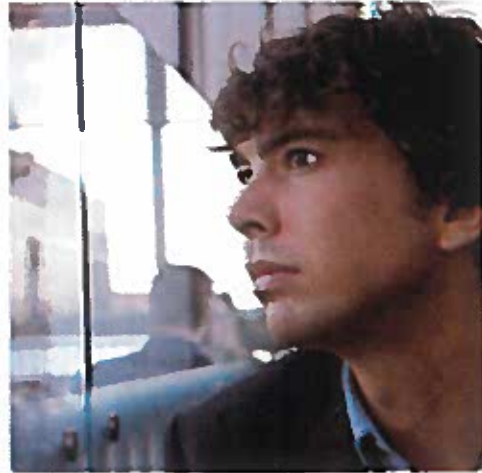
## Tristan Xavier Francis

1611 Defiance Dr.  
Carbondale, CO 81623  
+1 303 513 0677  
tristanxfrancis@hotmail.com

### education

**Master of architecture, emphasis in sustainable architecture, june 2016**  
california state polytechnic university  
pomona, california

**Bachelor of arts in history, may 2008**  
oklahoma state university  
stillwater, oklahoma



### experience

**Land + Shelter Architecture and Planning, Designer, Carbondale, CO, february 2018 to present**  
Developing designs, solutions and drawings at a landscape and community-oriented studio practice.  
Contact Andrea Korber, architect, +1 970 366 1582, andi@landandshelter.com

**CK Architecture, senior designer, Los Angeles, CA, june 2016 to april 2017**  
performing a full scope of architectural services for clientele including design, production of drawings, and coordination with clients, manufacturers, and city officials.  
Contact Christoph Kapeller, architect, +1 323 610 4947, ck@ck-architecture.com

**TWO Architecture, design associate, tulsa, Oklahoma, full-time april 2014 to september 2014**  
performing a full scope of architectural services for clientele including preliminary and schematic design, production of drawings for construction, and coordination with clients and contractors.  
contact Rick Winn, architect, +1 918 640 7938, rwinn@twoarchitecture.com

**Cal poly graduate teaching assistant, september 2014-december 2015. los angeles, california**  
assisting professor with classes in the history and theory of architecture, including leading interactive discussions, and grading student work for form and content  
contact Sasha Ortenberg, PhD +1 831 236 1920, aortenberg@cpp.edu

**Docent, Neutra VDL studio and residences, september 2015-present. los angeles, california**  
performing historic preservation of and leading tours at the former office and residence of Richard Neutra, internationally-renowned modernist architect  
contact Sarah Lorenzen, +1 909 869 2706 sarah@neutra-vdl.org

**Cal poly fabrication shop, graduate supervisor. los angeles, california**  
overseeing and assisting students with project fabrication and safety using a variety of materials, machines and tools.  
contact Linc Hoke, +1 909 869 2677, clhoke1@cpp.edu

### competitions and research

Design Submission, Competition for New Prague Congress Center  
With CK Architecture, Spring 2017

"Ethnography of Place: Placemaking Among the Placeless"  
Urban research project for Environmental Design Research Association (EDRA) "Great Places" competition  
With Pam Nayangcharoen, Spring 2014

**other qualifications and experience:** expertise in hand drawing, model making, painting, and sculpting; digital rendering, digitally enhanced fabrication, sustainable/regenerative systems, and proficiency in many design software applications such as Adobe suite, Autodesk Revit, 3D Studio MAX, Autocad, Ecotect, Rhino 3D, grasshopper, VRAY, sketchup





Town of Carbondale  
Planning and Zoning Commission  
Application for Appointment

Applicant Name: NICHOLAS DIFRANK  
Mailing Address: 414 SOPRIS AVE. > CARBONDALE, CO 81623  
Street Address: 414 SOPRIS AVE.  
Telephone: 303.829.8362  
E-mail Address: NDIFRANK@GMAIL.COM

Reappointment

If you are seeking reappointment, it is only necessary to fill in the top portion of this application.

Please Answer the Questions Below

- 1.) The Planning and Zoning Commission requires a commitment on Thursday evenings once or twice a month. The meetings generally fall on the second and fourth Thursday of each month with a few exceptions. The Planning and Zoning Commission occasionally hosts workshops where your attendance may be required. In addition, you may need to attend Board of Trustee meetings a couple of year. Do you foresee any problems attending these meetings on a regular basis? If so, what are the potential attendance issues?
- I DO NOT FORESEE ANY ATTENDANCE ISSUES.
- 2.) Do you feel as a citizen of the community that you are able to provide objective recommendations on various land-use applications and other issues? If yes, please explain
- ABSOLUTELY, WITH OVER 15 YRS OF PRACTICE AS AN URBAN DESIGNER / PLANNER / LANDSCAPE ARCHITECT I AM WELL EXPERIENCED I CAN PROVIDE OBJECTIVE INPUT. — OVER —>
- 3.) Do you feel you have any conflicts of interest that may arise due to your appointment to the Planning and Zoning Commission? If so, please explain.
- I AM STILL A PRACTICING PROFESSIONAL. IN THE RARE SITUATION WHERE MY FIRM (DESIGN WORKSHOP) WERE TO DO BUSINESS WITH THE TOWN OF CARBONDALE, I WOULD NEED TO REUSE MYSELF FROM A SELECTION PROCESS.
- 4.) What do you like best about the Town of Carbondale?
- I LOVE HOW CARBONDALE BRINGS FAMILIES, INTELLIGENT PROFESSIONALS, SMALL BUSINESSES AND LOCAL TRADITIONS ALL TOGETHER WHILE CONTINUING TO RESPECT OUR BEAUTIFUL VALLEY & SMALL TOWN CHARACTER.
- 5.) What is one thing that would make Carbondale a better place to live?
- THE CONTINUED SUPPORT OF DIVERSE PEOPLES, BUSINESSES & IDEAS COMBINED WITH THOUGHTFUL TOWN PLANNING & FUTURE LAND USES.
- 6.) Please identify what you feel are some of the key issues facing the Town in the next 5-10 years,
- MAINTAINING OUR LOCAL SMALL TOWN CHARACTER WHILE RESPECTING & PROVIDING THOUGHTFUL OPPORTUNITIES FOR NEW BUSINESSES, RESIDENTS & LAND USES — OVER —>

Planning and Zoning Recommendation

Date:  
Selection: YES NO

Action Taken by Board of Trustees

Date:  
Selection: YES NO  
Term Expiration:

Approval Signature: Date:

3) CONTINUED:

DURING MY PROFESSIONAL CAREER I HAVE HAD THE OPPORTUNITY TO WORK AS BOTH A PRIVATE CONSULTANT AND PUBLIC REPRESENTATIVE. HAVING EXPERIENCED BOTH SIDES OF THE PLANNING & DEVELOPMENT WORLD HAS PROVIDED ME WITH VALUABLE EXPERIENCE & INSIGHTS. I ALSO HAVE MASTERS DEGREES IN URBAN DESIGN & LANDSCAPE ARCHITECTURE AND CAN PROVIDE A RESUME UPON REQUEST.

6) CONTINUED:

- ENCOURAGING A THOUGHTFUL PROCESS TO ANY DEVELOPMENT, TO ENSURE THAT IT SERVES THE VISION OF CARBONDALE AND CAN BE SUPPORTED BY EXISTING INFRASTRUCTURE AND SOCIAL SYSTEMS.
- REINFORCEMENT OF THE VISION AS DESIGNED WITHIN ~~THE~~ CARBONDALE'S UDC, WHILE RESPECTING THE CHANGING NEEDS OF OUR COMMUNITY ON ISSUES SUCH AS:
  - HOUSING
  - DENSITY
  - GENERAL DEVELOPMENT
  - ENVIRONMENTAL AWARENESS & IMPACTS

# Growth Matters

## *Workforce Board Rural Resort Eagle, Garfield, Lake, Pitkin, Summit*

State Demography Office  
Colorado Department of Local Affairs  
2018

<https://demography.dola.colorado.gov/>



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# *Transitions to Watch*

- Workforce is the balance between people and jobs
- Disparity - growth, income, jobs, education.
- Migration - attracting and retaining the right fit.
- Aging - labor force, income, housing, jobs
- Changes to industries - booms, downturns, automation, retail, manufacturing, construction.
- Increasing racial and ethnic diversity.
- Slowing income growth - spending, industries, taxes
- Population growth (but slowing) - planning for the people (and everything that comes with them)



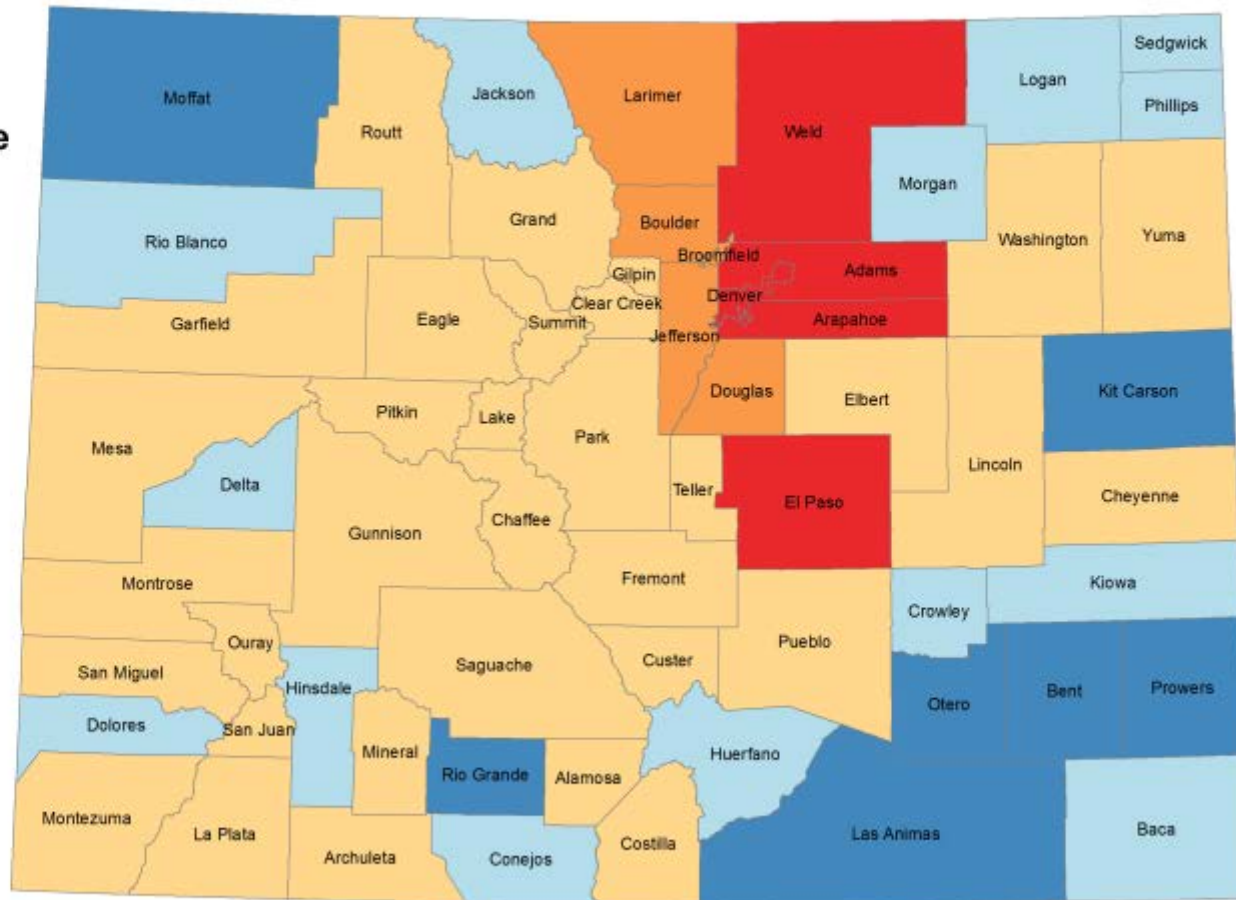
## *Big Picture - 2016-2017 Pop Change*

- US - 325.7 million, + 2.3 million or .7%
- Colorado - 5,607,154
- Ranked 9<sup>th</sup> fastest 1.4% - ID, NV, UT, WA, FL
- 8<sup>th</sup> in total growth 77,049 - TX, FL, CA, WA, NC, GA, AZ
- Growth of 578,000 since 2010 and Ave. Annual Growth rate of 1.5%



# Colorado: Total Population Change 2010 - 2017

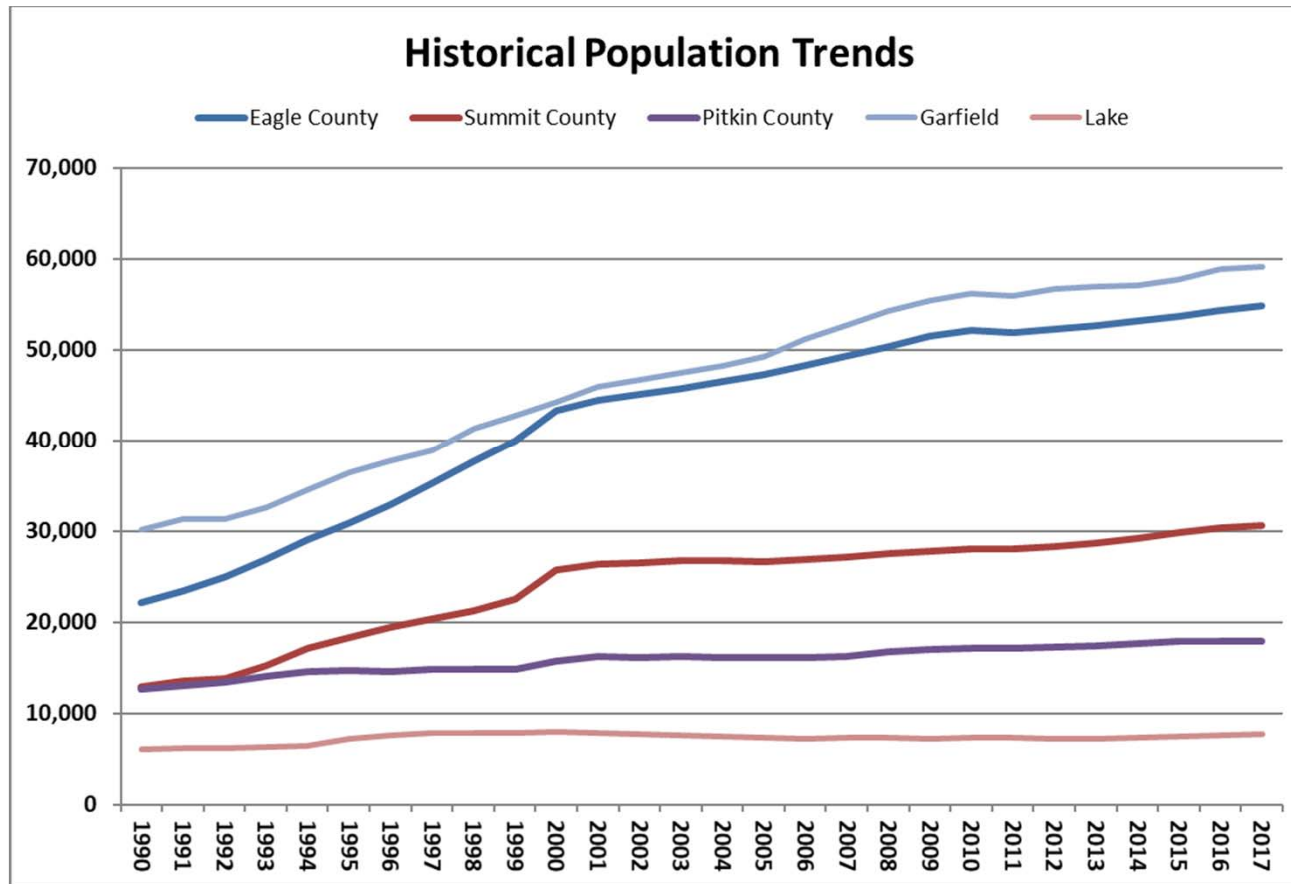
## Population Change



Colorado State Demography Office, 03/22/2018



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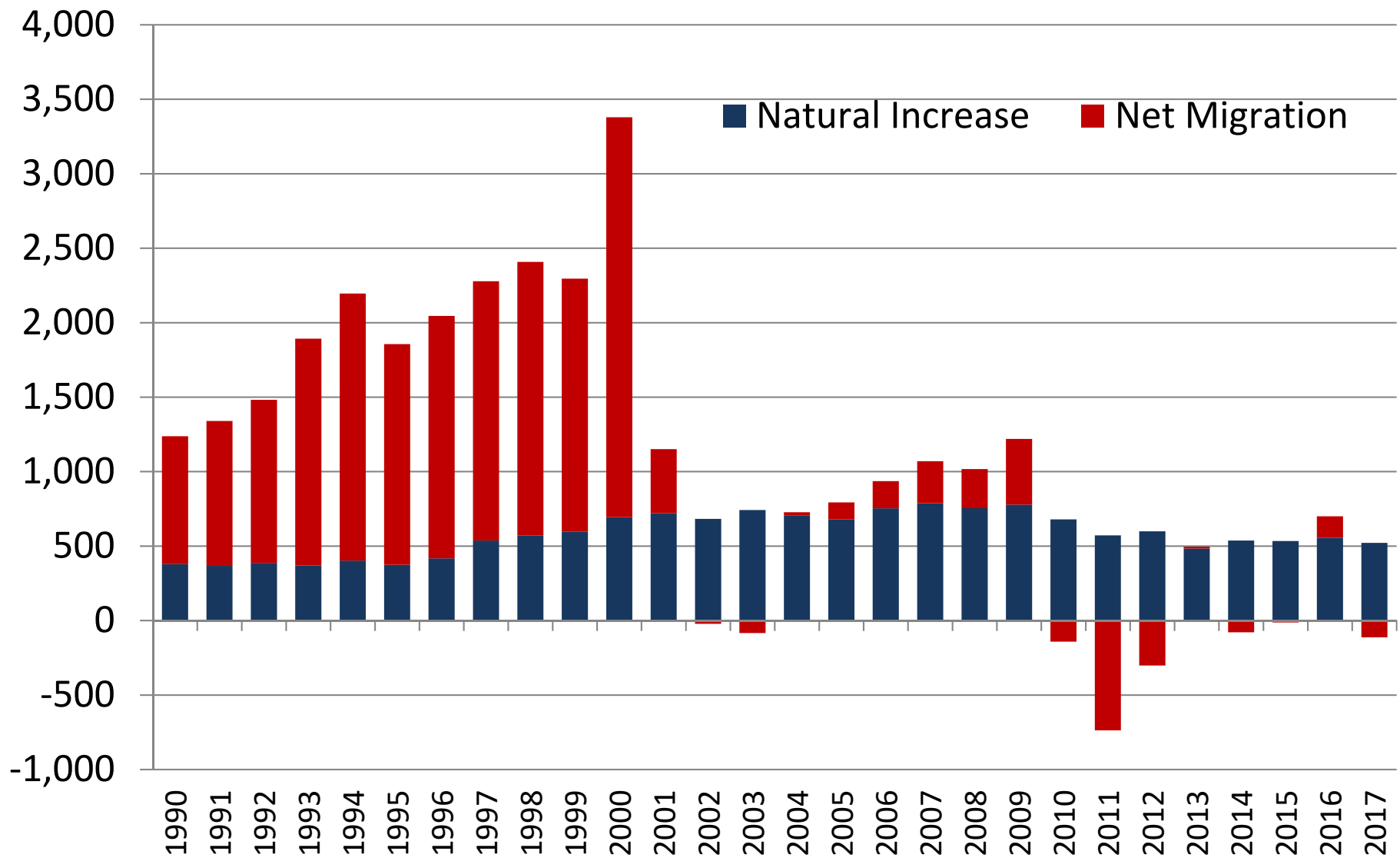


#### Recent Population Trends

	2010	2011	2012	2013	2014	2015	2016	2017	Ch. 2010-17	Ann. Ave. Pct Ch
Eagle County	52,102	51,892	52,189	52,685	53,143	53,664	54,364	54,772	2,670	0.72%
Garfield	56,098	55,964	56,694	56,888	57,120	57,691	58,906	59,118	3,020	0.75%
Lake County	7,282	7,281	7,195	7,214	7,272	7,399	7,534	7,705	423	0.81%
Pitkin County	17,156	17,146	17,259	17,425	17,664	17,862	17,894	17,890	734	0.60%
Summit County	28,068	27,988	28,229	28,655	29,186	29,852	30,332	30,585	2,517	1.23%
Colorado									578,000	1.4%

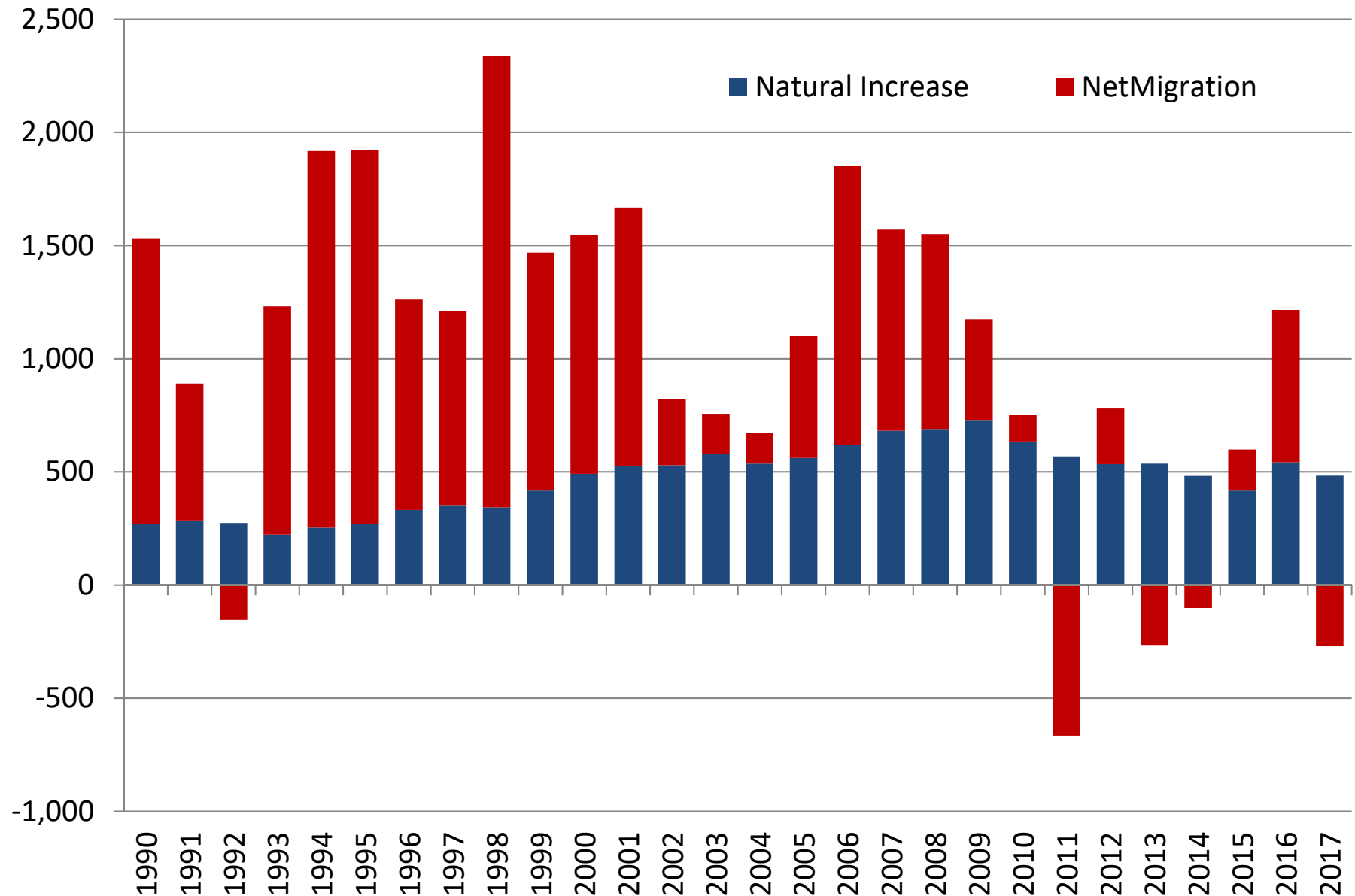


# Eagle County Components of Population Change

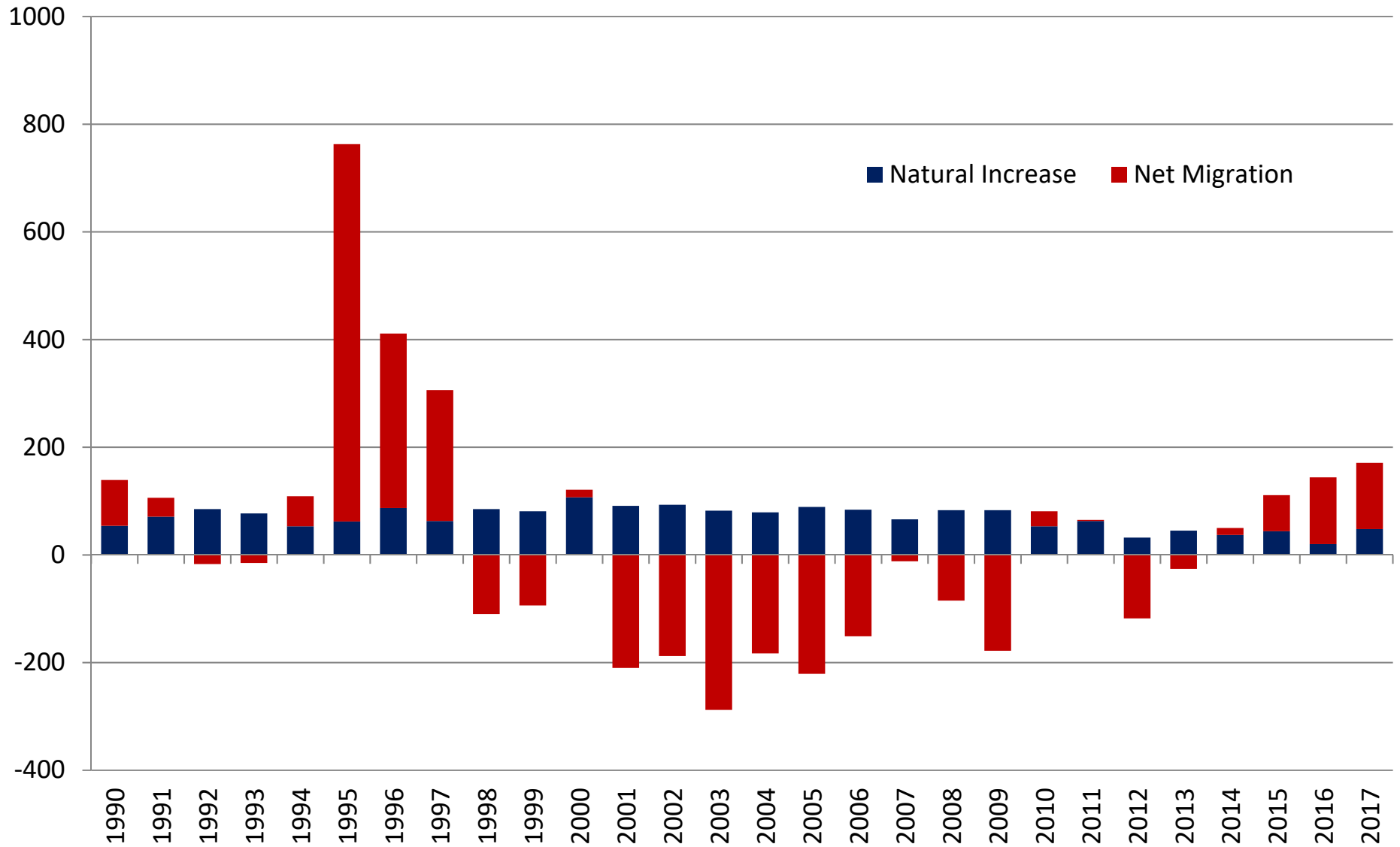




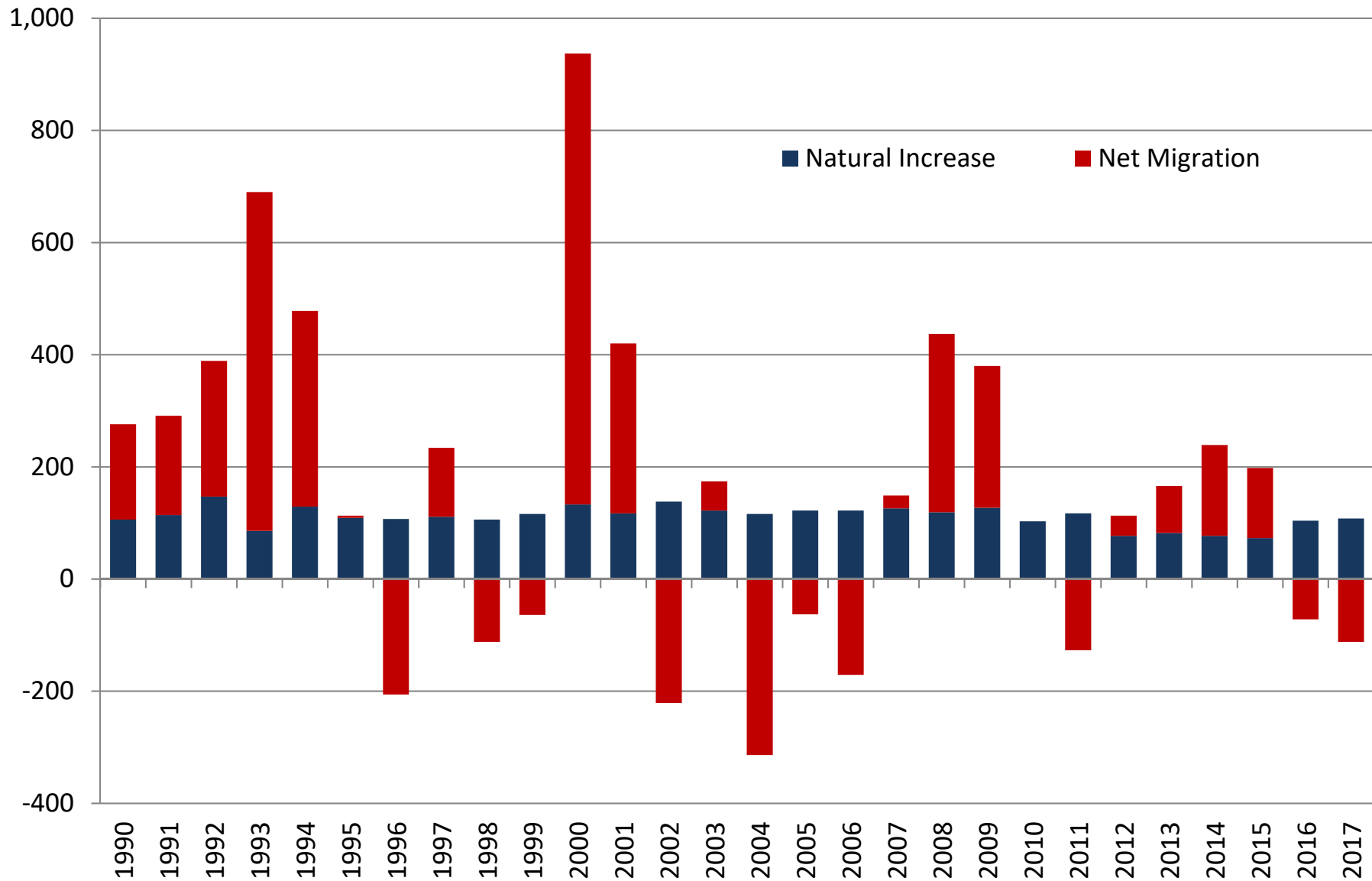
# Garfield County Components of Population Change



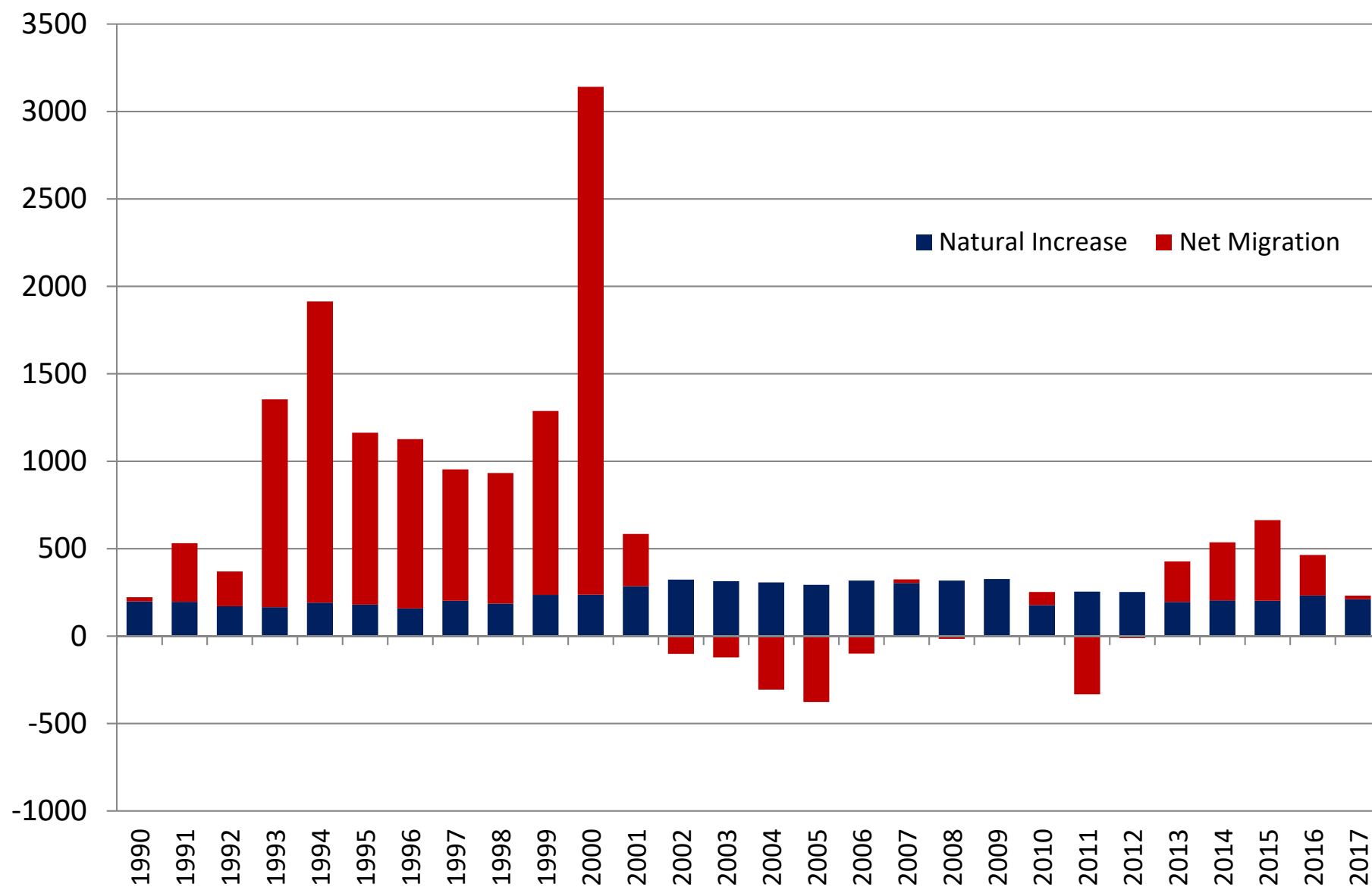
## Lake County Components of Population Change



## Pitkin County Components of Population Change

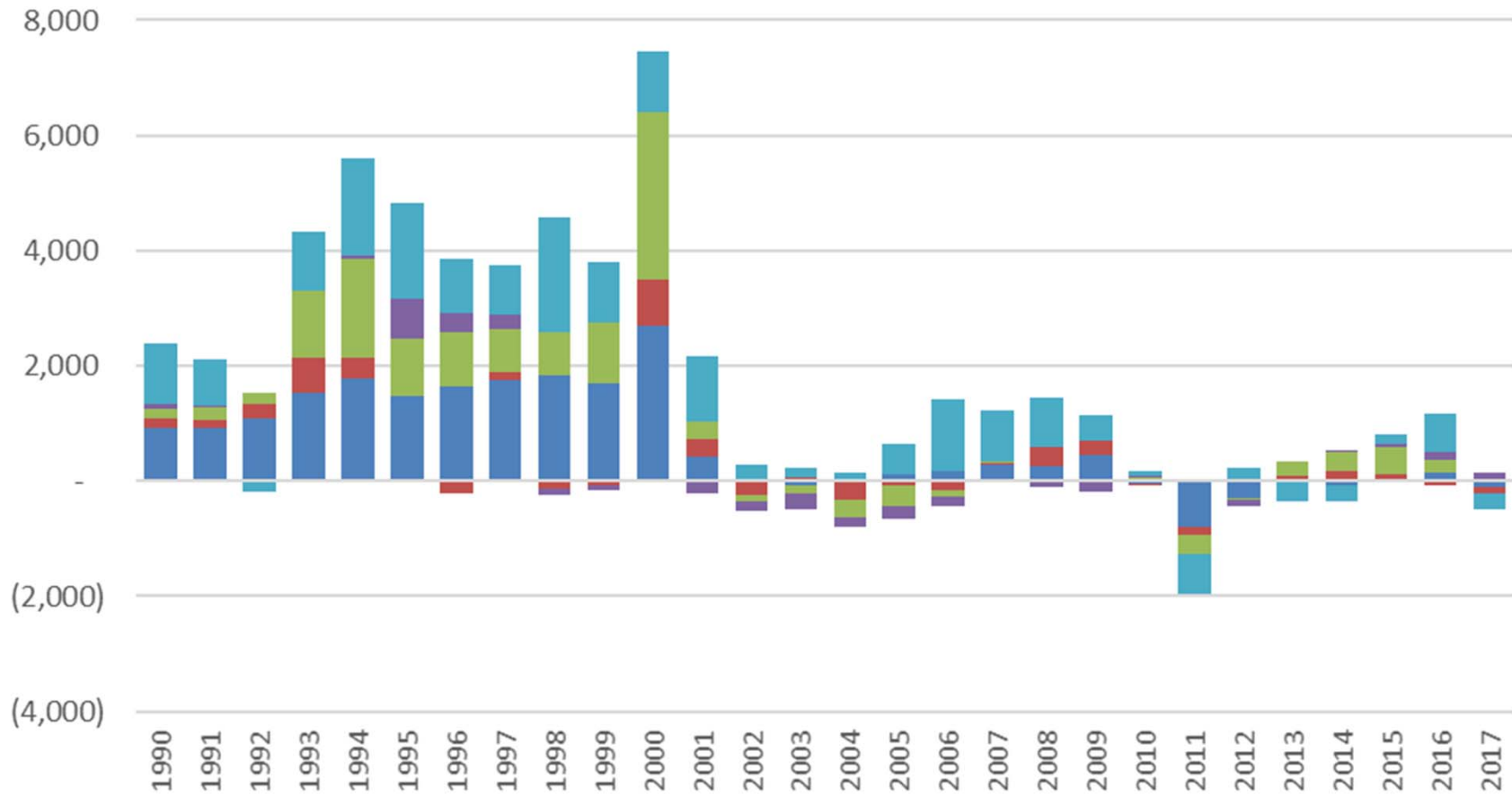


## Summit County Components of Population Change



## Net Migration Trend

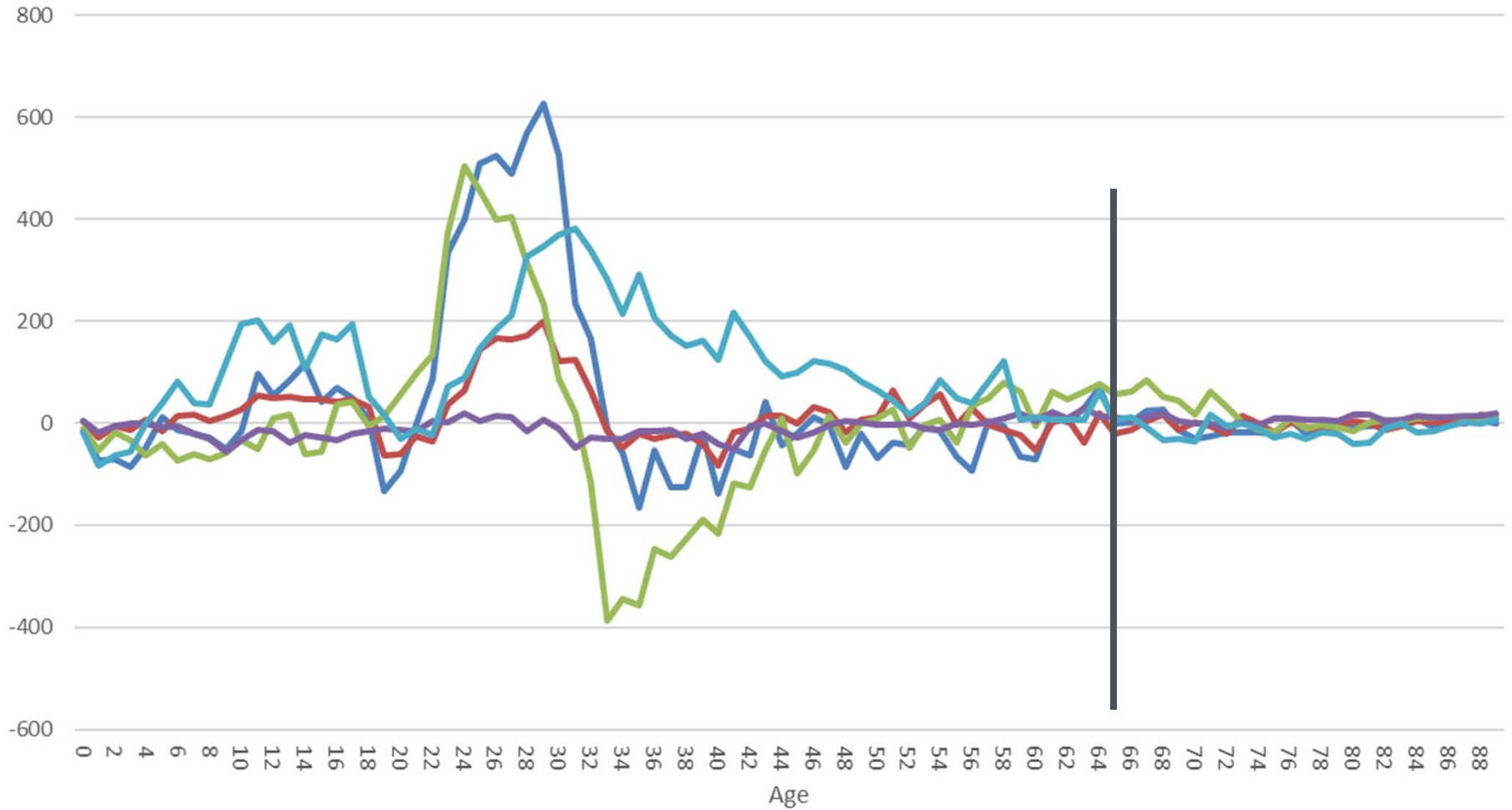
■ Eagle ■ Pitkin ■ Summit ■ Lake ■ Garfield



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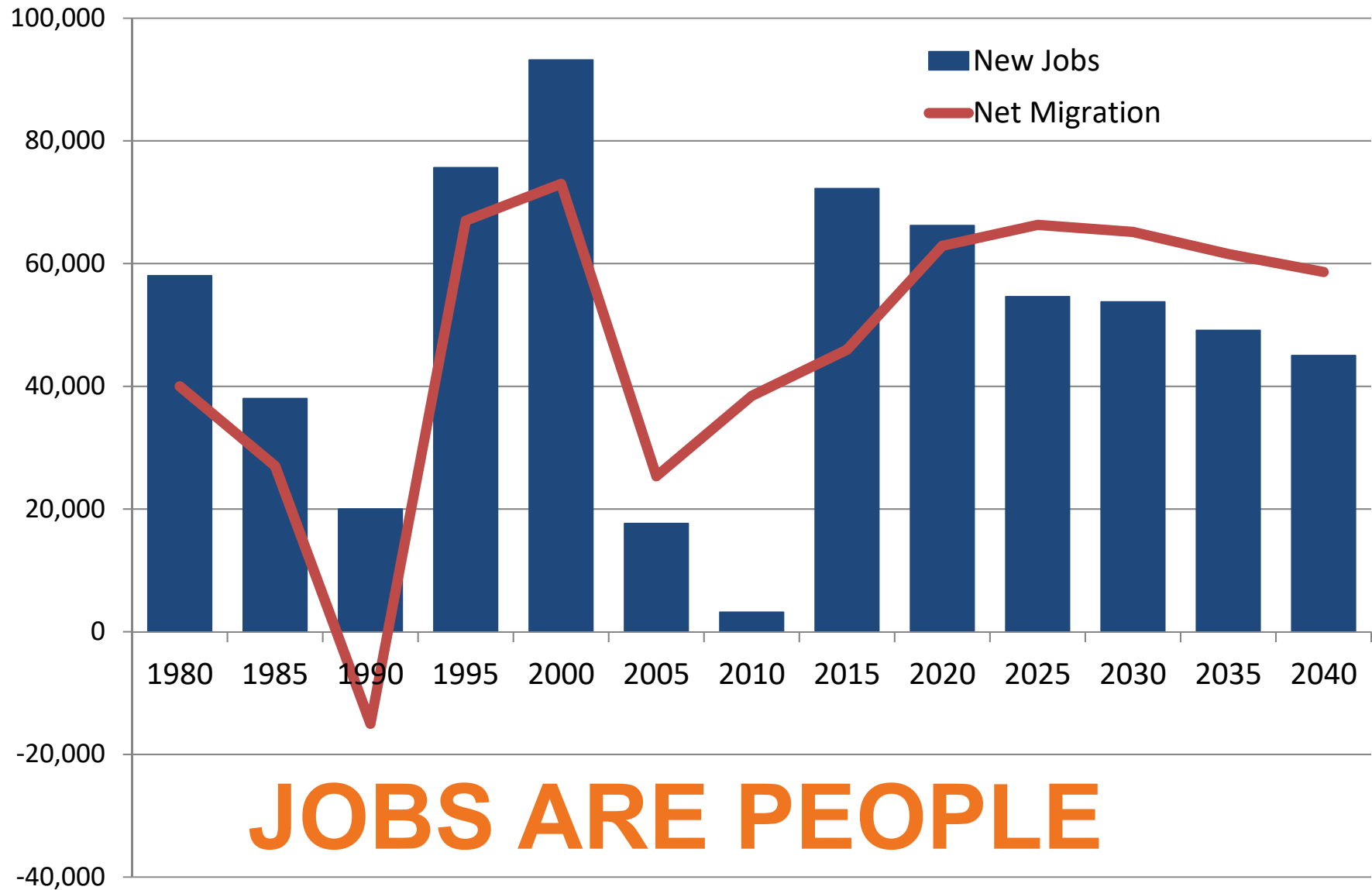
# Net Migration By Age

Eagle Pitkin Summit Lake Garfield



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# Colorado New Jobs and Net Migration

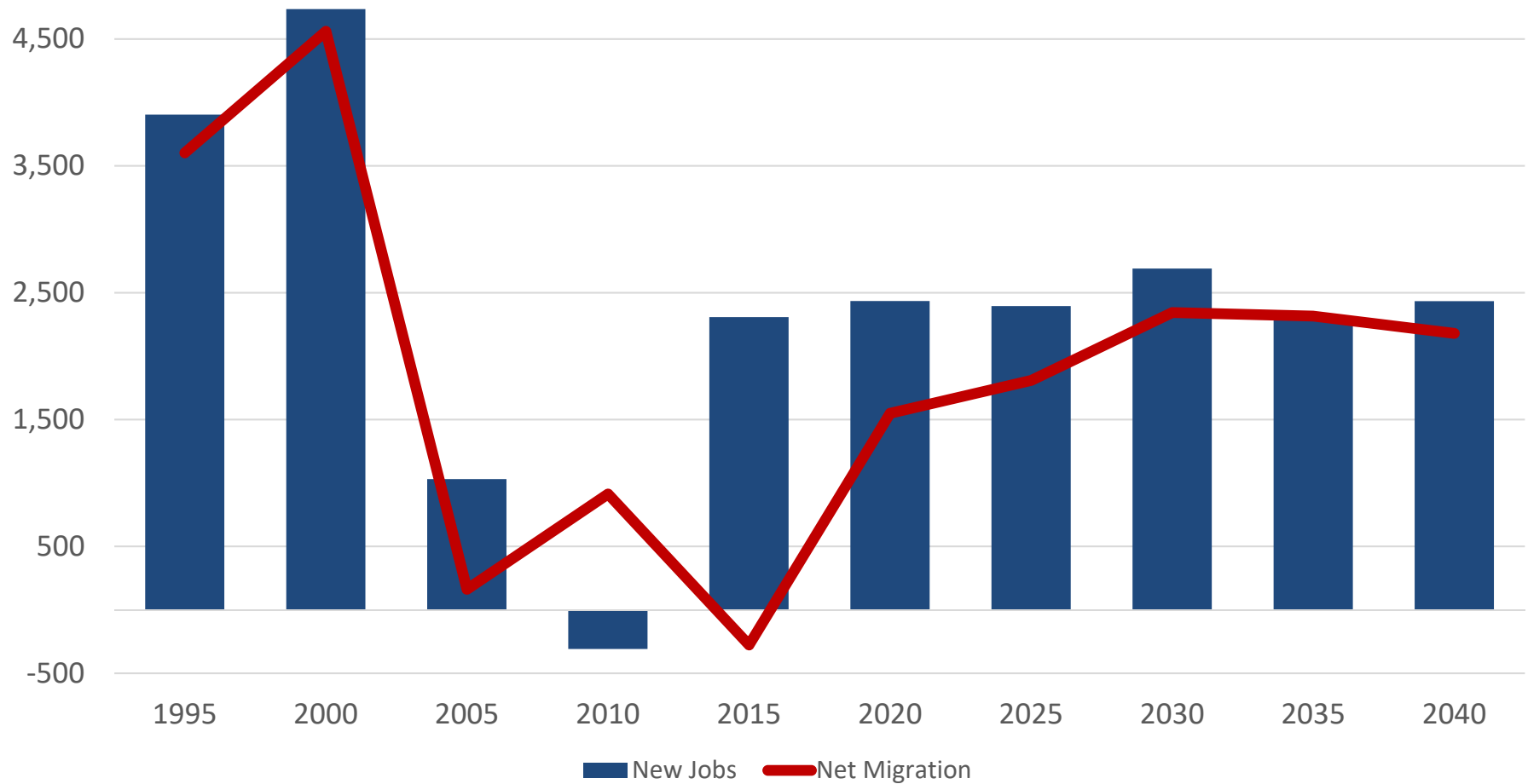


Source: State Demography Office



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## Rural Workforce (Eagle, Garfield, Lake, Pitkin & Summit) New Jobs & Net Migration



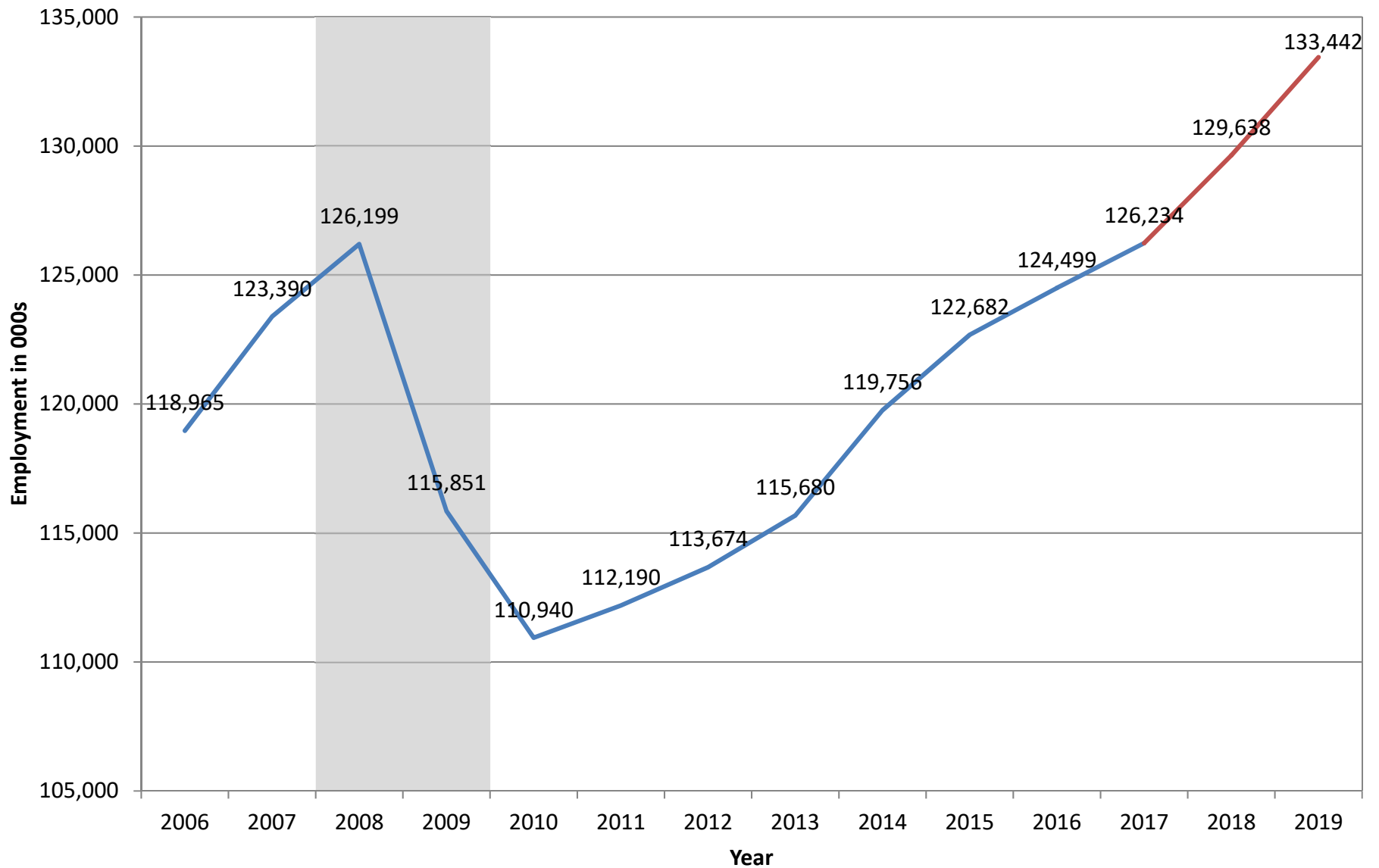
# JOBS ARE PEOPLE



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Eagle, Garfield, Lake, Pitkin & Summit Total Estimated Jobs (2006-17 Actual, 18-19 Forecast)



<b>Total Employment Pre-Recession to 2017</b>		
	Total Change 2008-17	Pct.(%) Change 2008-17
<b>Statewide</b>	<b>381,314</b>	<b>13.0%</b>
Eagle	743	1.8%
Garfield	-2,721	-7.4%
Lake	251	8.8%
Pitkin	-976	-4.4%
Summit	2,566	10.6%

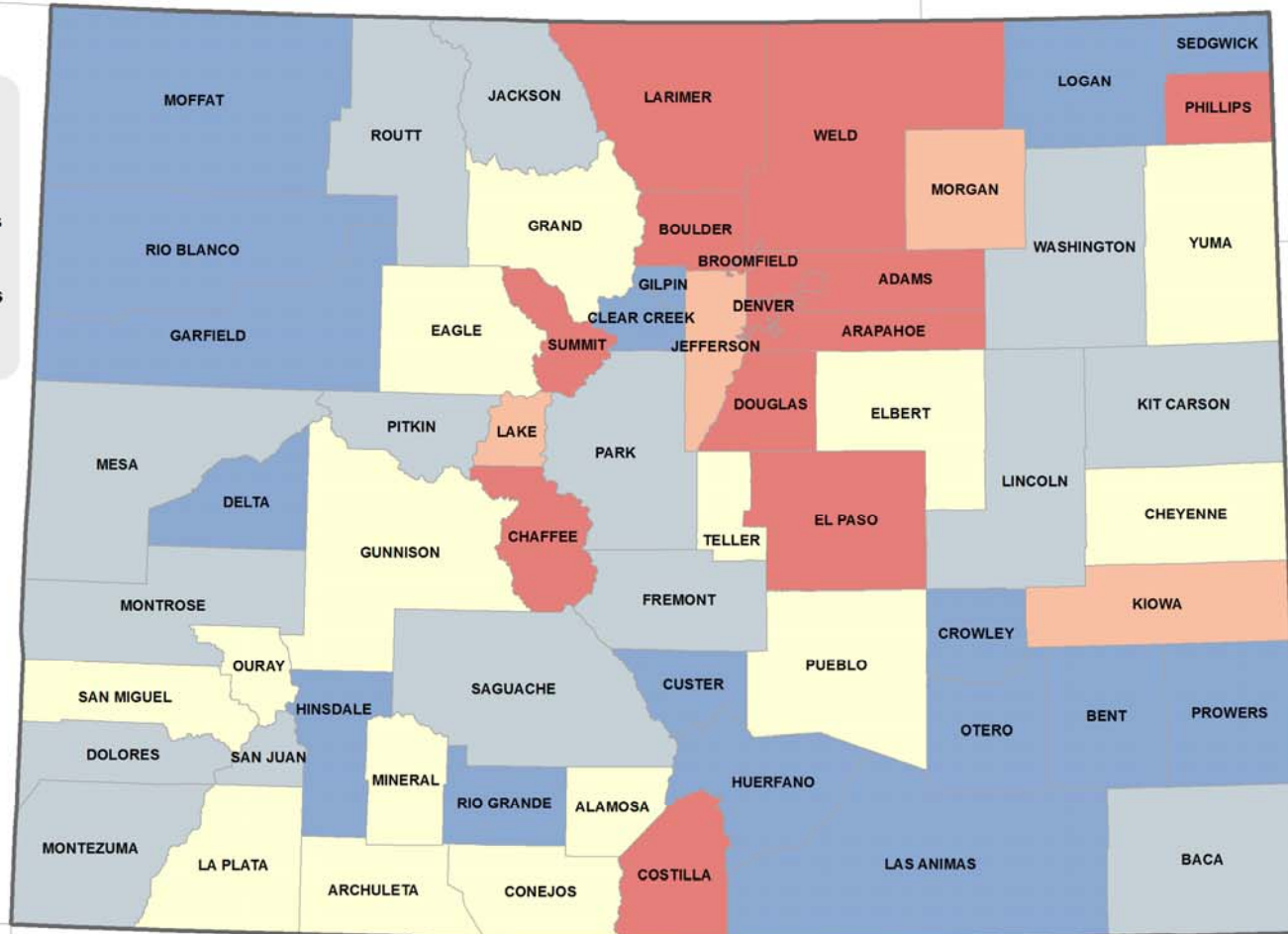


# 2017 Jobs Relative to Pre-Recession Peak

## Previous Peak: 2005-2009

### 2017 Jobs vs Pre-Recession Peak

- > 5% Fewer Jobs
- 0% to 5% Fewer Jobs
- 0% to 5% More Jobs
- 5% to 10% More Jobs
- > 10% More Jobs

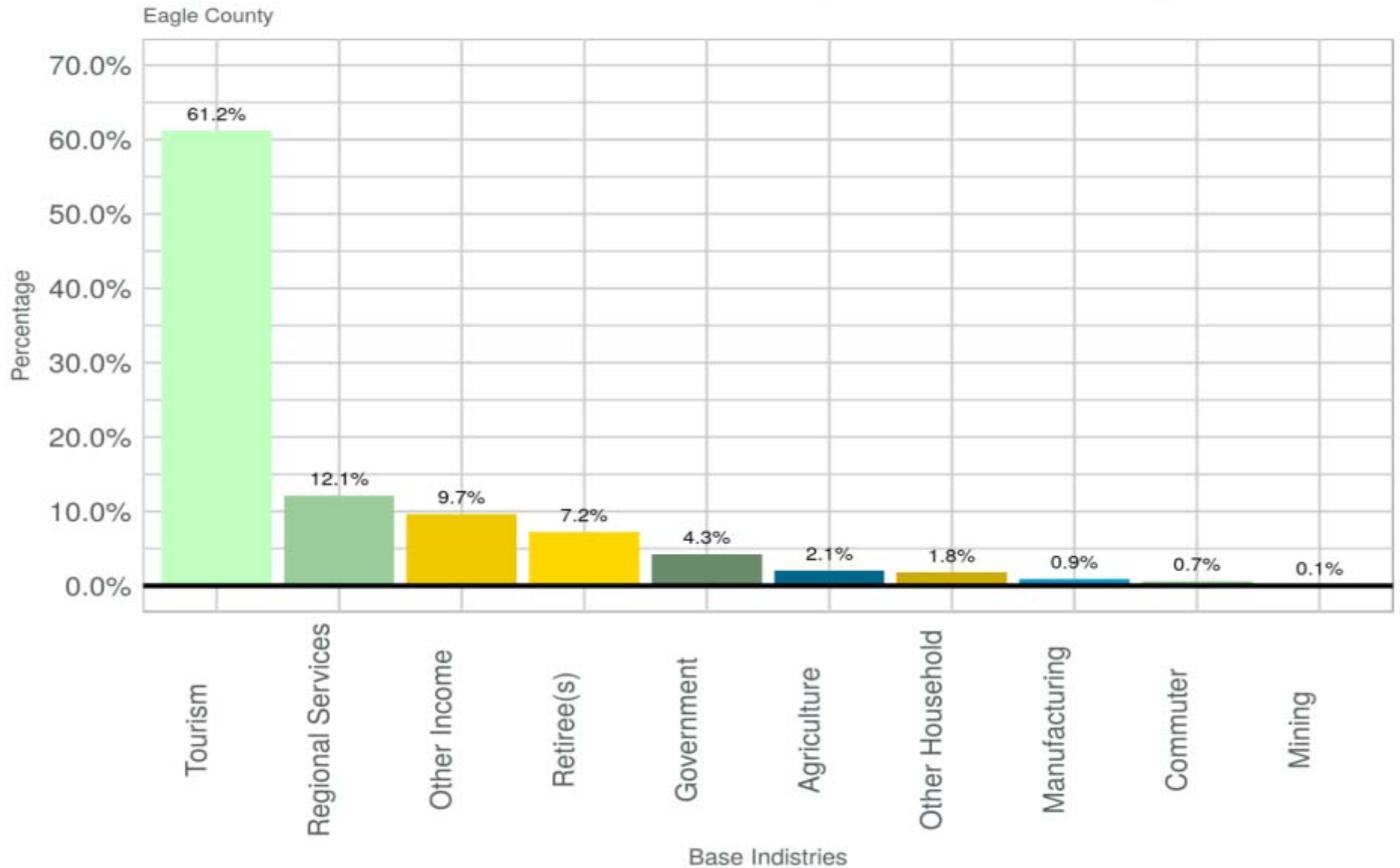


Colorado State Demography Office, 07/24/2018



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## 2016 Base Industries (without Indirect)



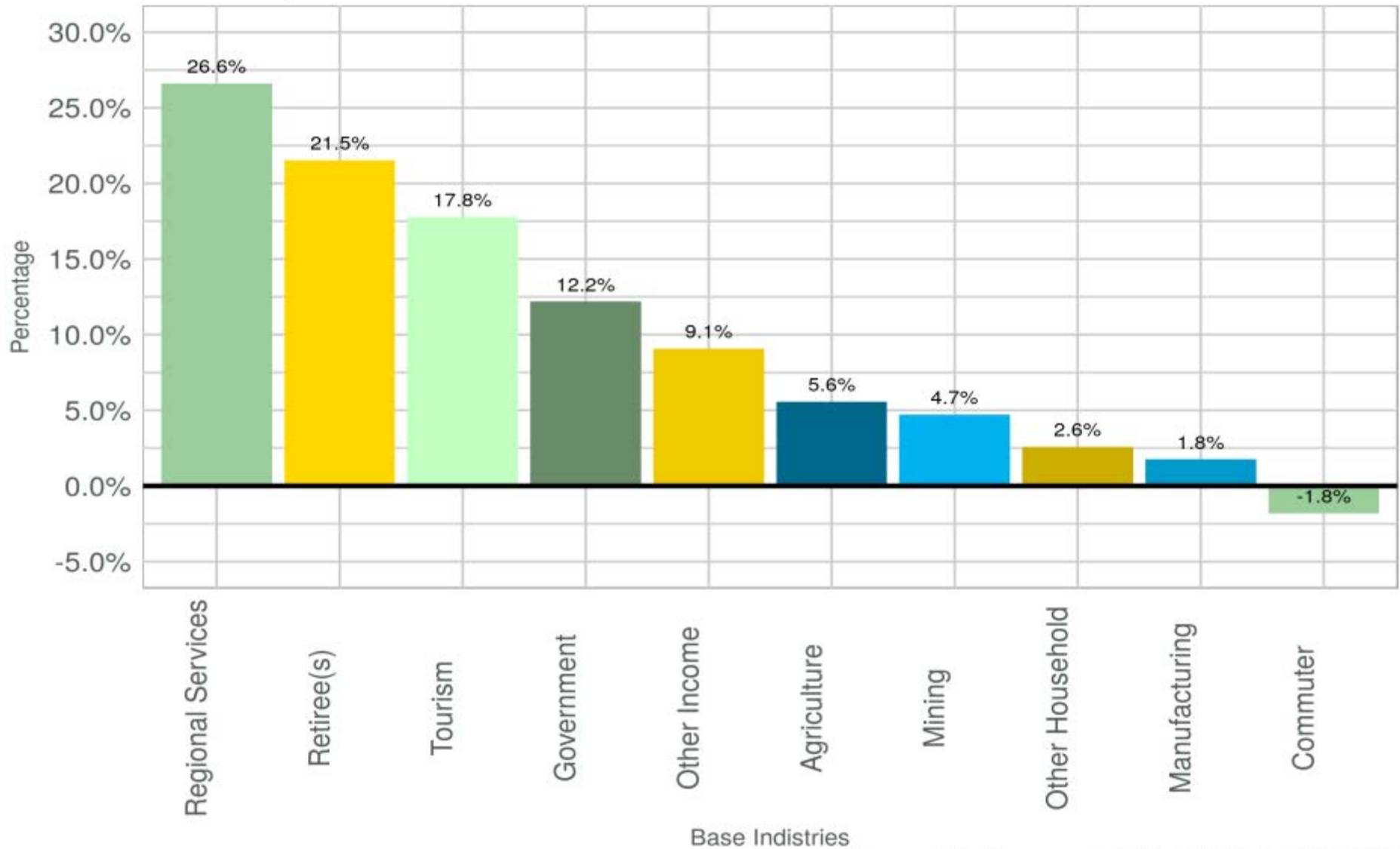
Source: State Demography Office Print Date: 04/12/2018



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## 2016 Base Industries (without Indirect)

Garfield County

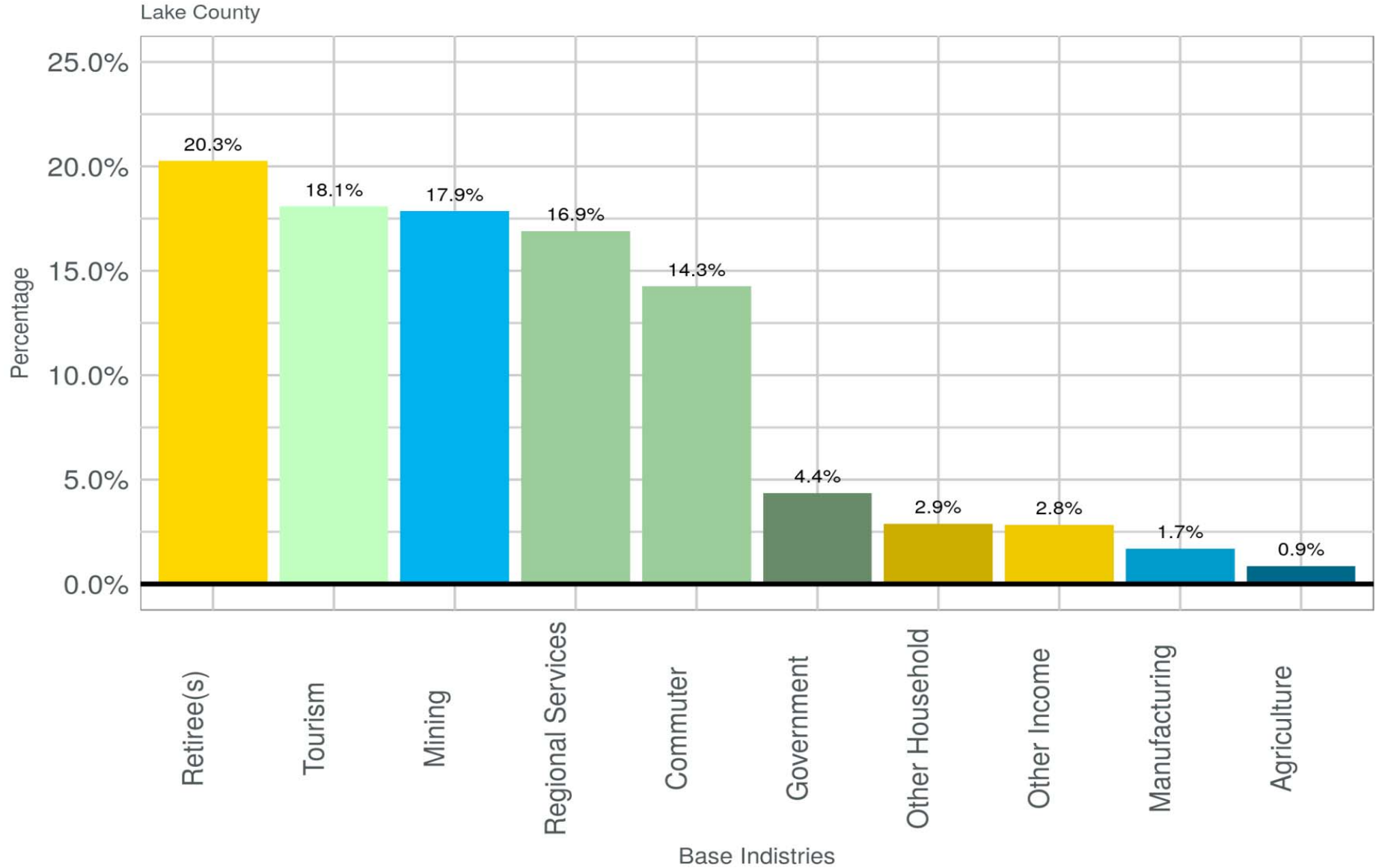


Source: State Demography Office Print Date: 04/12/2018



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## 2016 Base Industries (without Indirect)

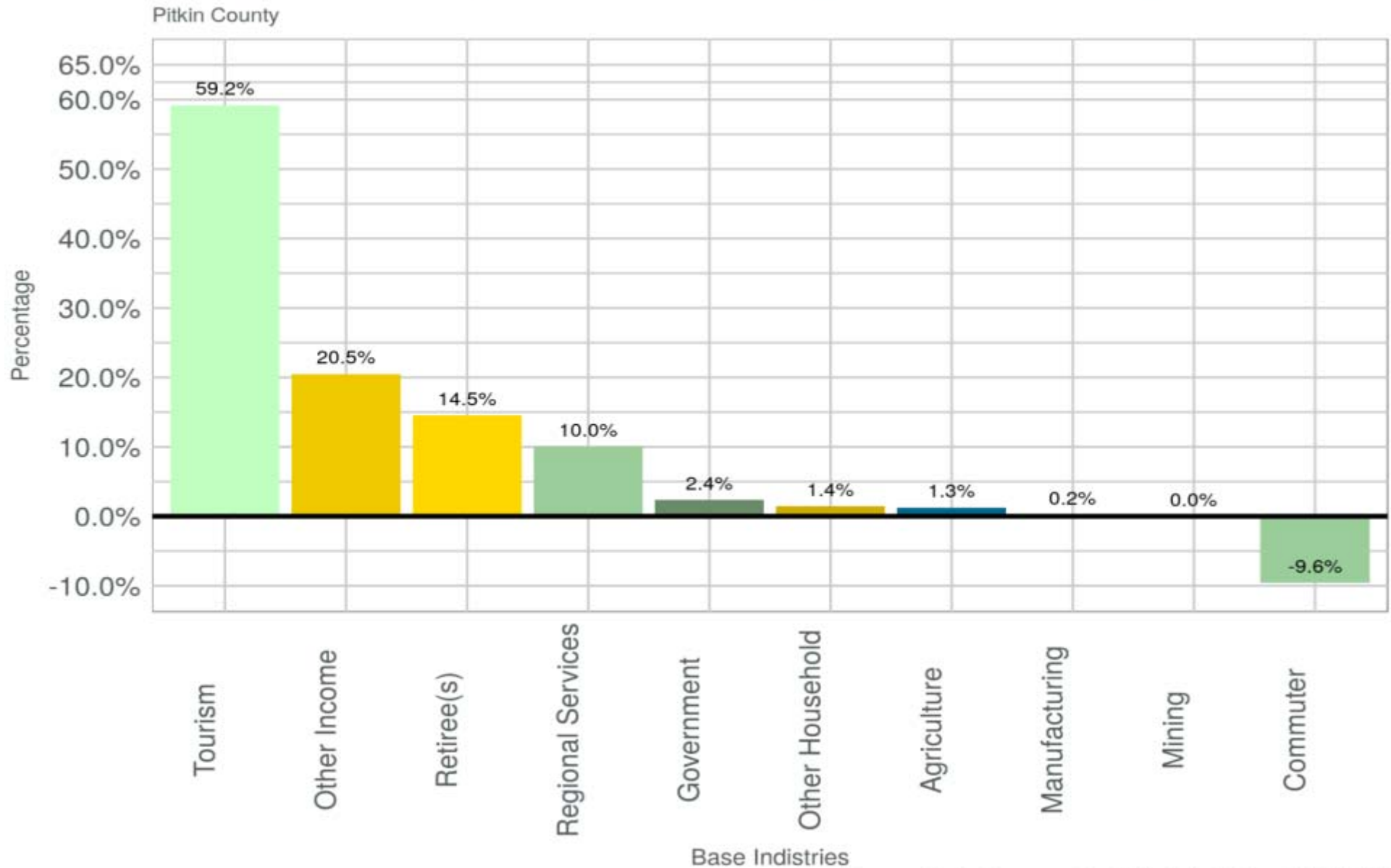


Source: State Demography Office, Print Date: 07/23/2018



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## 2016 Base Industries (without Indirect)



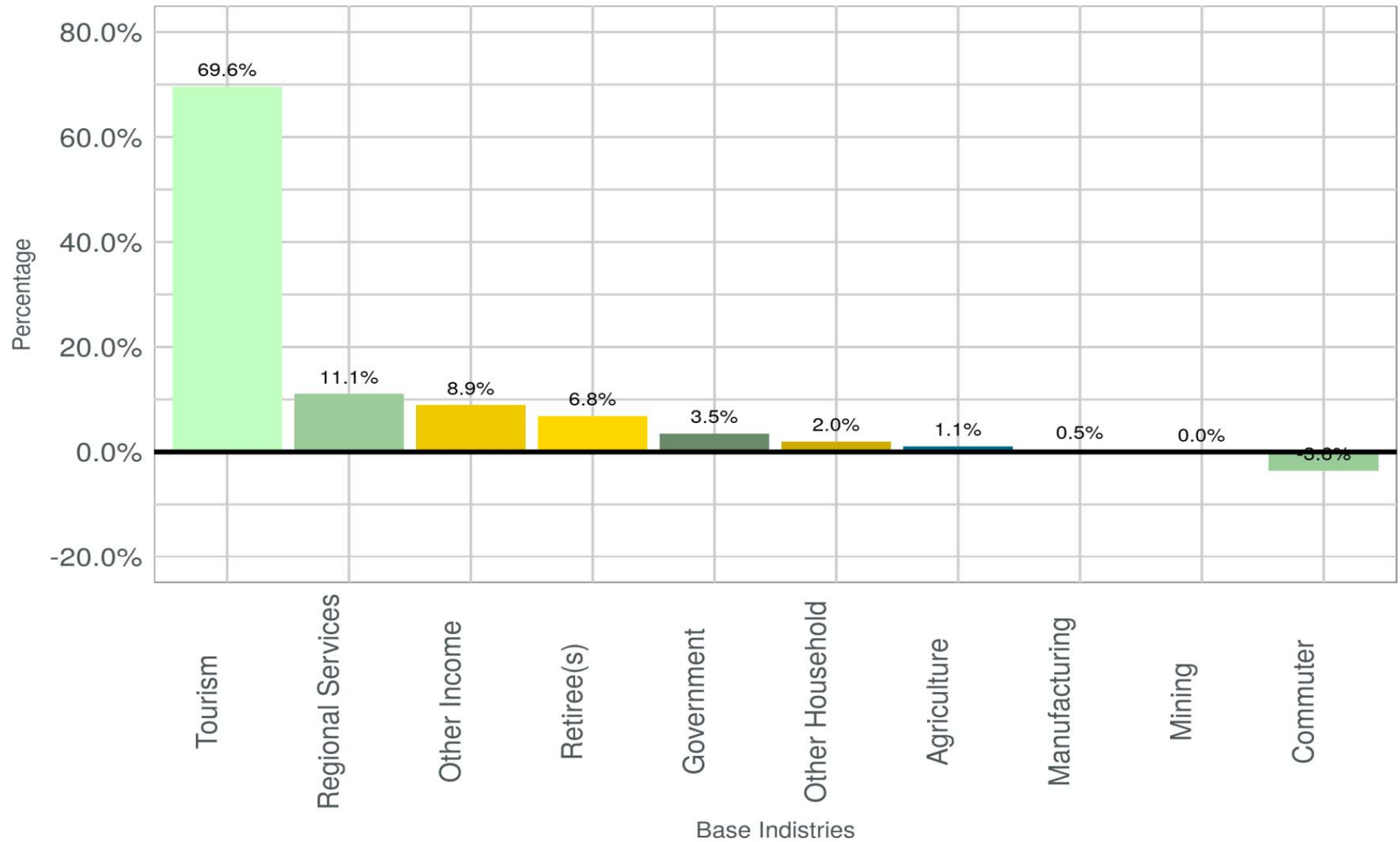
Source: State Demography Office Print Date: 04/12/2018



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## 2016 Base Industries (without Indirect)

Summit County



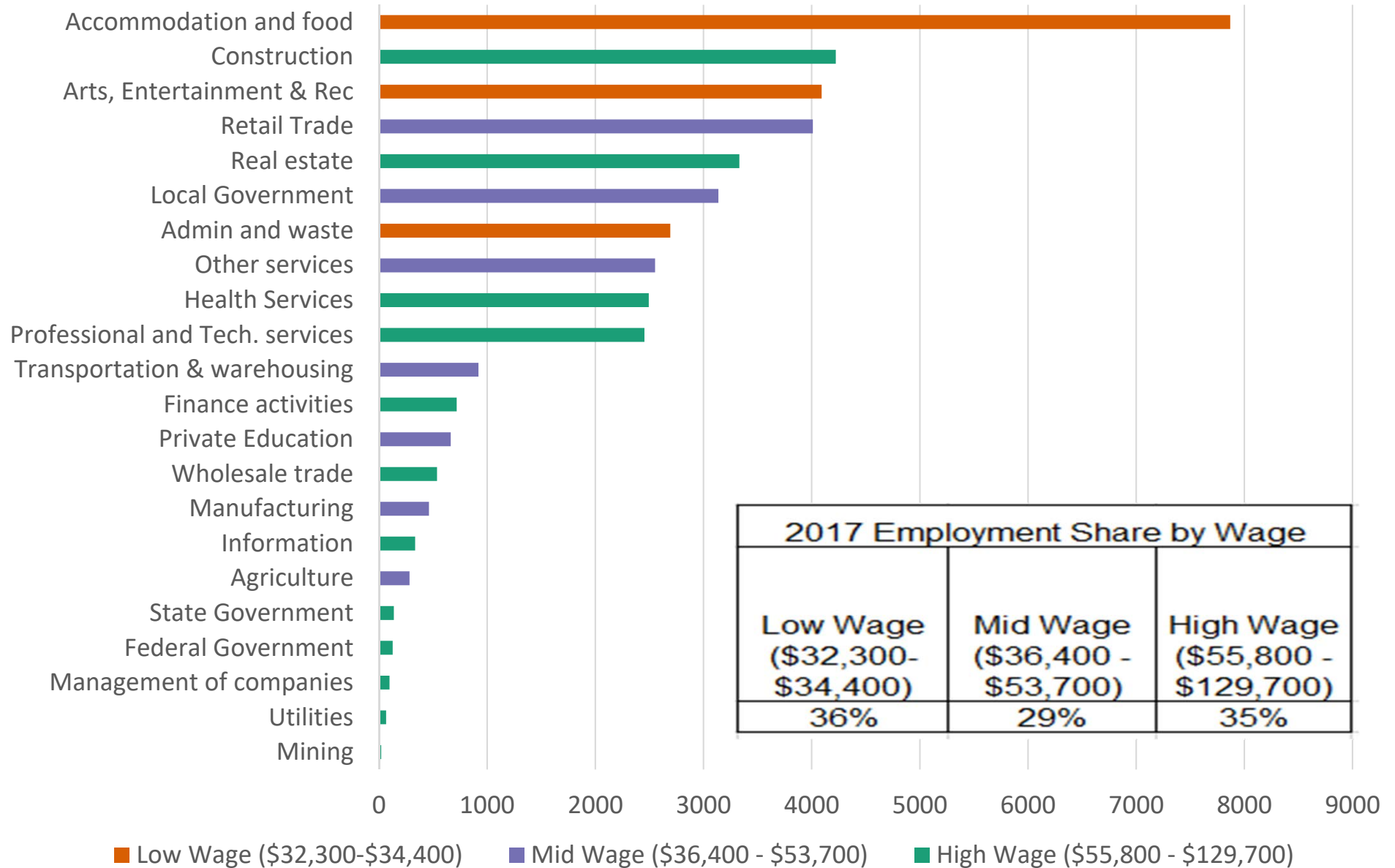
Source: State Demography Office, Print Date: 07/23/2018



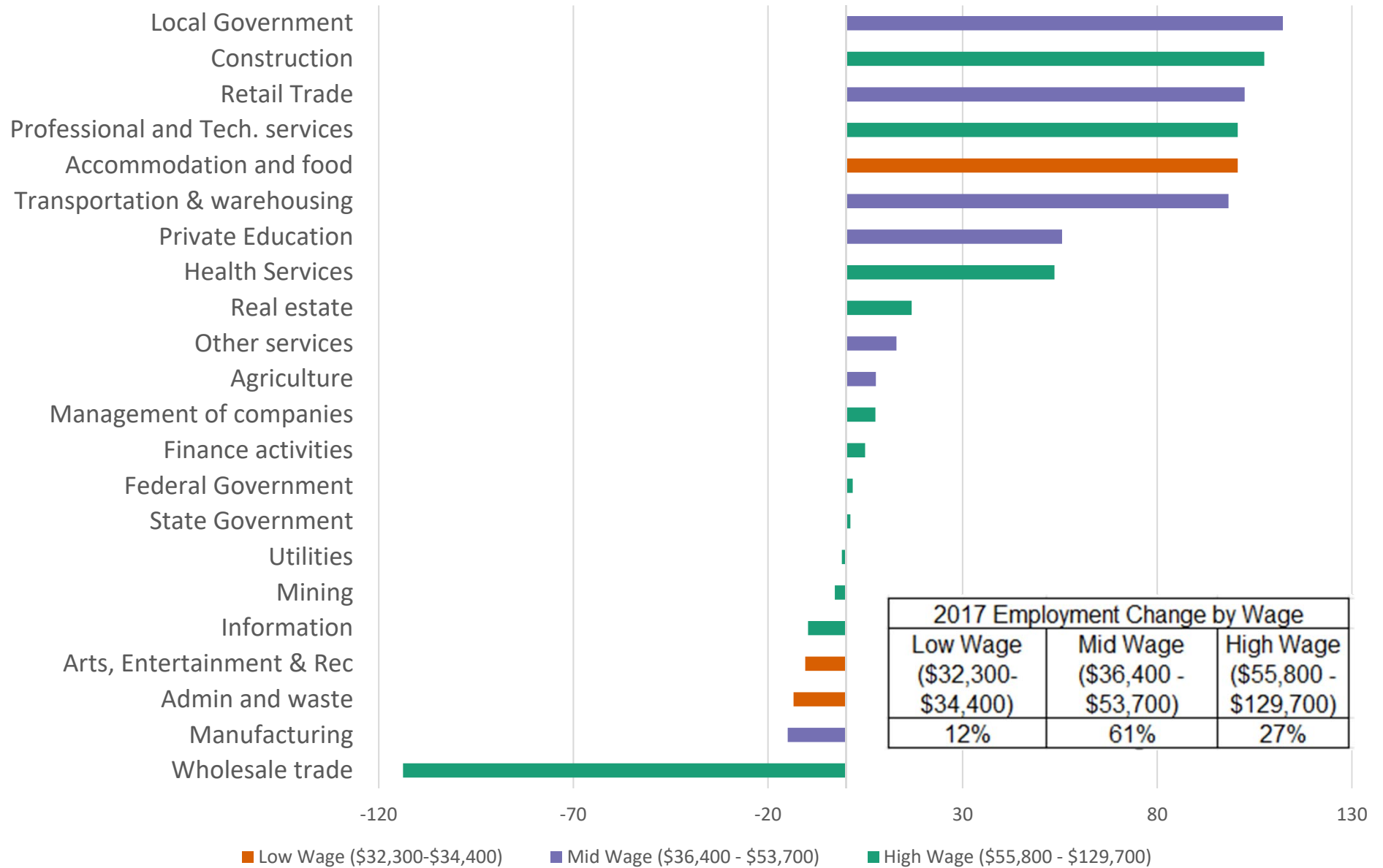
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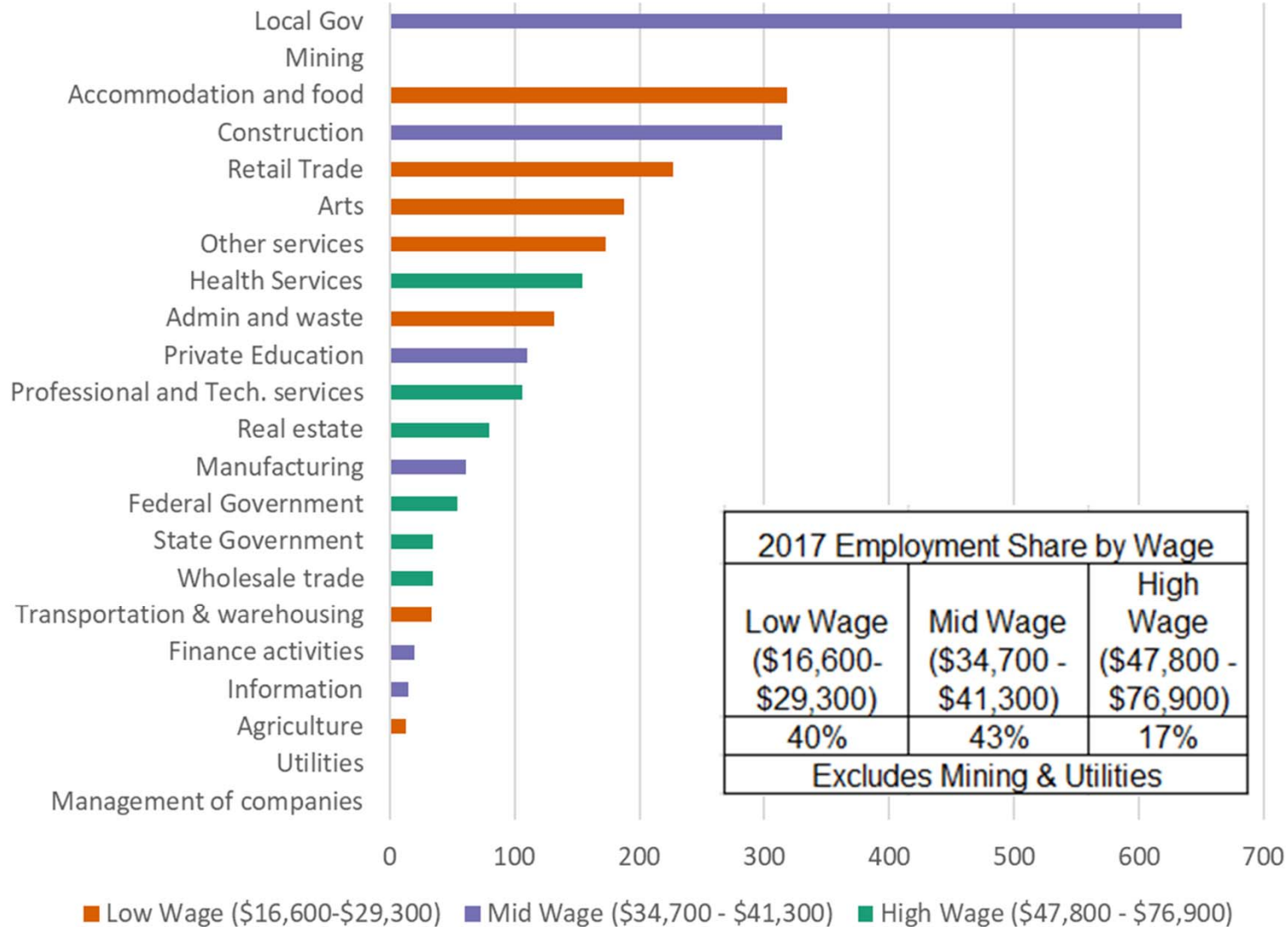
# Eagle County 2017 Employment by Industry & Wage



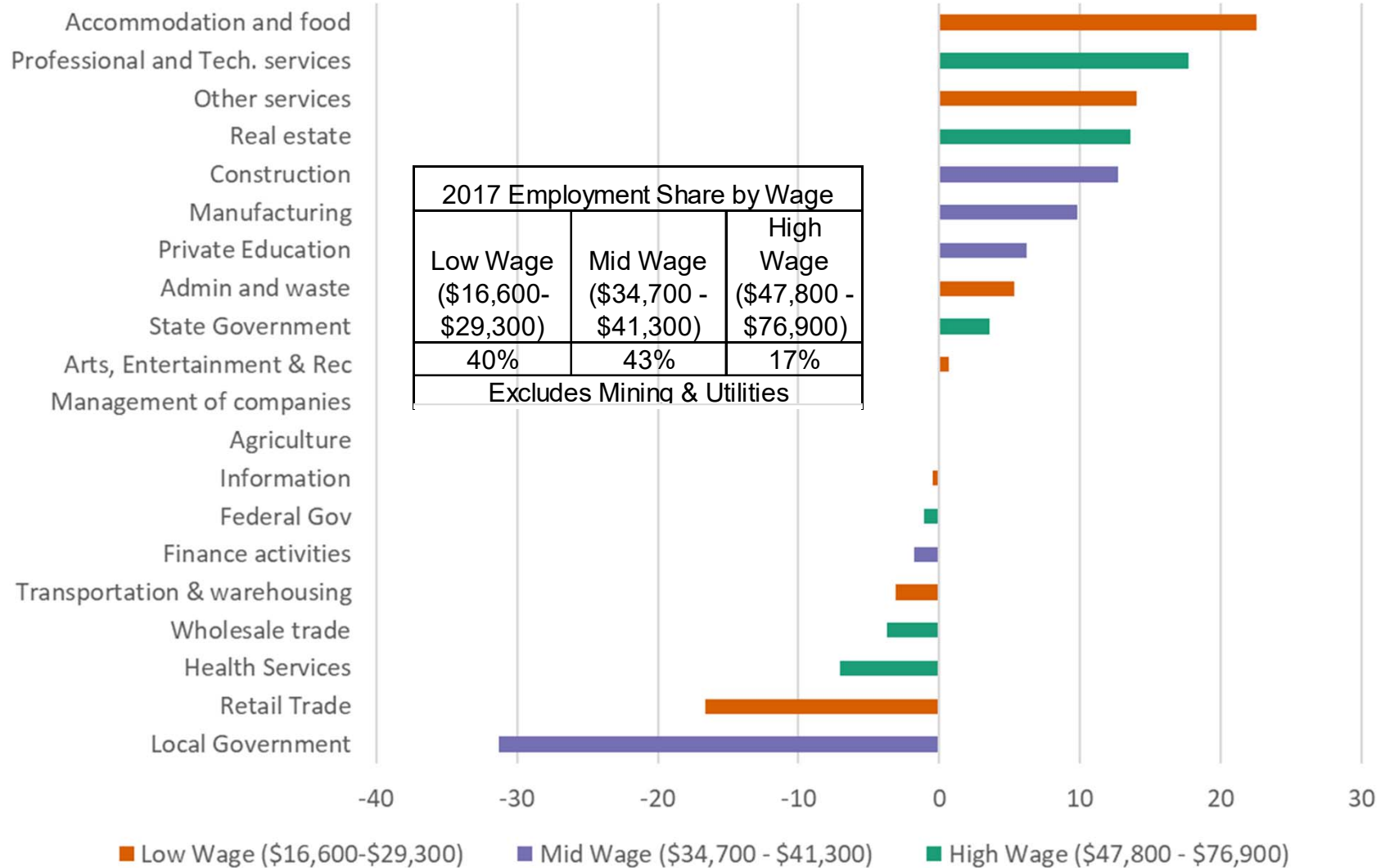
## Eagle County 2017 Annual Employment Change by Industry & Wage



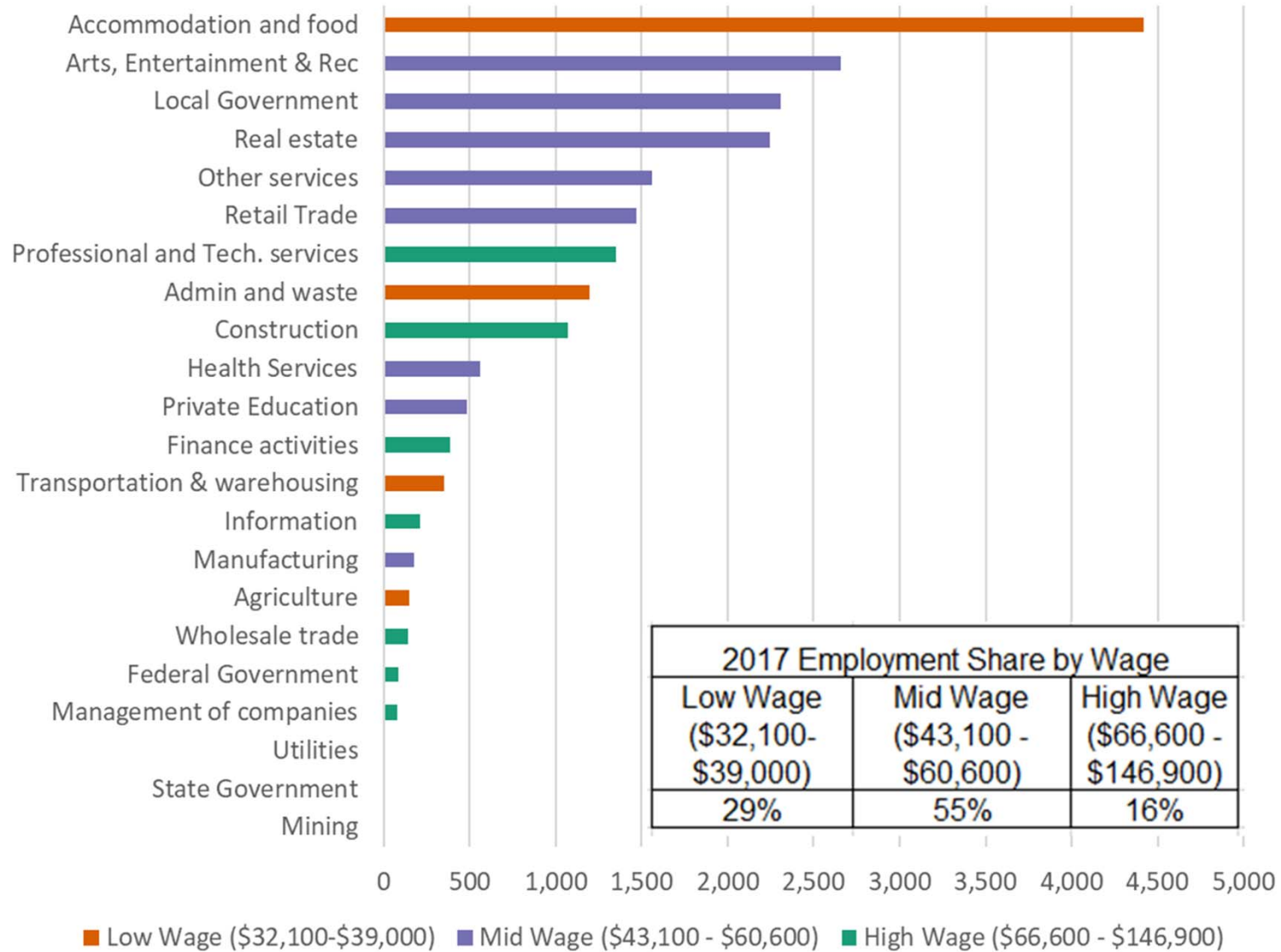
## Lake County 2017 Employment by Industry & Wage



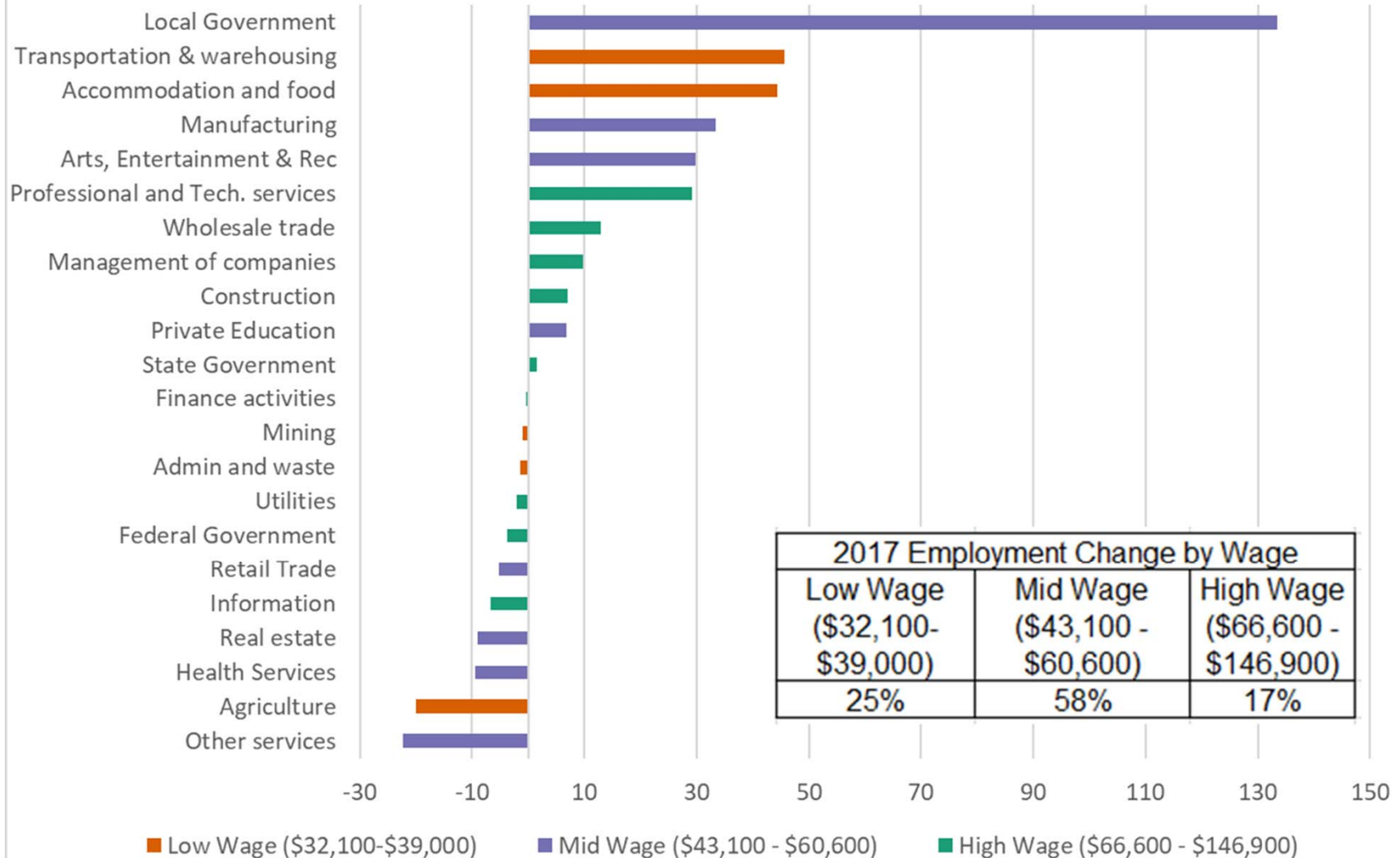
## Lake County 2017 Annual Employment Change by Industry & Wage



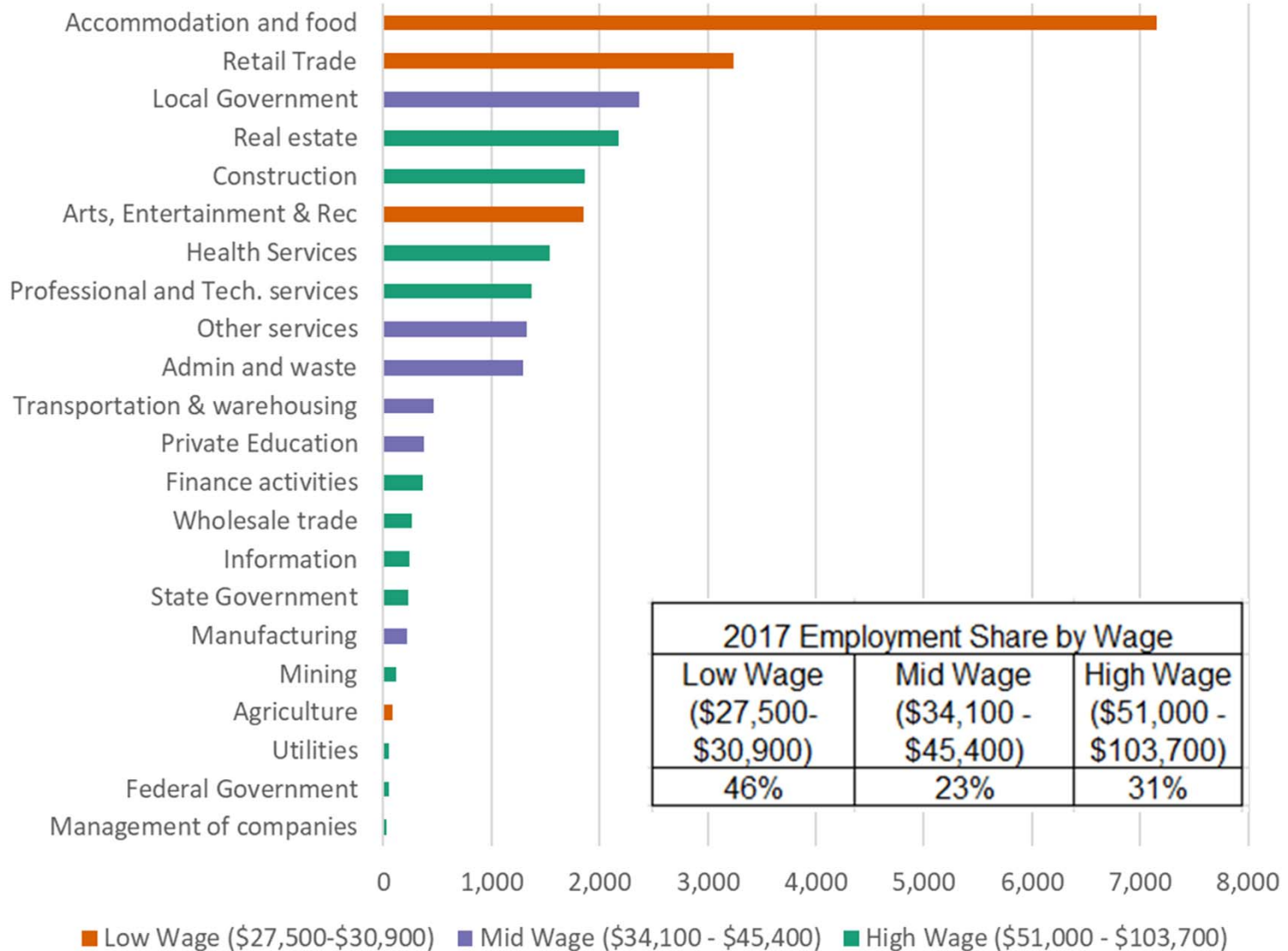
## Pitkin County 2017 Employment by Industry & Wage



## Pitkin County 2017 Annual Employment Change by Industry & Wage

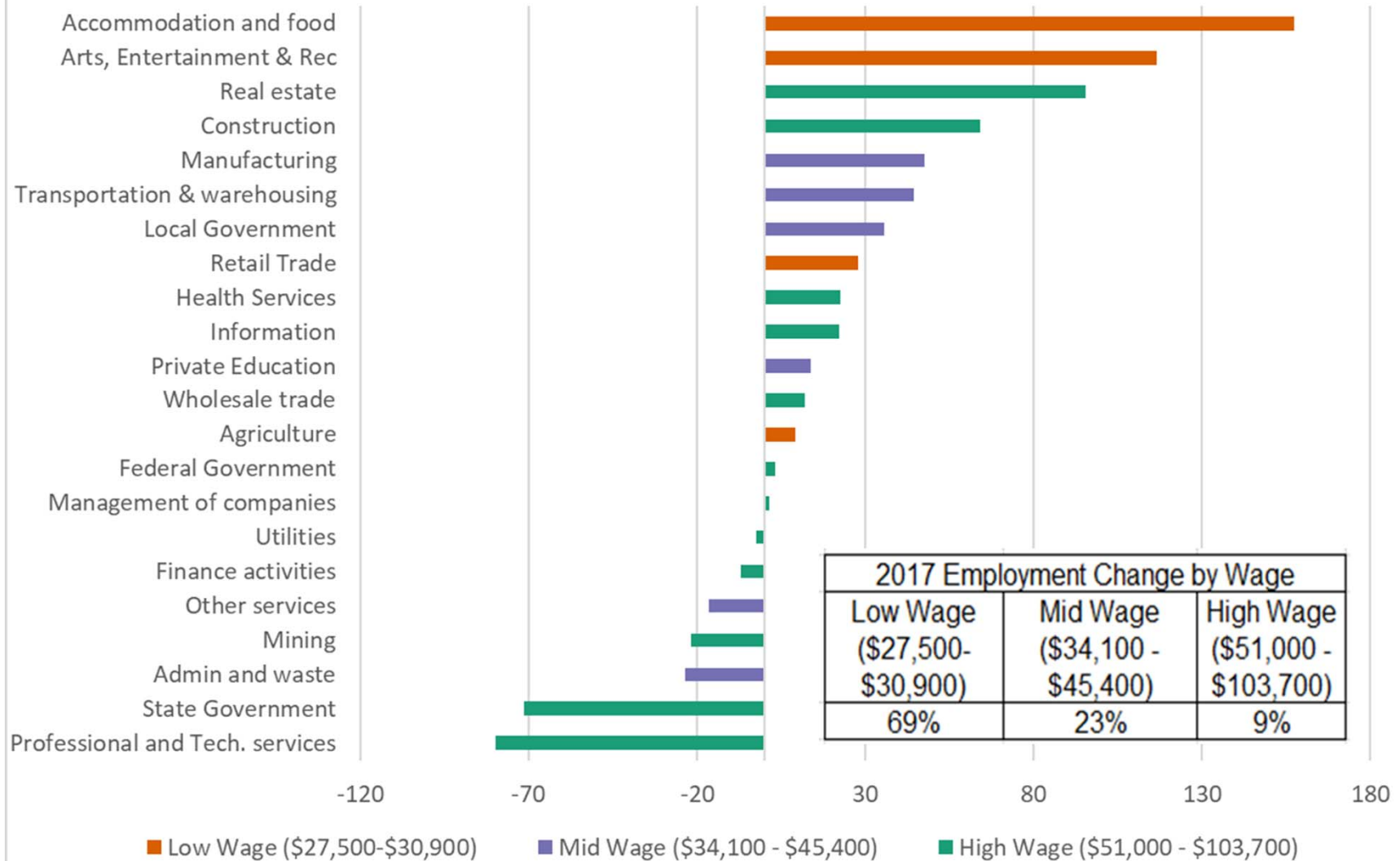


## Summit County 2017 Employment by Industry & Wage



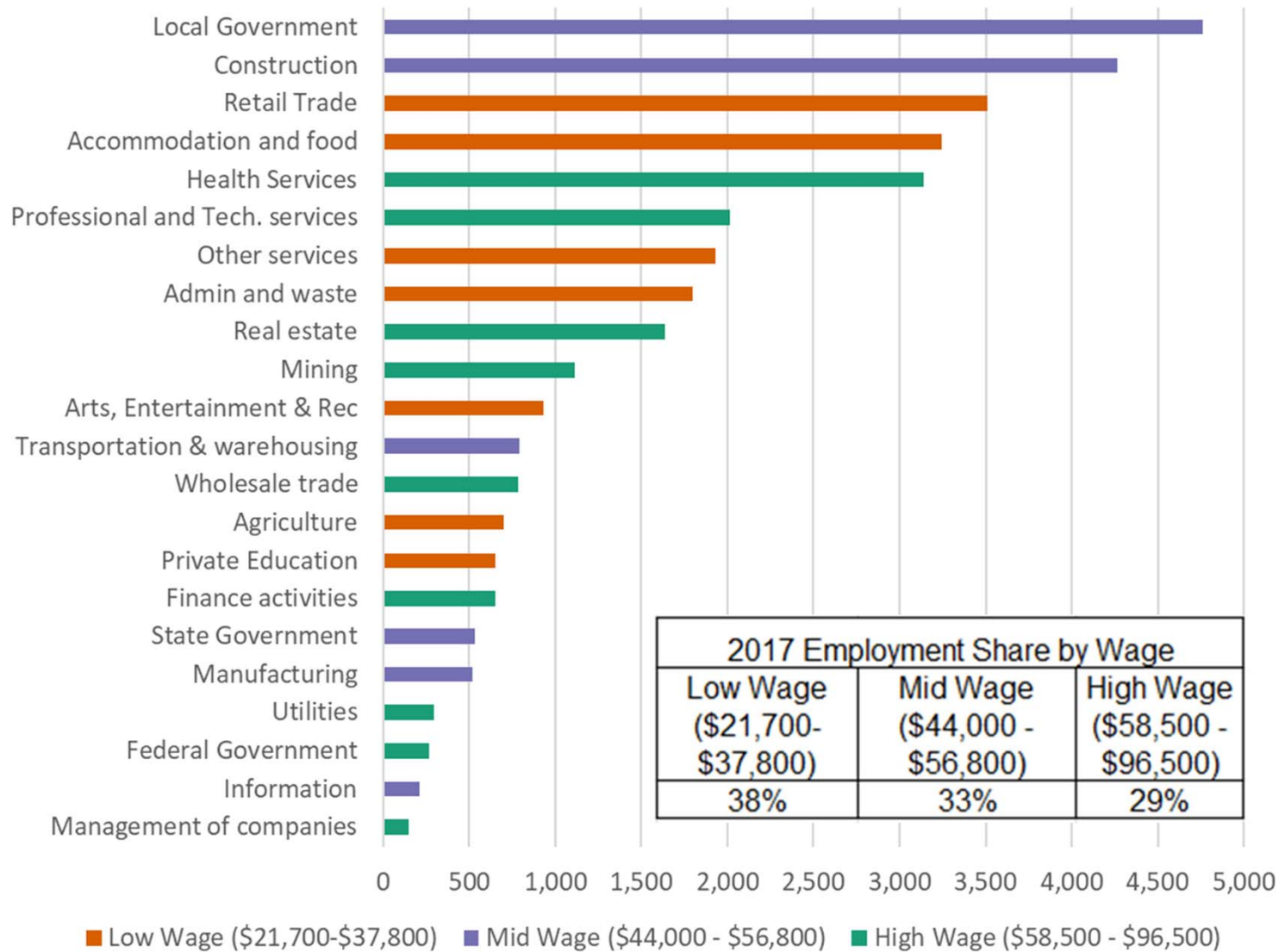


## Summit County 2017 Annual Employment Change by Industry & Wage

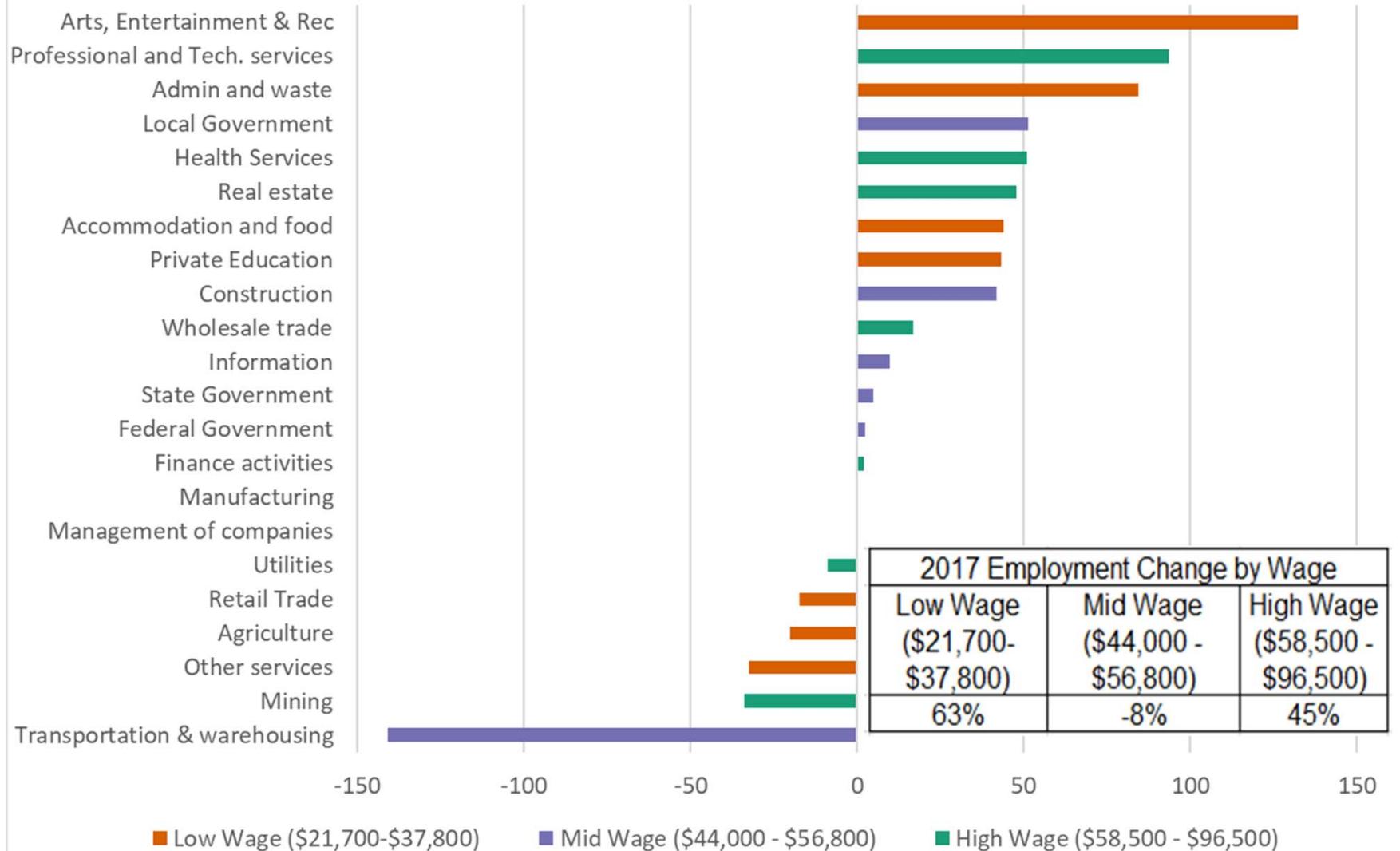




## Garfield County 2017 Employment by Industry & Wage



## Garfield County 2017 Annual Employment Change by Industry & Wage



# Rural Workforce Area 2017 Employment w/ Proprietor Share

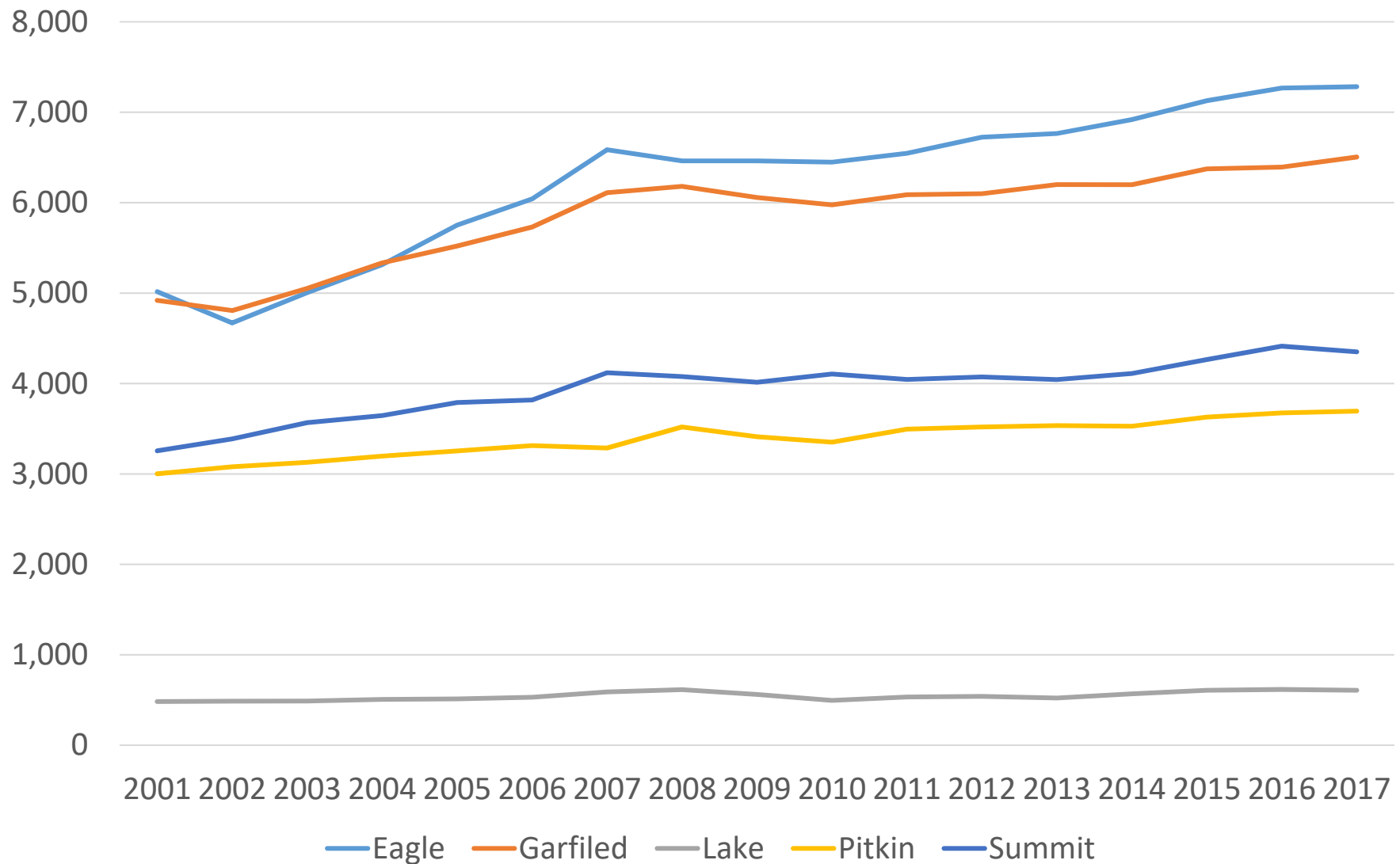
Industry	Total Jobs	Wage & Salary Jobs	Proprietors	Share Proprietors
Agriculture	1,229	569	660	54%
Mining	1,621	1,531	90	6%
Utilities	431	404	27	6%
Construction	11,739	8,656	3,083	26%
Manufacturing	1,425	1,193	232	16%
Wholesale trade	1,760	1,432	328	19%
Retail Trade	12,464	11,290	1,174	9%
Transportation & warehousing	2,563	1,892	671	26%
Information	1,020	762	258	25%
Finance activities	2,139	1,580	559	26%
Real estate	9,474	4,959	4,515	48%
Professional and Tech. services	7,298	3,979	3,319	45%
Management of companies	347	347	0	0%
Admin and waste	7,106	5,397	1,709	24%
Private Education	2,286	1,745	541	24%
Health Services	7,890	6,833	1,057	13%
Arts, Entertainment & Rec	9,716	8,285	1,431	15%
Accommodation and food	23,013	22,524	489	2%
Other services	7,542	5,245	2,297	30%
Federal Government	587	587	0	0%
State Government	941	941	0	0%
Local Government	13,209	13,209	0	0%
<b>Total</b>	<b>126,234</b>	<b>103,794</b>	<b>22,440</b>	<b>18%</b>



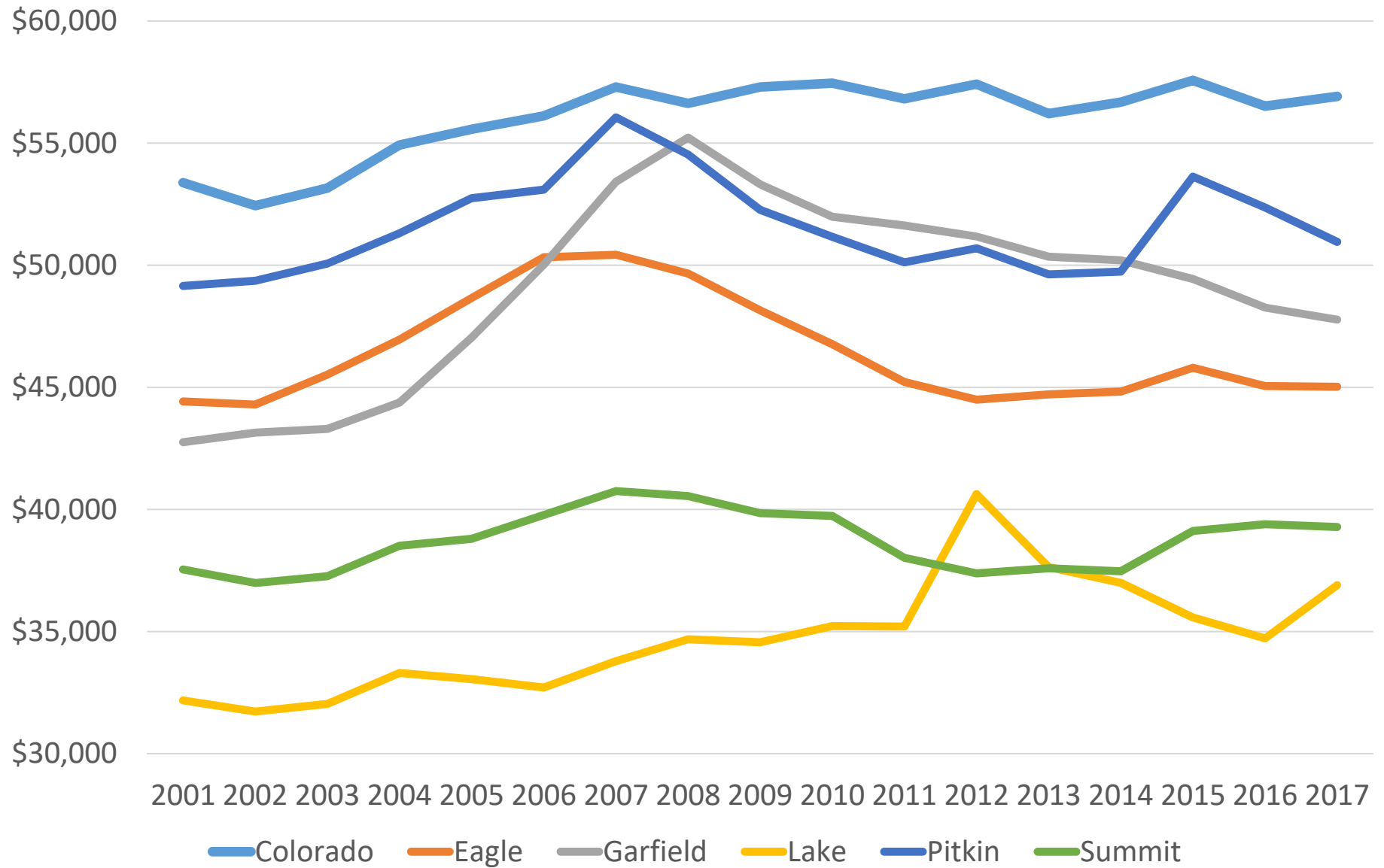
<b>Proprietors as Share of Total Employment</b>		
	<b>2017</b>	2016
Lake	19.6%	20.1%
Garfield	19.1%	19.1%
Pitkin	17.6%	17.7%
Eagle	17.6%	17.8%
Summit	16.3%	16.8%
<b>Statewide</b>	<b>15.5%</b>	<b>15.4%</b>
Denver-Boulder MSA	14.6%	14.4%



# Proprietor Trends 2001 to 2017



## Annual Wages (Real, 2017 \$) 2001 to 2017



# 2017 Unemployment Rates

Area	Labor Force	Employed	Unemployed	Unemp. Rate
Eagle County	35,052	34,240	812	2.3%
Garfield County	31,778	30,863	915	2.9%
Lake County	4,731	4,629	102	2.2%
Pitkin County	11,032	10,691	341	3.1%
Summit County	22,008	21,598	410	1.9%
<b>Colorado</b>	<b>2,992,307</b>	<b>2,907,468</b>	<b>84,839</b>	<b>2.8%</b>



# Unemployment Changes from 2007

Area	Labor Force	Employed	Unemployed	Unemp Rt
Eagle County	4,123	4,187	-64	-0.5%
Garfield County	-3,167	-3,225	58	0.4%
Lake County	703	745	-42	-1.4%
Pitkin County	-239	-276	37	0.4%
Summit County	4,879	4,935	-56	-0.8%
<b>Colorado</b>	<b>327,630</b>	<b>342,250</b>	<b>-14,620</b>	<b>-0.9%</b>

Area	Labor Force	Employed	Unemployed
Eagle County	13%	14%	-7%
Garfield County	-9%	-9%	7%
Lake County	17%	19%	-29%
Pitkin County	-2%	-3%	12%
Summit County	28%	30%	-12%
Colorado	12%	13%	-15%





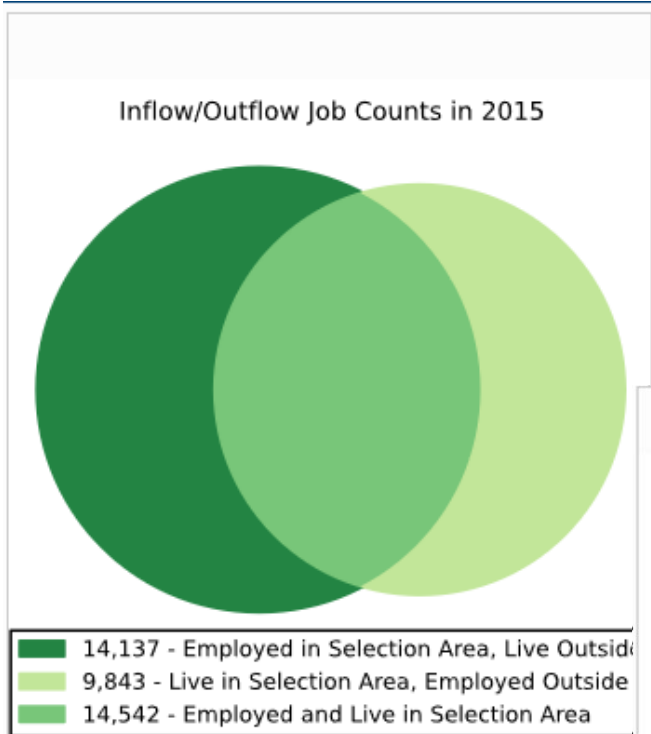
# *What Impacts Labor Force Participation Rates*

- Age
- Trends
- Why would someone enter or leave the labor force?

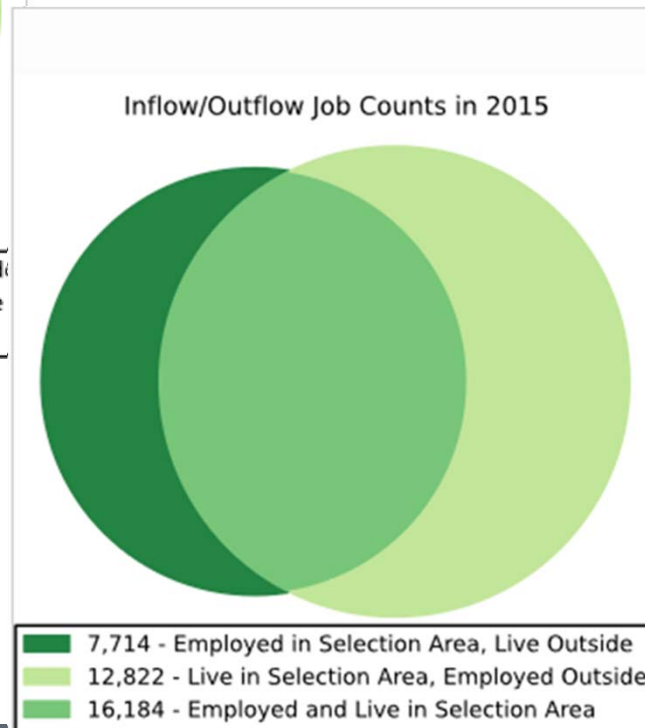


# Commuting Patterns

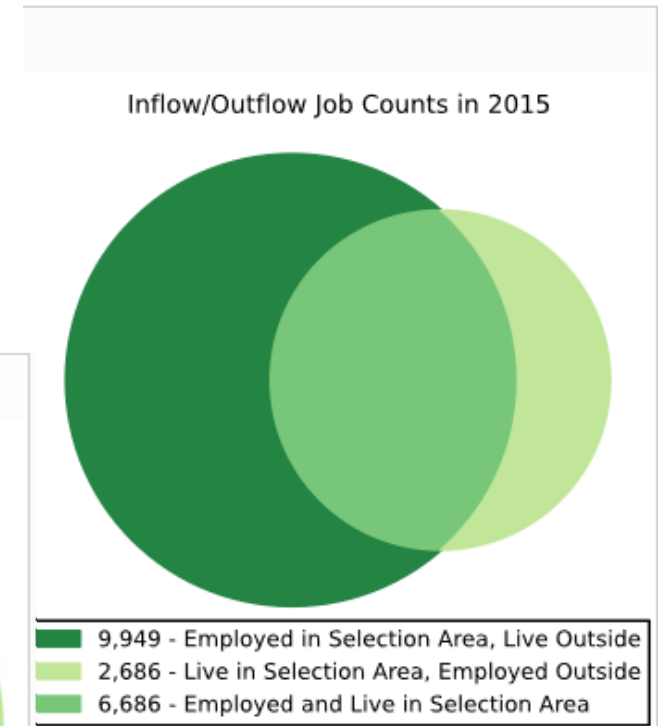
Eagle



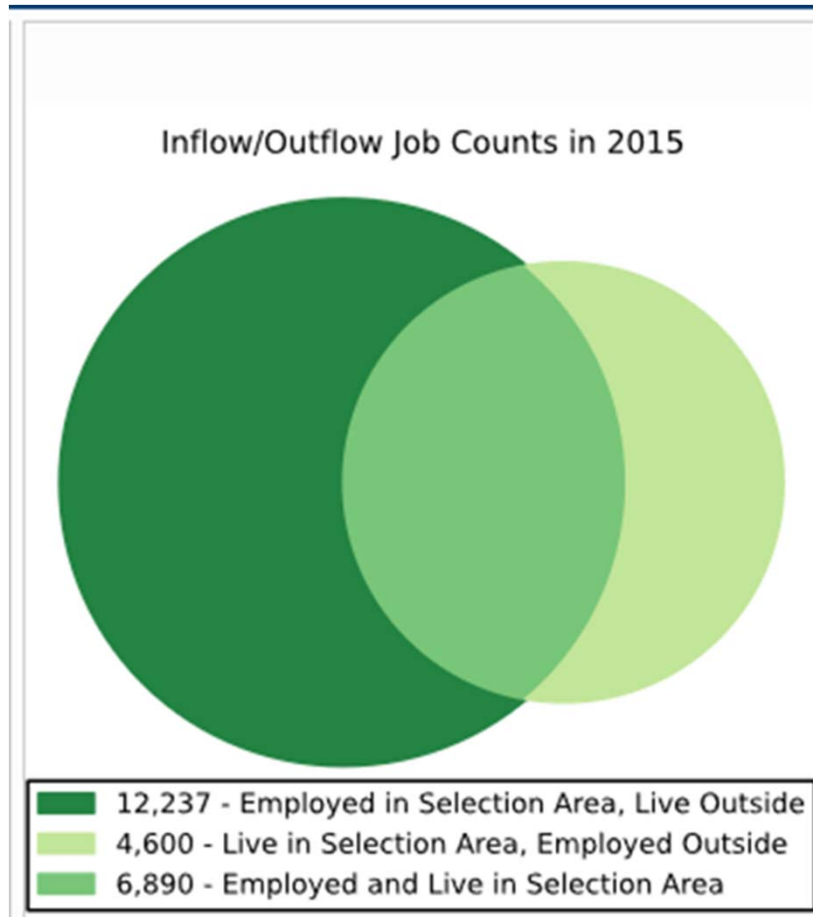
Garfield



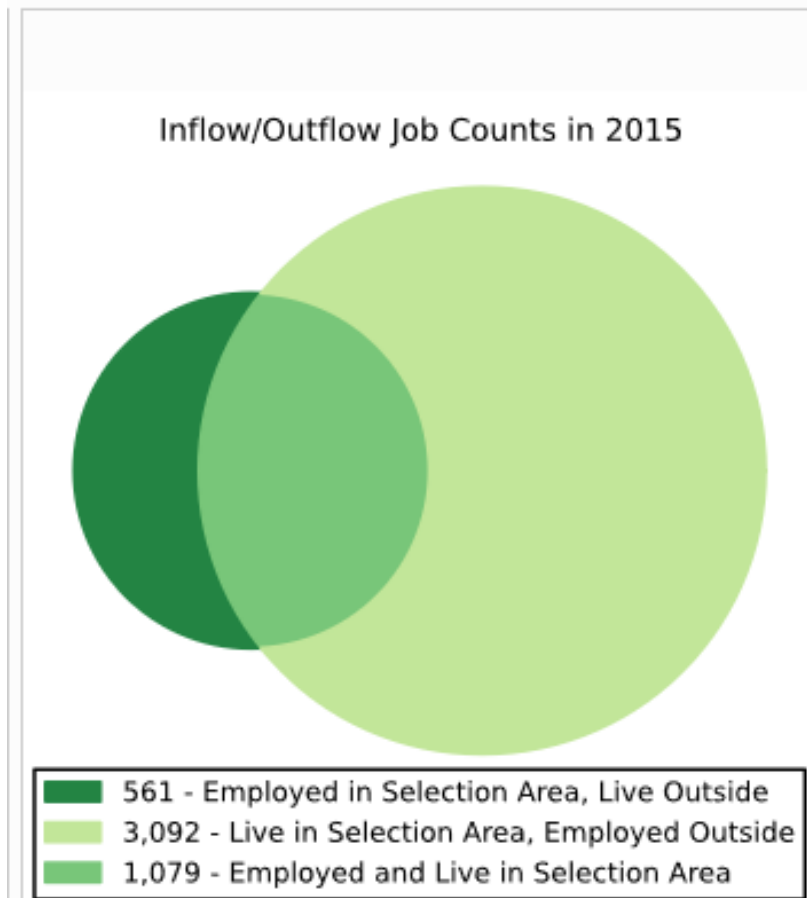
Pitkin



## Summit



## Lake



# AGE

Why?

Preferences

Housing

Income

Service Demands

Labor Force



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[demography.dola.colorado.gov/gis/map-gallery](https://demography.dola.colorado.gov/gis/map-gallery)

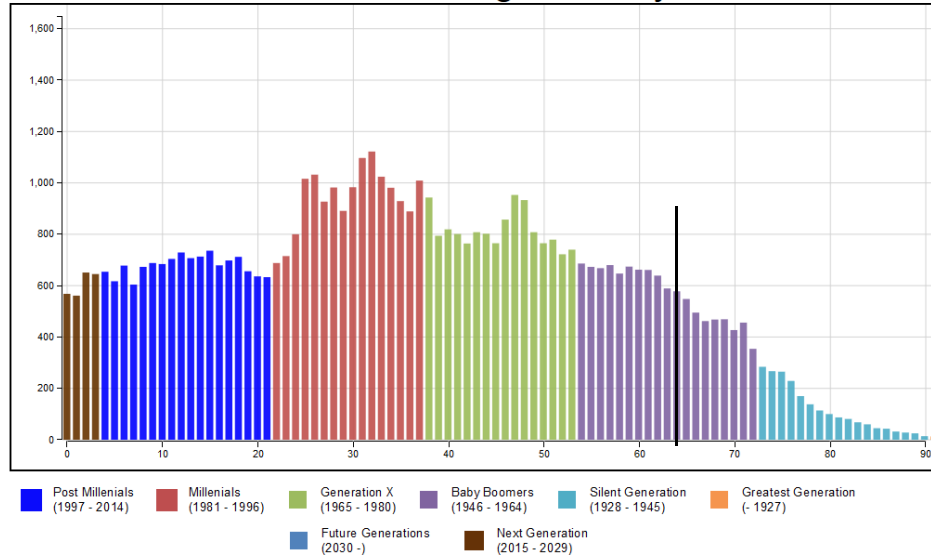
Eagle 2018

Download Image

Animate

Download Video

## Eagle County 2018



[demography.dola.colorado.gov/gis/map-gallery](https://demography.dola.colorado.gov/gis/map-gallery)

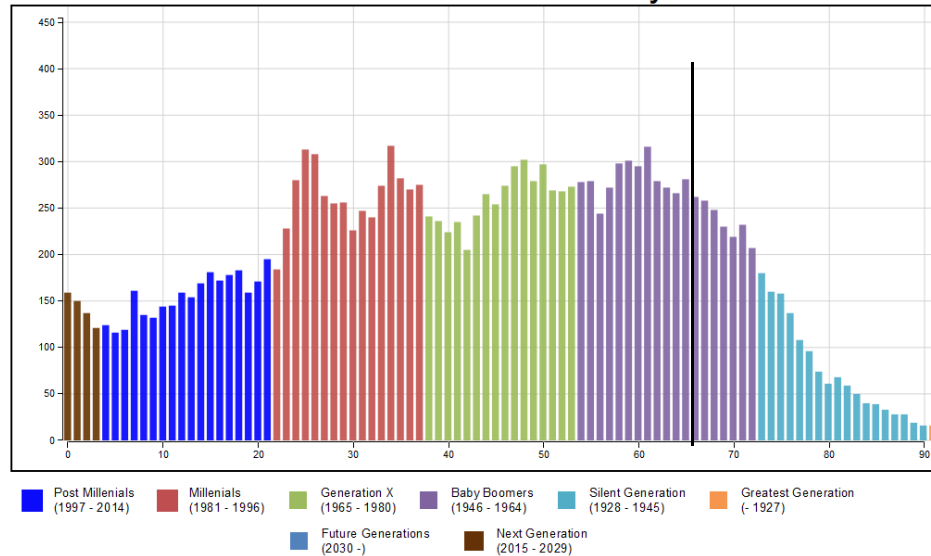
Pitkin 2018

Download Image

Animate

Download Video

## Pitkin County 2018



[demography.dola.colorado.gov/gis/map-gallery](https://demography.dola.colorado.gov/gis/map-gallery)

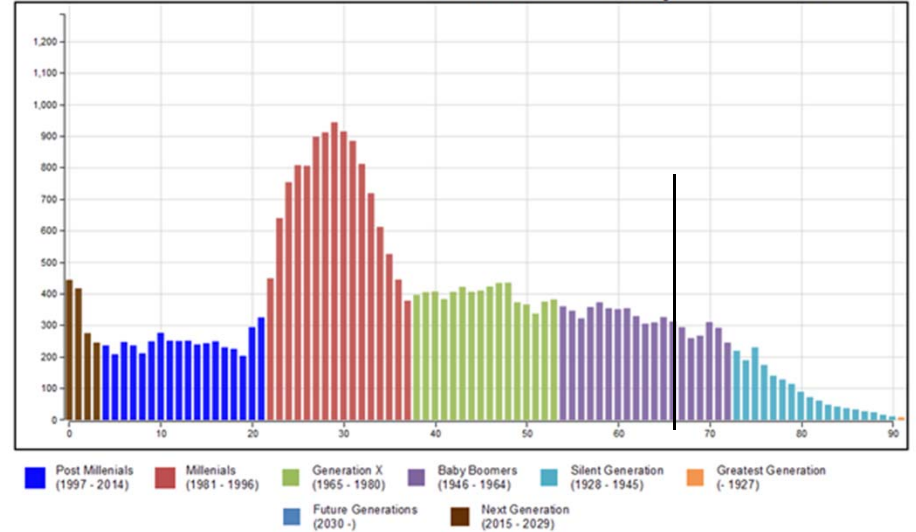
Summit 2018

Download Image

Animate

Download Video

## Summit County 2018



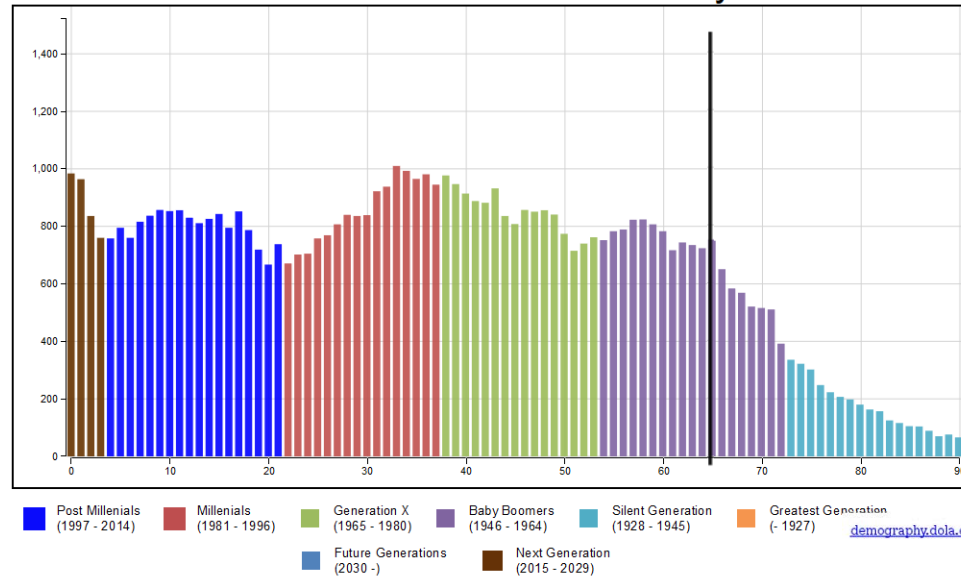
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[demography.dola.colorado.gov/gis/map-gallery](https://demography.dola.colorado.gov/gis/map-gallery)

Garfield 2018

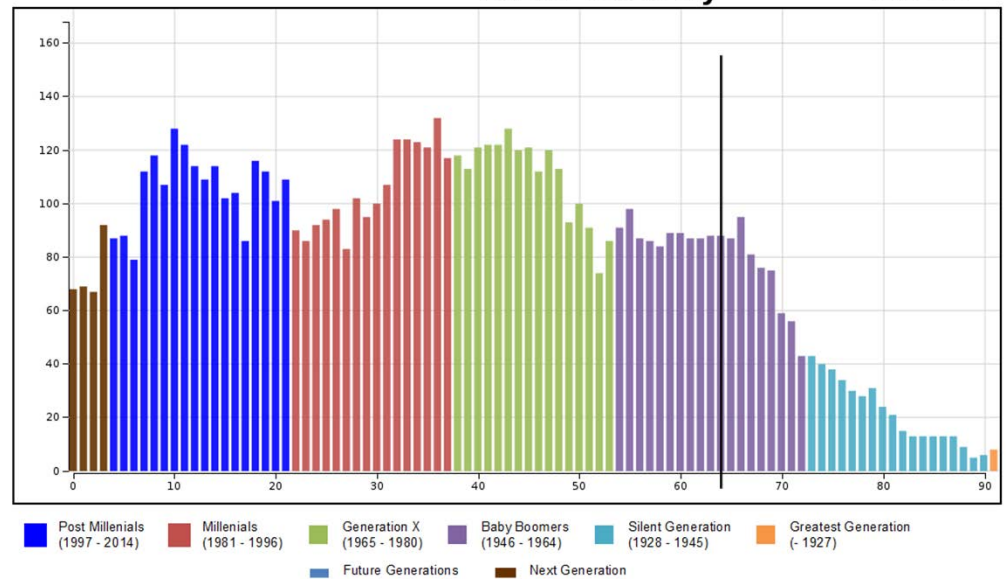
Animate  
Download Image  
Download Video

## Garfield County 2018



[demography.dola.colorado.gov/gis/map-gallery](https://demography.dola.colorado.gov/gis/map-gallery)

## Lake County 2018



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# *We are Aging Fast*

- Currently very few people over the age 65.
  - 6<sup>th</sup> lowest share of all states in US (13%) in 2015
  - 3<sup>rd</sup> fastest growing in the 65+
- Baby Boomers
  - Born 1946 - 1964
  - 1,360,000 Boomers in Colorado (25% of pop. in 2015)
- 2015 - 2030 Colorado's population 65+ will grow 719,000 to 1,270,000 (77%) (**primarily from aging**)
- Transition age distribution from “young” to more US average between 2015 and 2030.



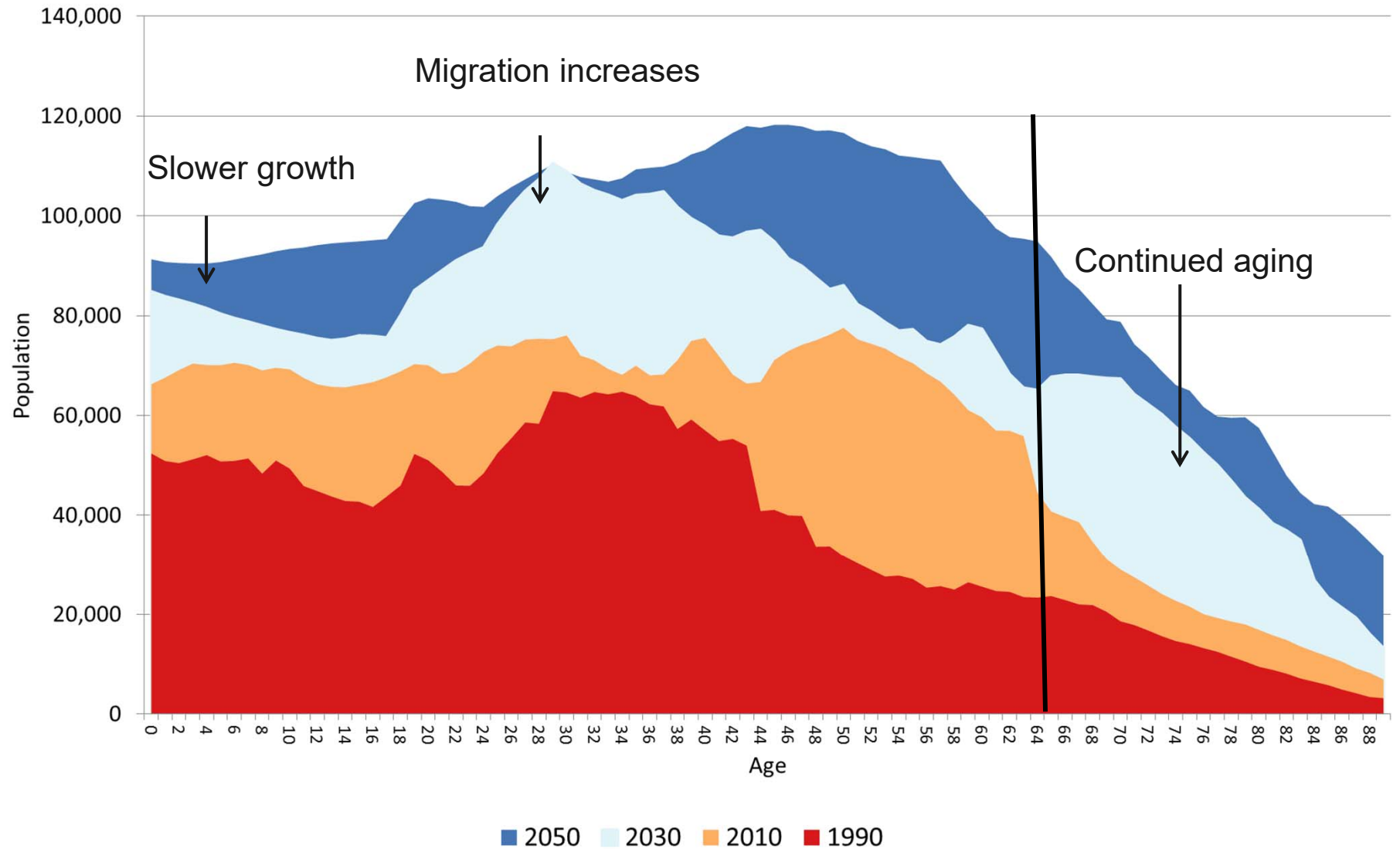
# *Aging Issues*

- Numbers
- Economic Driver - wealthier .... depends
  - Impact on occupational mix
- Labor Force
- Housing - Universal Design, sidewalks
  - All price levels and need levels, fewer movers.
- Income - Downward Pressure
- Health / Disabilities
- Transportation
- Public Finance - Downward Pressure
- Aging Plans



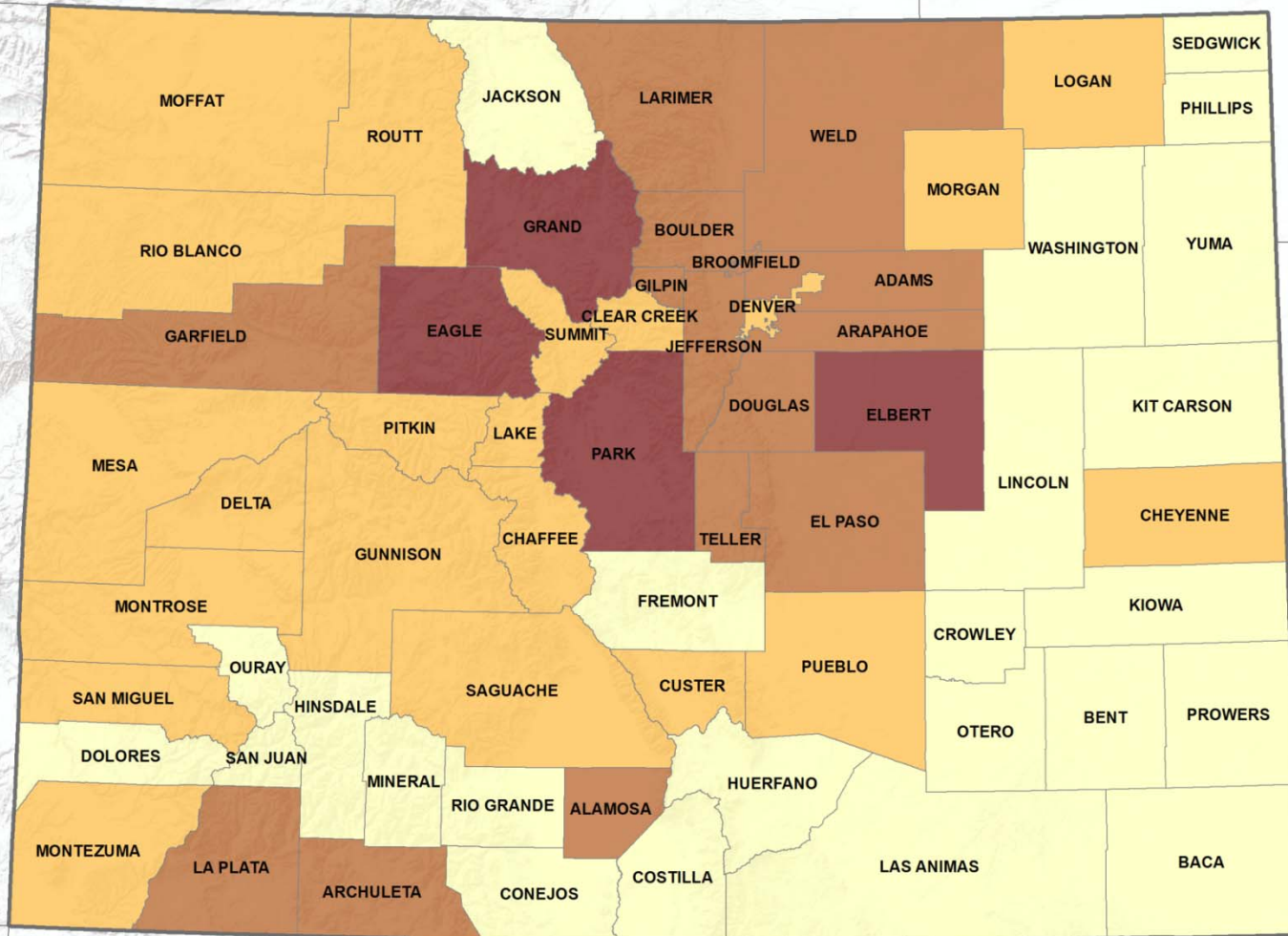
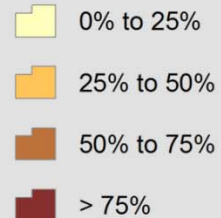


## Colorado Population by Age 1990-2050



# Forecast Change in the Population 65+ 2015 - 2025

## Percent Change 65+

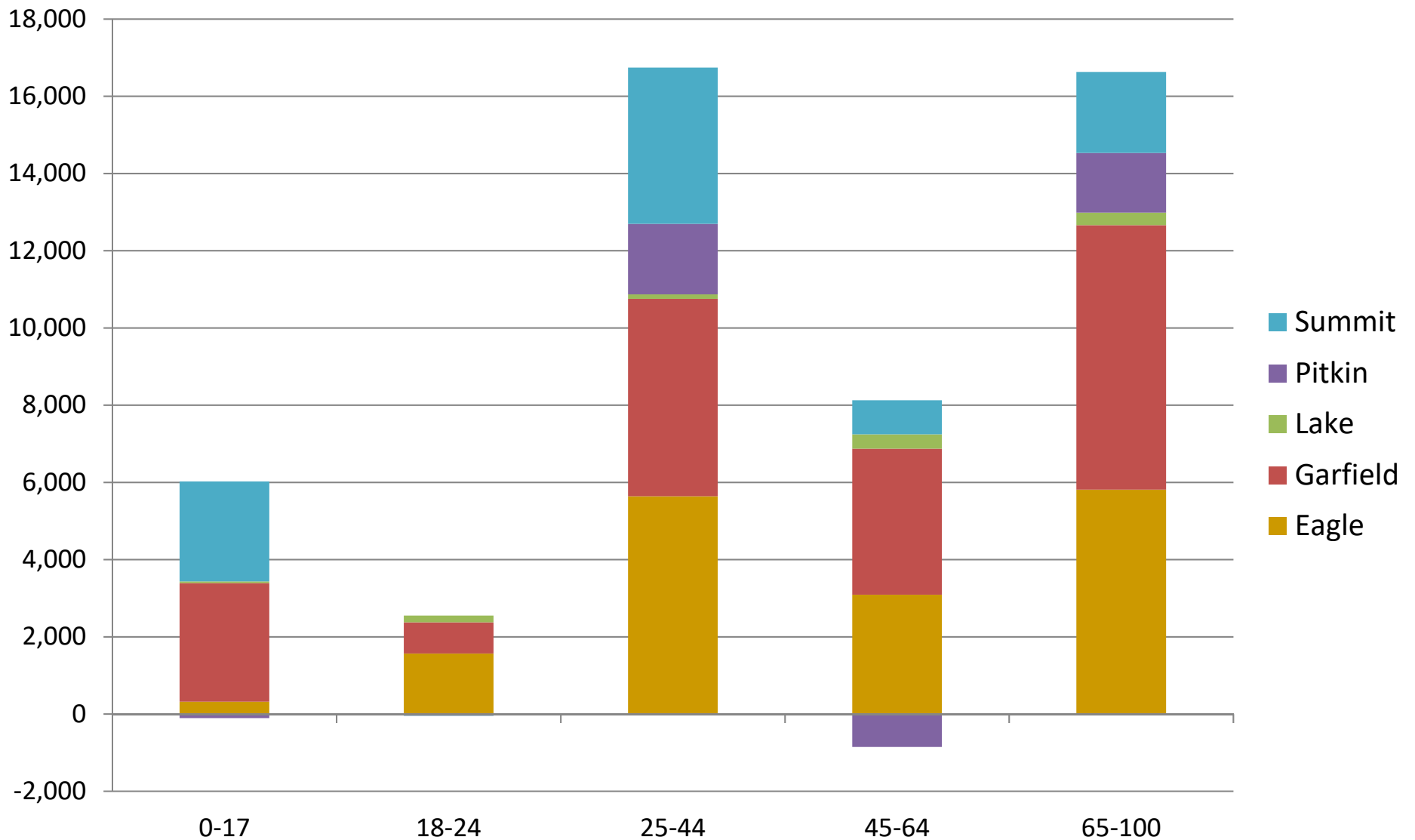


Sources: Esri, USGS, NOAA



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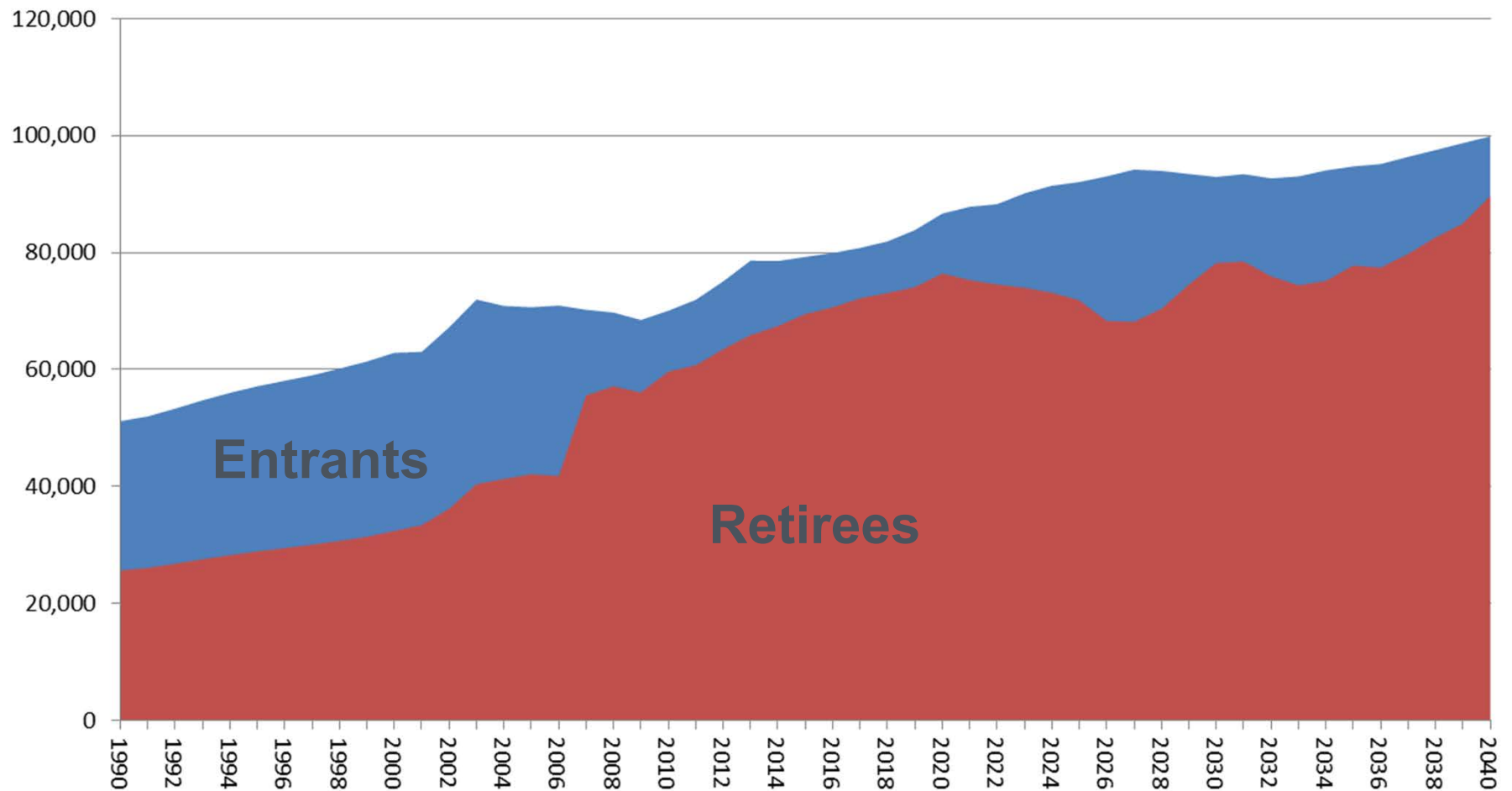
## Growth by Age 2015-2030



# Colorado Labor Force Transition, 60 year olds vs. 20 year olds

Average Age of Entrants and Retirees

■ 20 ■ 60

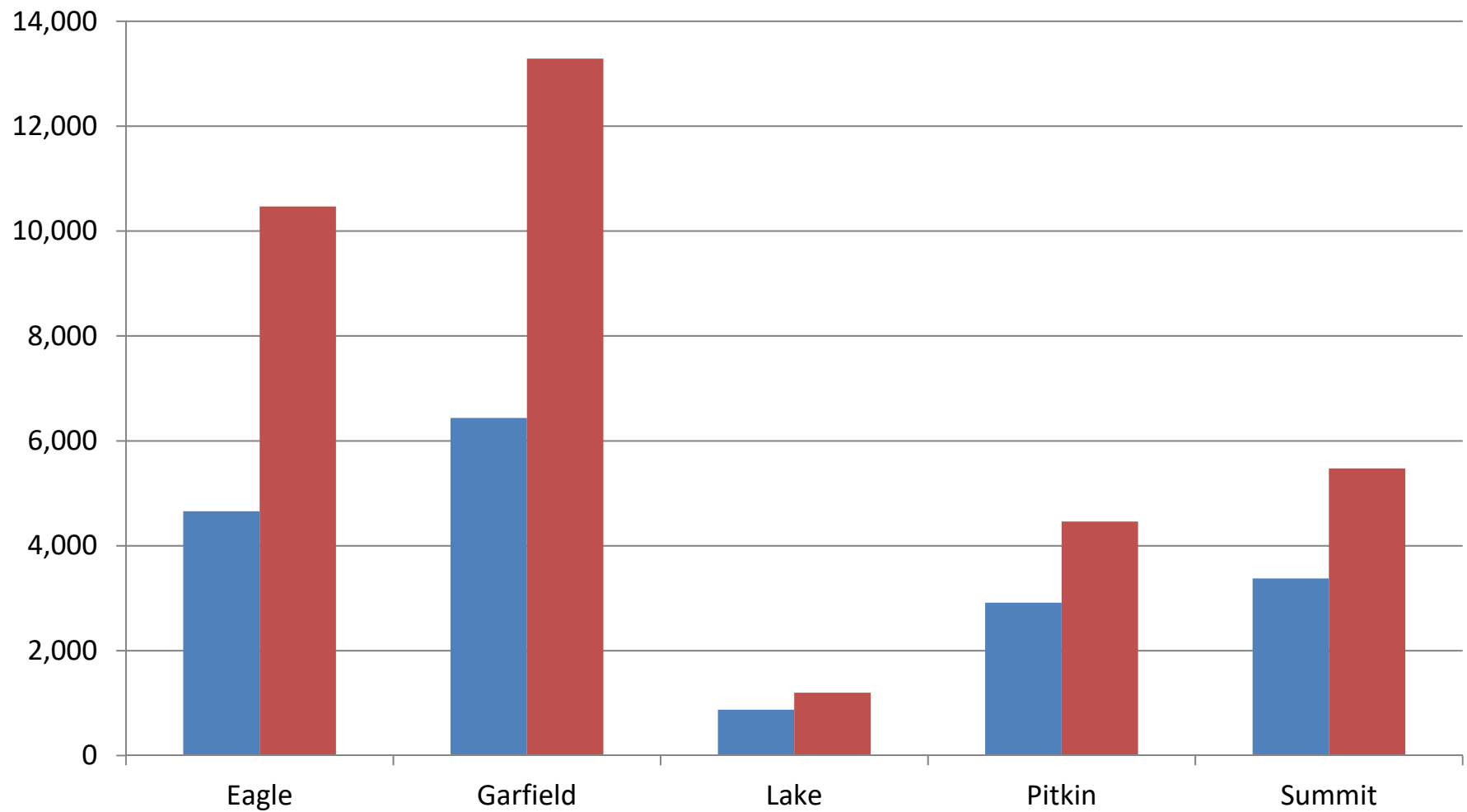


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State Demography Office, 2017

# Population 65+ by County

■ 2015 ■ 2030



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# *Labor Force*

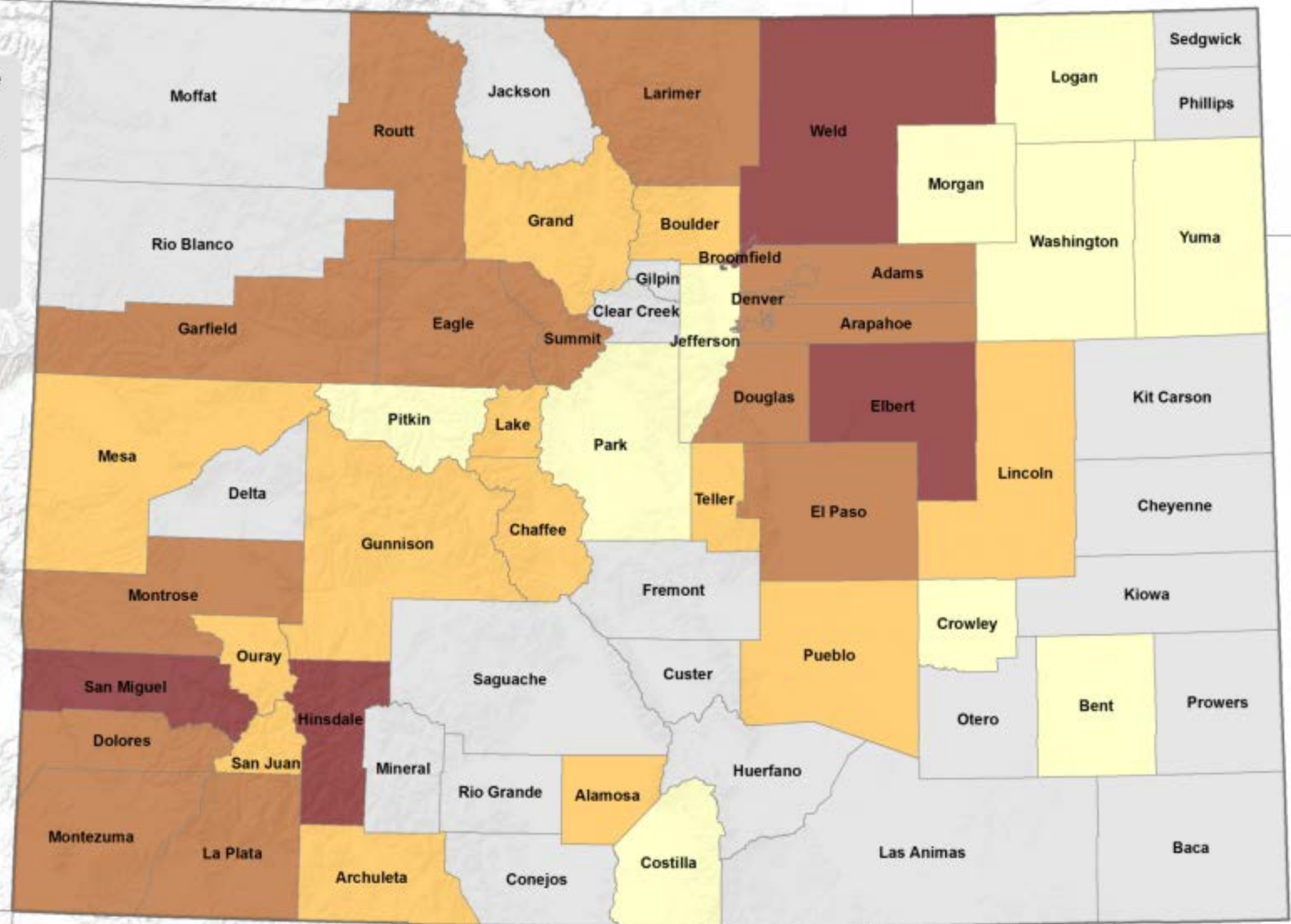
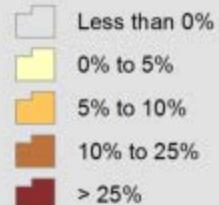
- Aging - one reason labor market so tight
- Boomers are 37% of the labor force (2010)
  - Staying longer in workforce - want and need to
  - Participation rates for ages 65+ increasing.
  - Approx. 1,000,000 workers aging out the next 20 years.
- Increase demands
  - Replacement and demands created by retiree needs
  - Largest increase in leavers between 2020-2025
- Participation falling at the younger end.
- Demands will vary by industry -
  - Education, Health, Utilities, Mining, Govt.
- Increase in demand for caregivers - leaving labor force to care for family/friends.



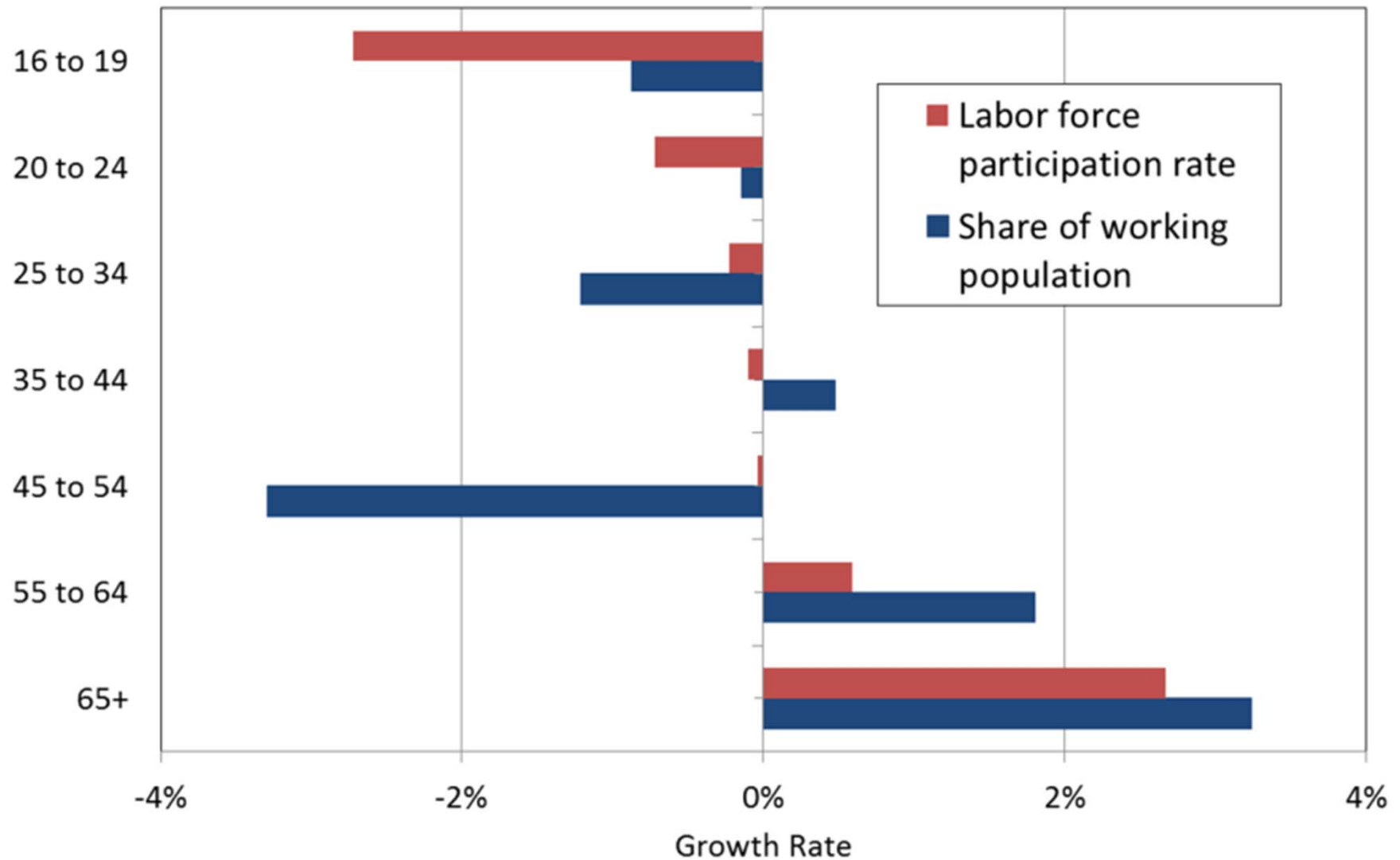


# Forecast Change in the Working Age Population 2015 - 2025

## Percent Change Working Age



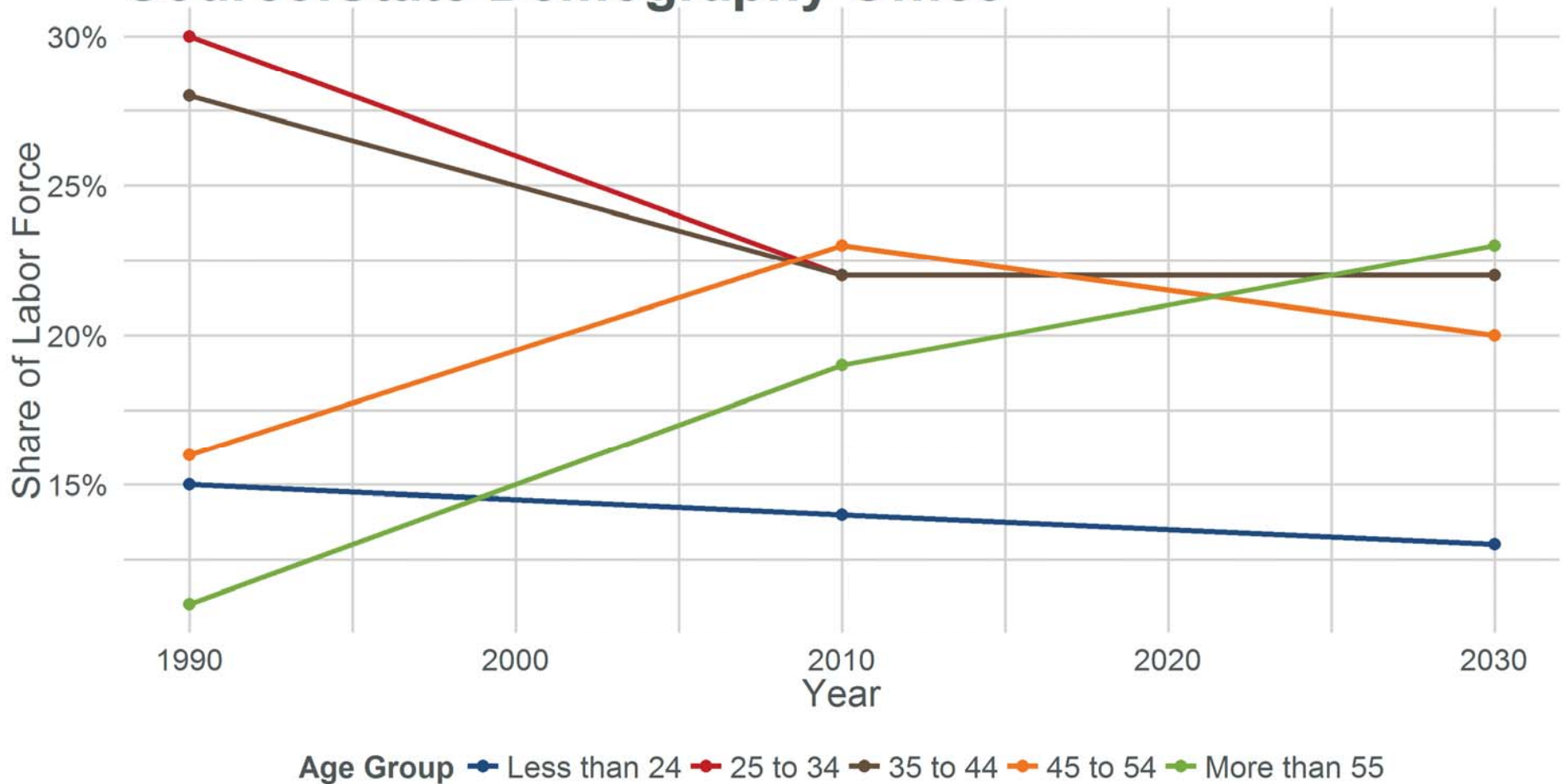
## Colorado, 2010-2020





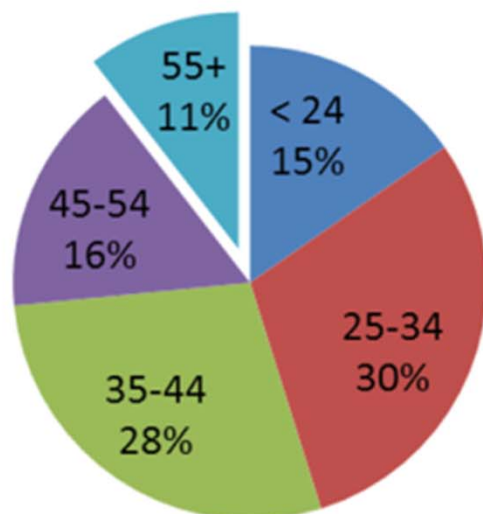
# Colorado Labor Force by Age

Source: State Demography Office

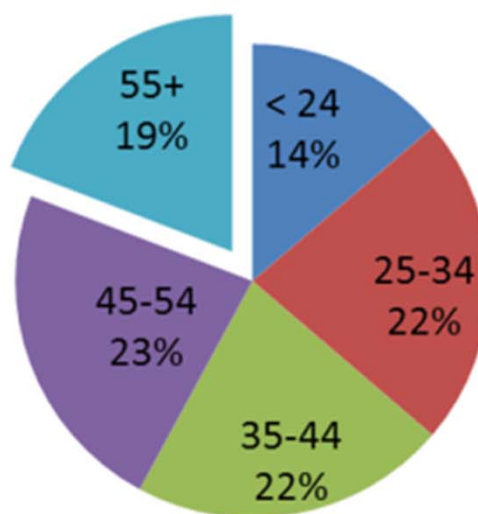


# Share of labor force by age group

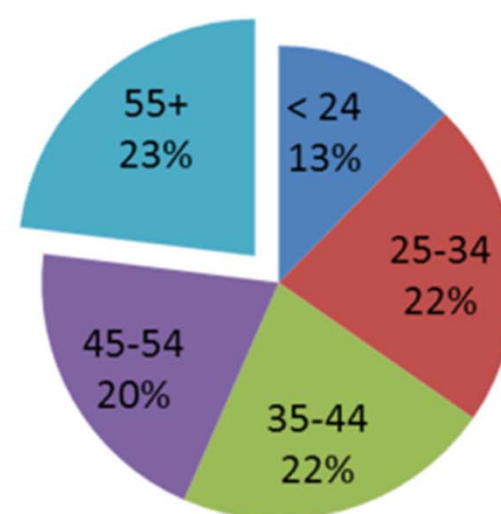
**1990**



**2010**



**2030**



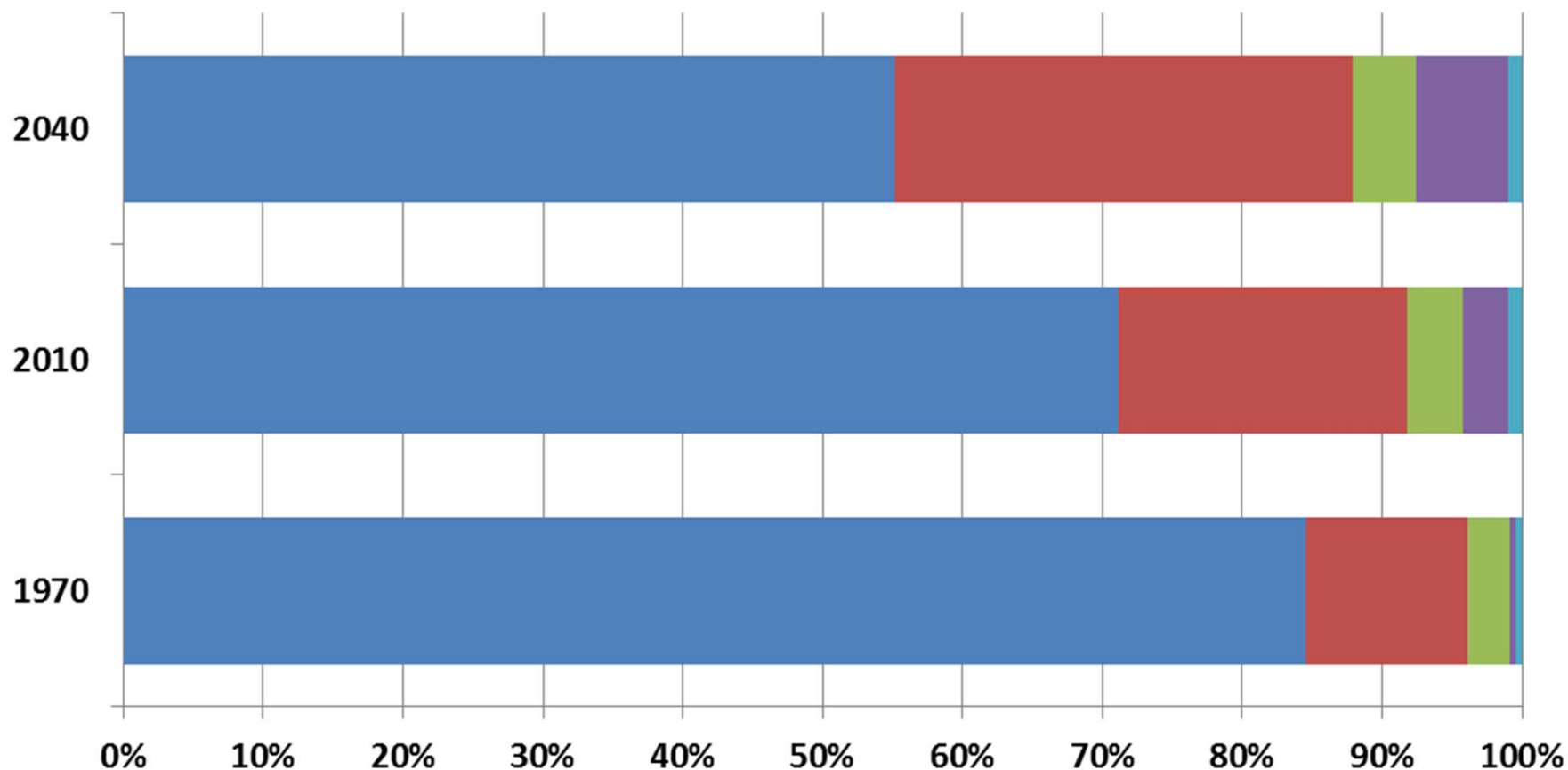
# Ethnicity/Race increasing



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## Colorado Population by Race/Ethnicity

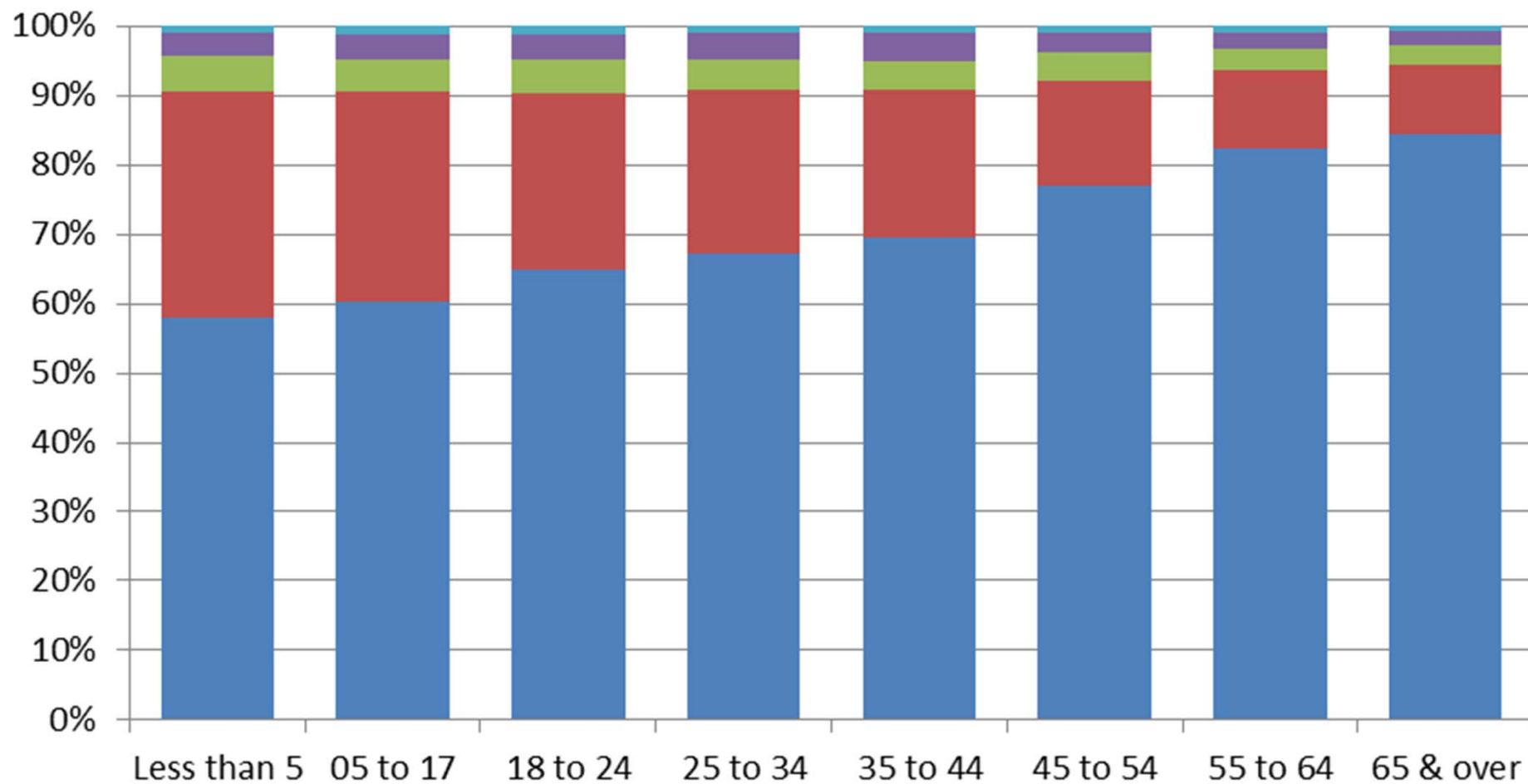
■ White not Hispanic ■ Hispanic ■ Black ■ Asian ■ American Indian



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## 2010 Colorado Population by Race/Ethnicity and Age

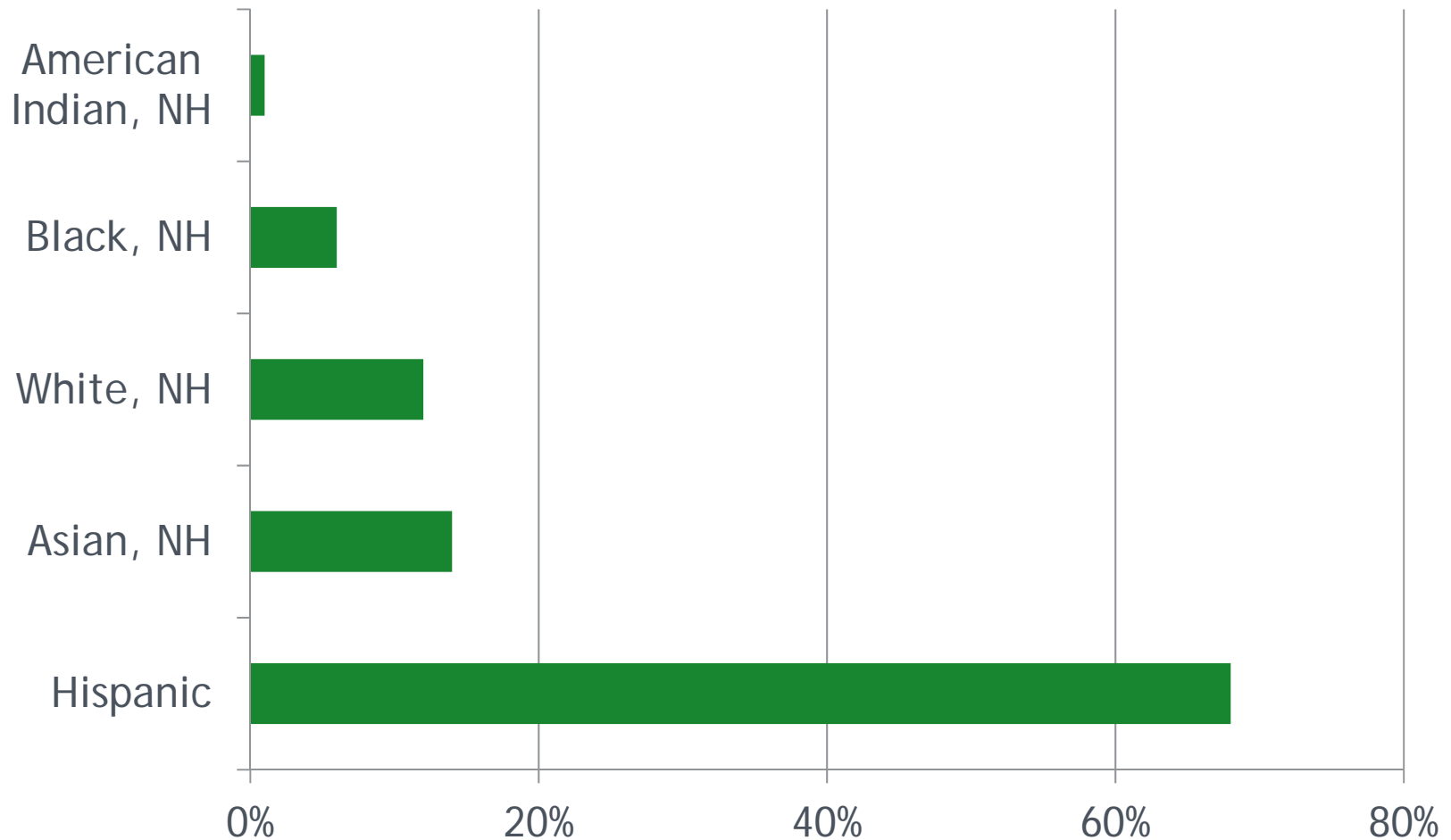
WhiteNonHispanic Hispanic BlackNonHispanic  
AsianNonHispanic AmIndNonHispanic



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



# *Educational Attainment Gap*

- Colorado has 2<sup>nd</sup>/3<sup>rd</sup> highest educational attainment gap in nation between White - non Hispanic and Hispanic - 30 points
  - 1. Washington D.C. - 51
  - 2. California - 31
  - 3. Colorado - 30
  - 4. Hawaii - 28
  - 5. Massachusetts - 28
  - 16 - Arizona - 23
  - 17 - Utah - 22
  - 18 - Washington - 21
- Influenced by being one of the highest attainments in US by White-non Hispanics (46%) but Colorado is 24th in attainment by Hispanics (16%)



# *Population by Race*

Population by Race/Ethnicity			
Name	Percent Hispanic	Percent White, Non-Hispanic	Percent Other Minority
Pitkin	9.80%	86.09%	4.11%
Garfield	27.93%	68.84%	3.22%
Eagle	29.73%	67.18%	3.08%
Summit	14.15%	81.42%	4.43%
Lake	34.51%	62.84%	2.65%
<b>2016 5 Yr. ACS</b>			





# *Other Labor Force Factors*



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# *Cost-Burdened Renters and Owners*

Area	Owner Number	Owner Share	Renter Number	Renter Share	Owners pay >35% of income	Renters pay >35% of income
Eagle County	12007	68.2%	5606	31.8%	28.7%	34.6%
Garfield County	13695	65.9%	7076	34.1%	32.5%	38.6%
Lake County	1737	55.7%	1384	44.3%	16.7%	35.9%
Pitkin County	4774	62.8%	2827	37.2%	26.4%	33.6%
Summit County	6532	67.2%	3182	32.8%	32.5%	43.4%
<b>Colorado</b>	<b>1320617</b>	<b>64.4%</b>	<b>730999</b>	<b>35.6%</b>	<b>21.5%</b>	<b>41.3%</b>



# 2016 American Community Survey

## Median home value (\$)

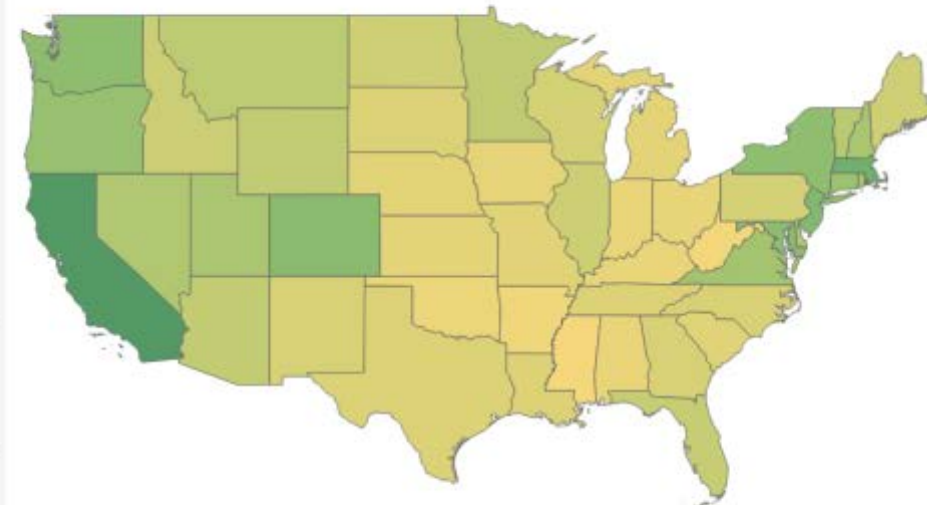
Select one of the characteristics below to display.

### Characteristics

- ☐ Total population
- ☐ Median age
- ☒ Median home value (\$)
- ☐ Median household income (\$)
- ☐ Below poverty (%)
- ☐ Foreign born (%)
- ☐ High school graduate or higher (%)
- ☐ Without health insurance (%)
- ☐ Households with a broadband Internet subscription (%)

### Sortable State List

Hawaii	592,000
District of Columbia	576,100
California	477,500
Massachusetts	366,900
New Jersey	328,200
Colorado	314,200
Maryland	306,900
Washington	306,400
New York	302,400
Oregon	287,100
Connecticut	274,600
Alaska	267,800
Virginia	264,000
New Hampshire	251,100



113,900 592,000

Estimates are based on a sample survey and are subject to sampling variability and nonsampling error. 2016 American Community Survey 1-year estimates were used. For more information about these data or Puerto Rico estimates, go to <https://www.census.gov/acs>

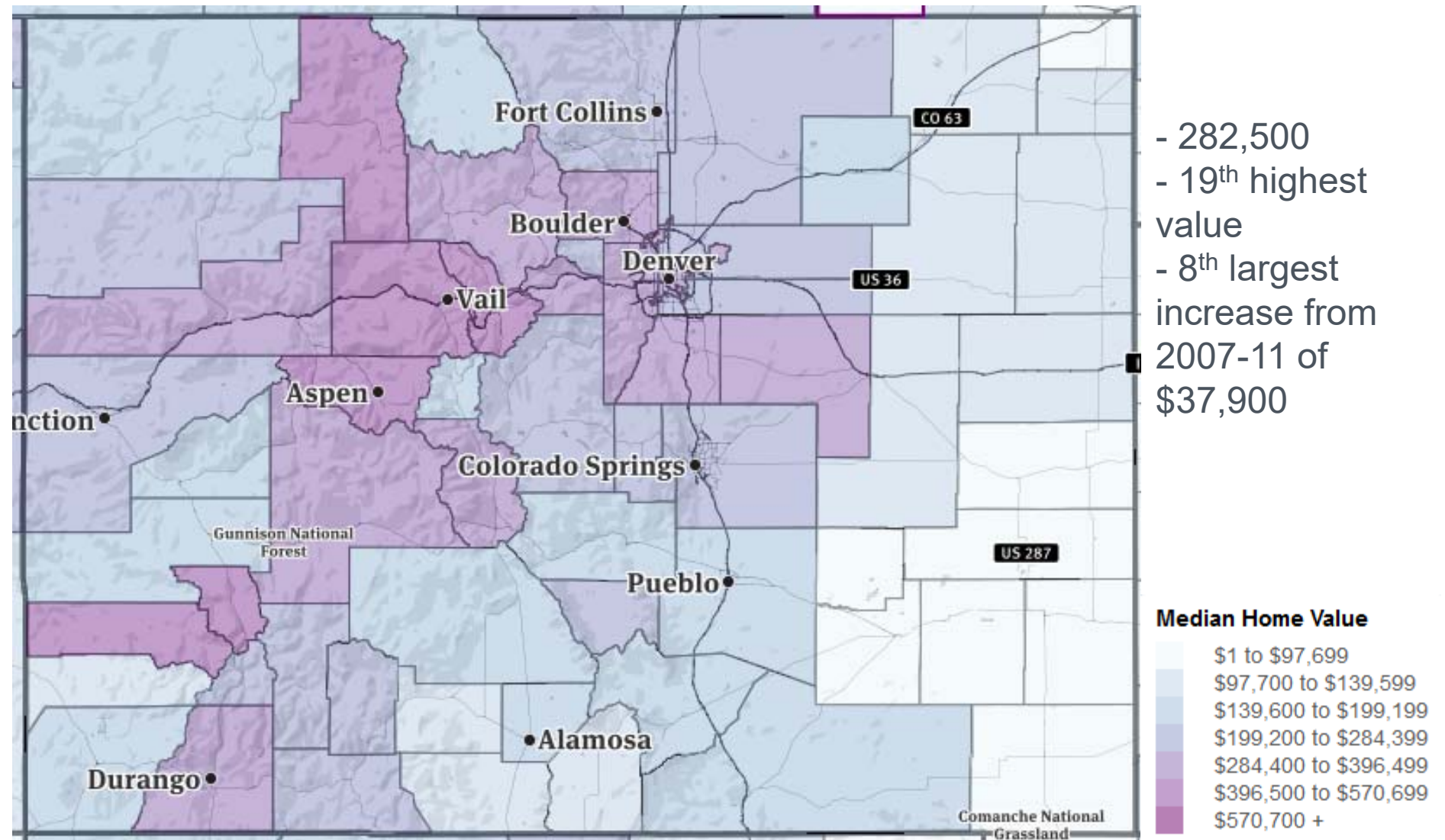
United States<sup>™</sup>  
**Census**  
Bureau

U.S. Department of Commerce  
Economics and Statistics Administration  
U.S. CENSUS BUREAU  
[census.gov](https://www.census.gov)



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# *Median Home Value, ACS 2012-16*



<b>Housing Affordability</b>							
Geographical Area	Median Home Price 2007	Median Home Price 2016	HH Inc 2007	HH Inc 2016	home price to income ratio 2007	home price to income ratio 2016	chg
Denver	272,505	292,700	53,179	56,258	5.1	5.2	0.08
Summit	520,828	496,100	76,036	70,192	6.8	7.1	0.22
Lake	192,120	184,200	45,391	46,928	4.2	3.9	-0.31
Garfield	384,799	299,700	71,573	61,300	5.4	4.9	-0.49
Pitkin	743,736	552,900	76,402	69,789	9.7	7.9	-1.81
Eagle	593,600	438,500	79,394	78,763	7.5	5.6	-1.91
American Community Survey 5 Yr. 2007 and 2016							



## Educational Attainment for Populatio 25 Years and Over

US Census Bureau Table: S1501

2012-2016 American Community Survey 5-Year Estimates

Geographic Area	High school graduate (includes equivalency)	Percent High School Plus	Percent bachelor's degree or
	Percent	Percent	Percent
Colorado	21.70%	91.00%	38.70%
Eagle County	17.90%	88.80%	45.00%
Garfield County	28.70%	86.90%	29.10%
Lake County	33.60%	92.80%	30.90%
Pitkin County	13.80%	95.40%	60.40%
Summit County	17.00%	94.70%	49.90%



# More Growth but Slowing

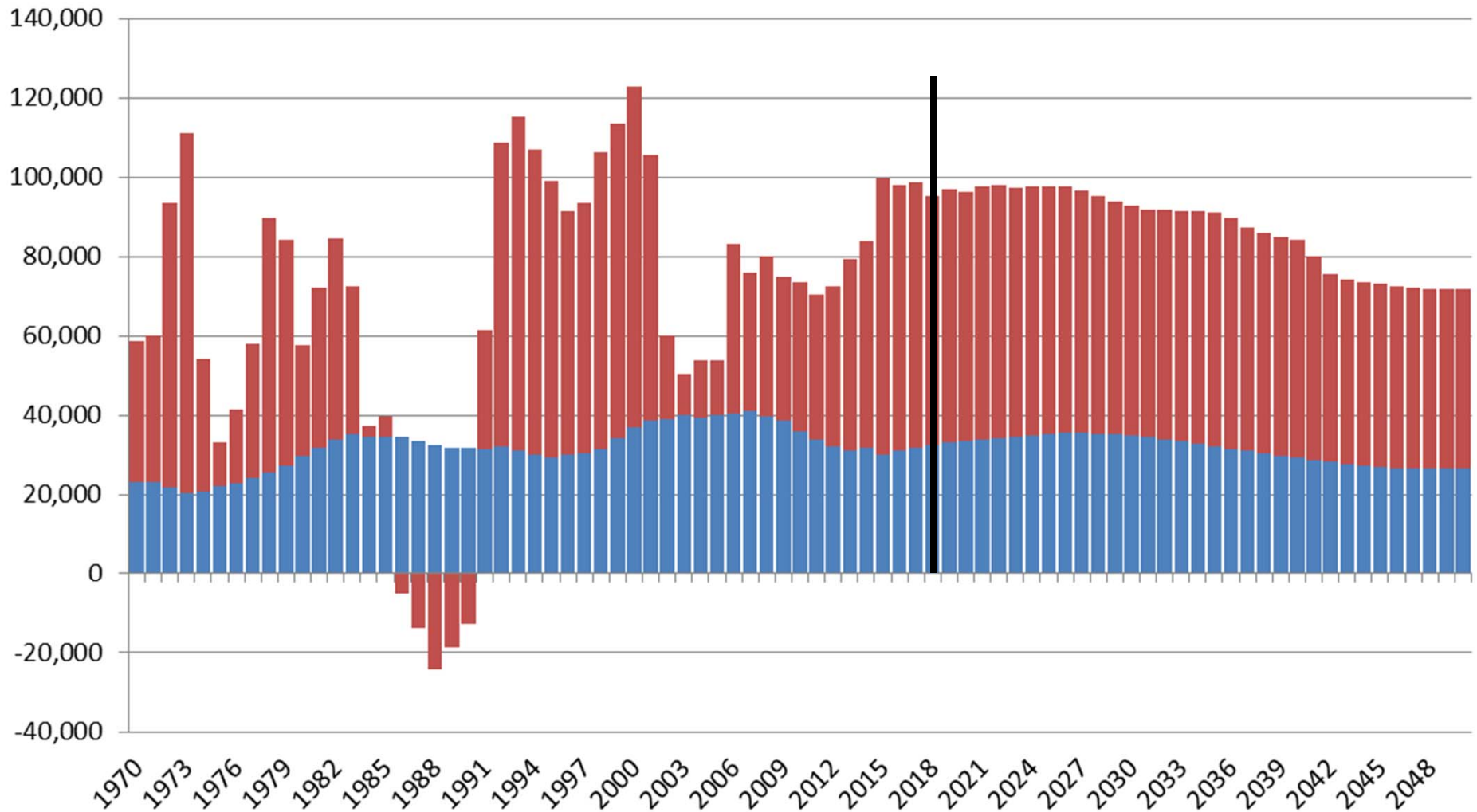


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# Colorado Population Change 1970-2050

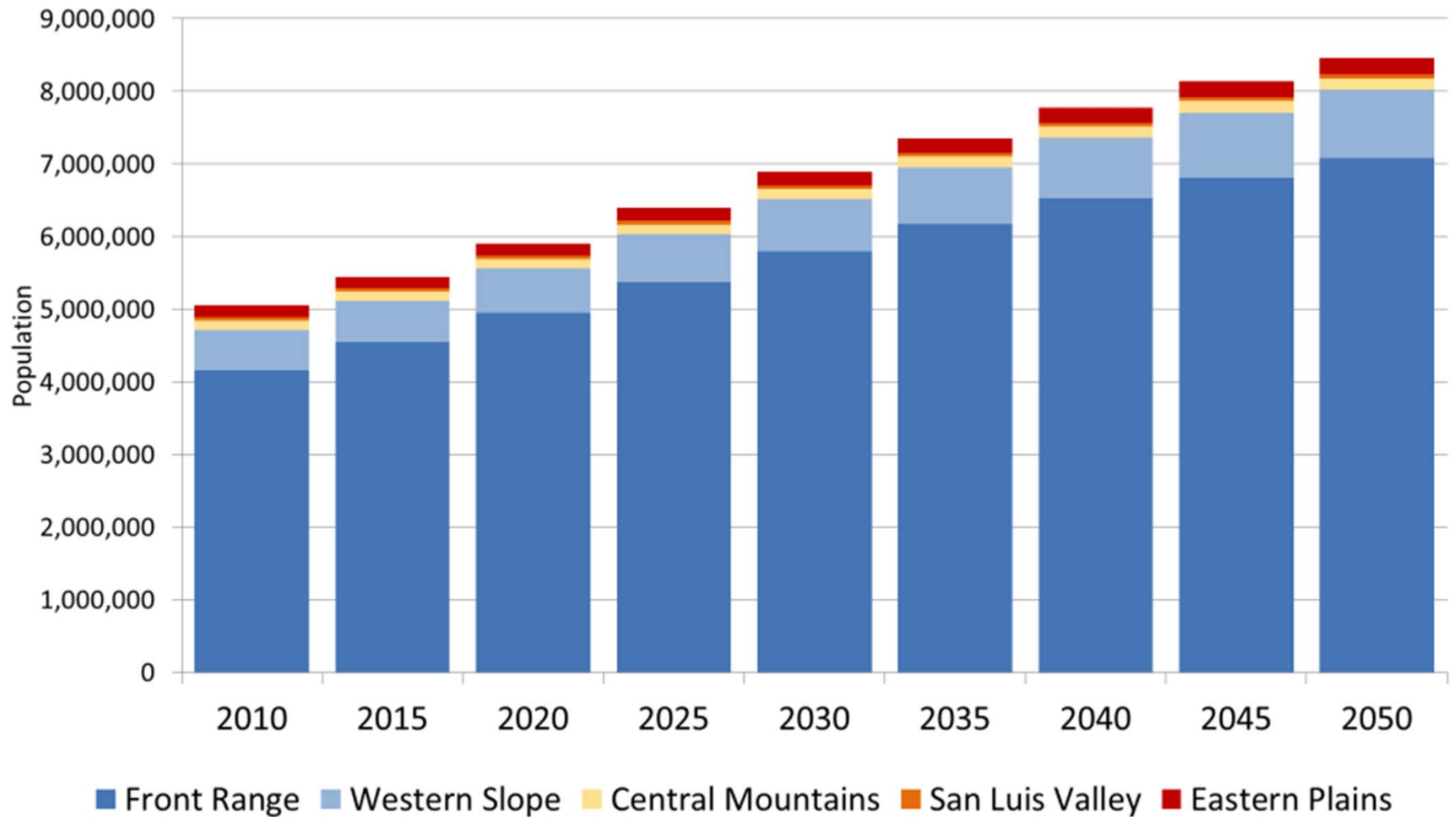
■ Natural Increase (Births - Deaths)    ■ Net Migration



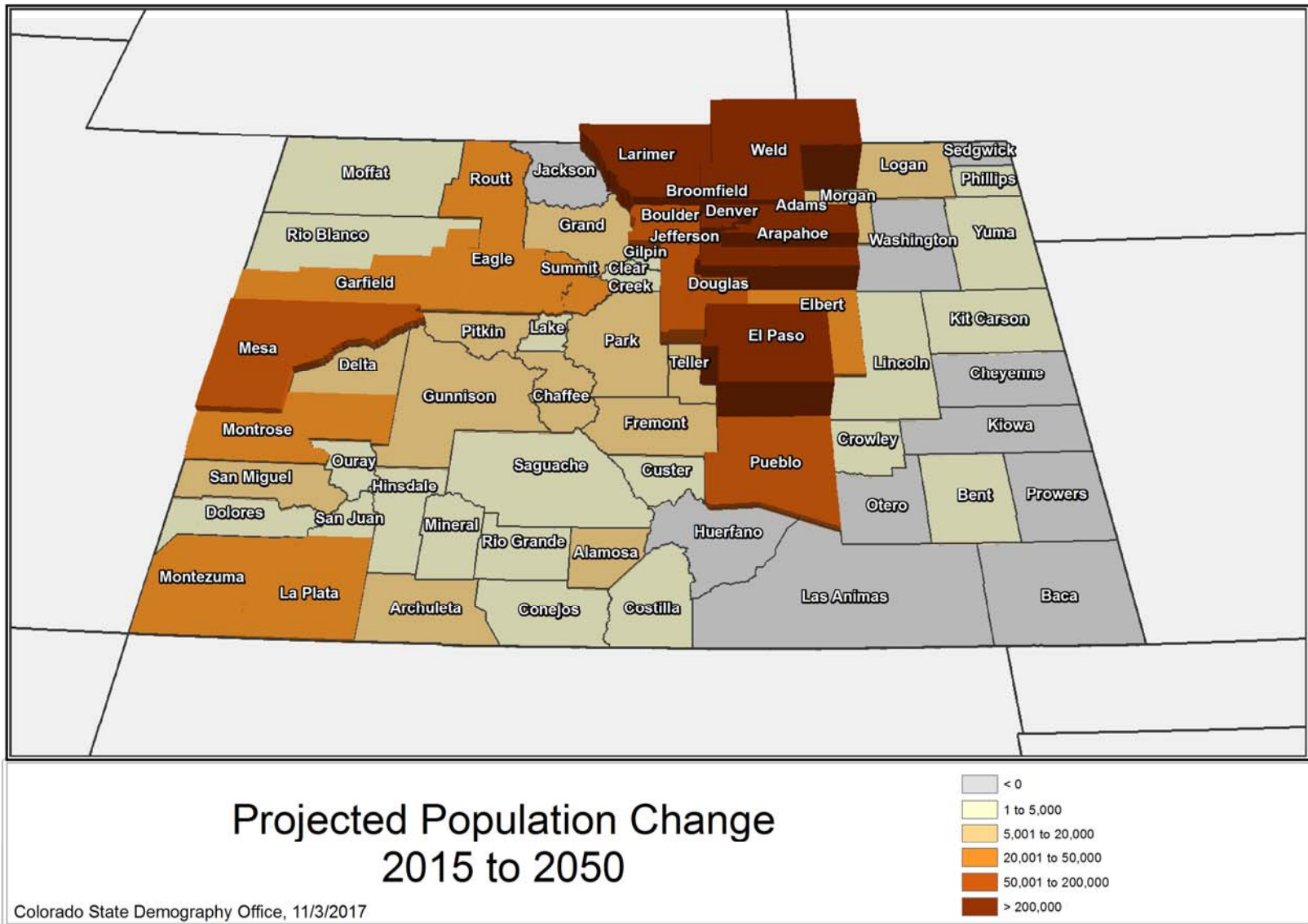
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## Colorado Population Forecast by Region 2010-2050



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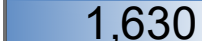









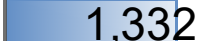















# Forecasts

Counties	July, 2015	July, 2020	July, 2030	July, 2040	July, 2050	Ch. 2015-30	Ch. 2030-40	Ch 2040-50	Ann. Ave Pct Ch. 2015-50
Garfield	57,779	64,119	77,404	91,836	105,711	19,625	13,285	13,875	1.7%
Eagle	53,320	57,571	69,748	83,001	94,459	16,428	12,177	11,457	1.6%
Pitkin	17,845	18,562	20,218	21,854	23,209	2,373	1,655	1,355	0.8%
Summit	29,928	32,760	39,540	45,859	51,828	9,612	6,779	5,969	1.6%
Lake	7,502	7,777	8,536	9,361	9,868	1,034	759	507	0.8%



# Job Forecast by Economic Driver

Job Growth 2015-2025	Garfield	Eagle	Pitkin	Summit	Lake
TRADITIONAL INDUSTRIAL BASIC JOBS	 622	 311	 70	 55	 70
REGIONAL & NATIONAL SERVICES	 1,136	 732	 103	 238	 86
TOURISM	 250	 1,630	 184	 472	 53
COMMUTING JOBS	 46	 (71)	 (13)	 (28)	 20
RETIREE GENERATED JOBS	 2,551	 1,332	 659	 704	 141
PUBLIC ASST. GENERATED JOBS	 67	 79	 11	 70	 4
INVESTMENT INCOME & WEALTH	 13	 201	 (117)	 182	 (9)
TOTAL DIRECT BASIC JOBS	4,685	4,214	897	1,693	365
RESIDENT SV. JOBS	1,664	3,346	425	1,424	(11)
TOTAL JOBS	6,349	7,560	1,322	3,117	353



# EAGLE FORECASTING WORKSHEET

		2015	2020	2030	2040	Ch. 2015-40	Ann Ave. Pct Ch 2015-40
↓	TRADITIONAL INDUSTRIAL BASIC JOBS	2,038	2,146	2,520	2,817	779	1.3%
	REGIONAL & NATIONAL SERVICES	3,113	3,479	4,090	4,543	1,430	1.5%
	TOURISM	16,237	17,097	18,413	19,634	3,397	0.8%
	RETIREE GENERATED JOBS	1,892	2,593	3,851	5,200	3,308	4.1%
	PUBLIC ASST. GENERATED JOBS	510	545	648	764	254	1.6%
	INVESTMENT INCOME & WEALTH	2,781	2,875	3,369	4,290	1,509	1.7%
	NON-BASIC RESIDENT SV. JOBS	13,022	15,085	18,360	23,224	10,202	2.3%
	TOTAL JOBS	39,783	43,991	51,234	60,060	20,277	1.7%
↑	CIVILIAN JOBS HELD (SUPPLY)	38,512	40,013	48,917	60,670	22,158	1.8%
	COMMUTING (+ = IN)	2,256	2,229	3,184	5,998	3,742	4.0%
	JOBS HELD BY RESIDENTS	36,256	37,784	45,734	54,672	18,416	1.7%
	Plus:Jobs Multiply Held	5,257	5,403	6,581	8,254	2,997	1.8%
	Multiple Job Holding Rate	16.4%	16.2%	16.2%	17.1%	0	0.2%
	Employed Persons (Residents)	30,998	32,381	39,153	46,418	15,419	1.6%
	Unemployment Rate	3.2%	3.0%	3.4%	3.6%	0	0.5%
	Unemployed Persons	1,009	1,015	1,397	1,712	703	2.1%
	LABOR FORCE (RESIDENTS)	32,008	33,396	40,550	48,130	16,123	1.6%
	Labor Force Participation Rate	78.1%	75.5%	75.0%	75.4%	0	-0.1%
	Civilian Noninst. Population 16+	41,004	44,214	54,099	63,810	22,806	1.8%
	Civilian NI Pop 16+ / Total Pop	76.9%	76.8%	77.6%	76.9%	0	0.0%
	Total Population	53,320	57,571	69,748	83,001	29,681	1.8%

Source: State Demography Office



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## *Risks (plus or minus)*

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



# Summary

- Labor Force relates Jobs to the Population
- All connected - jobs, population, housing, infrastructure.
- Migration - how do we continue to attract and retain the best worker for the right job.
- Aging - fastest growing age group, labor force, jobs, income, housing, public finance
- Labor force - strategies to increase labor force participation.
- Growing diversity at youngest ages.
- Growing but slowing.
- Plan for risks - in industries, climate, labor, water, downturns



*Thank you*

State Demography Office  
Department of Local Affairs

Elizabeth Garner

Elizabeth.garner@state.co.us

303-864-7750

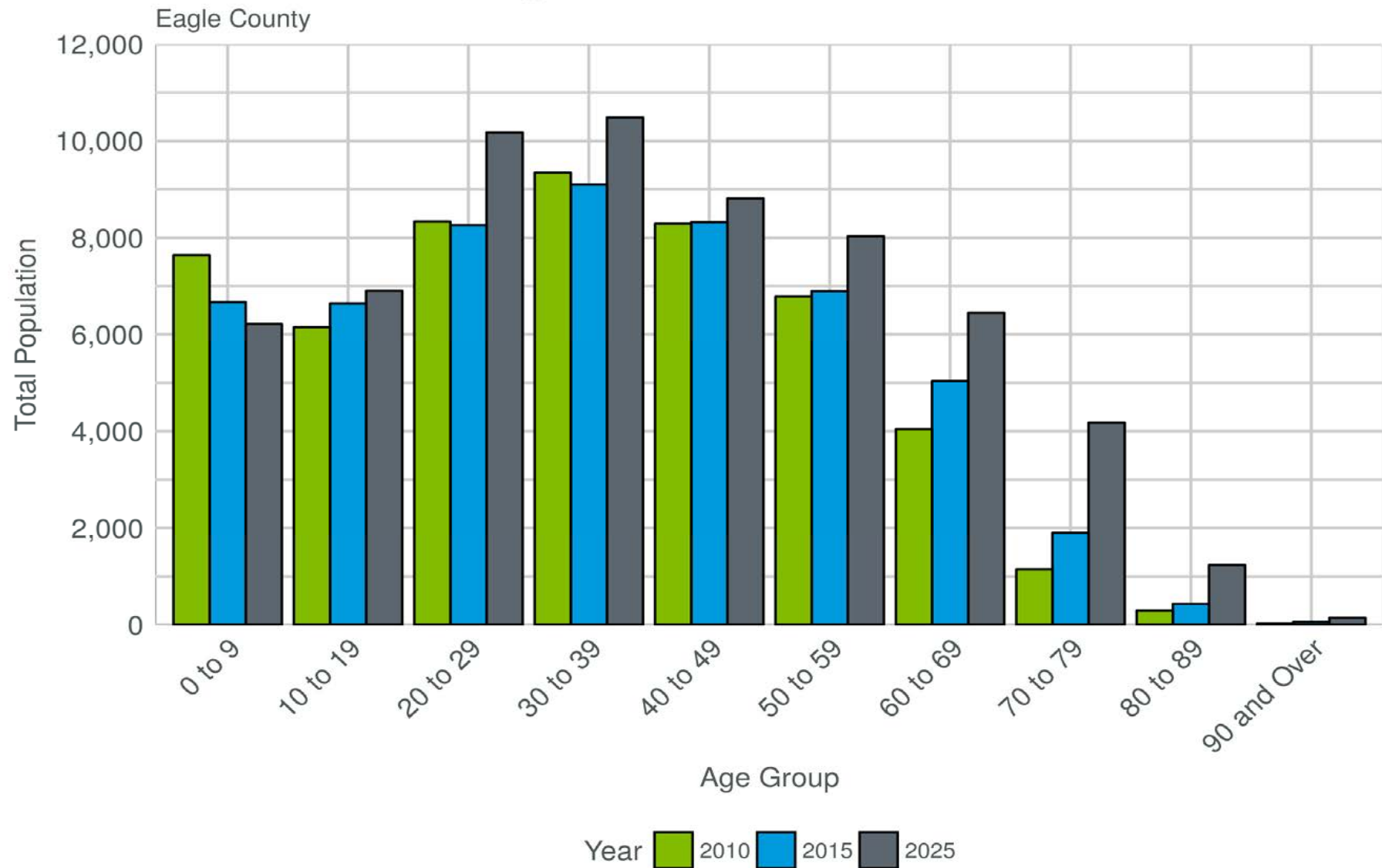
Demography.dola.colorado.gov



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## Age Forecast: 2010 to 2025

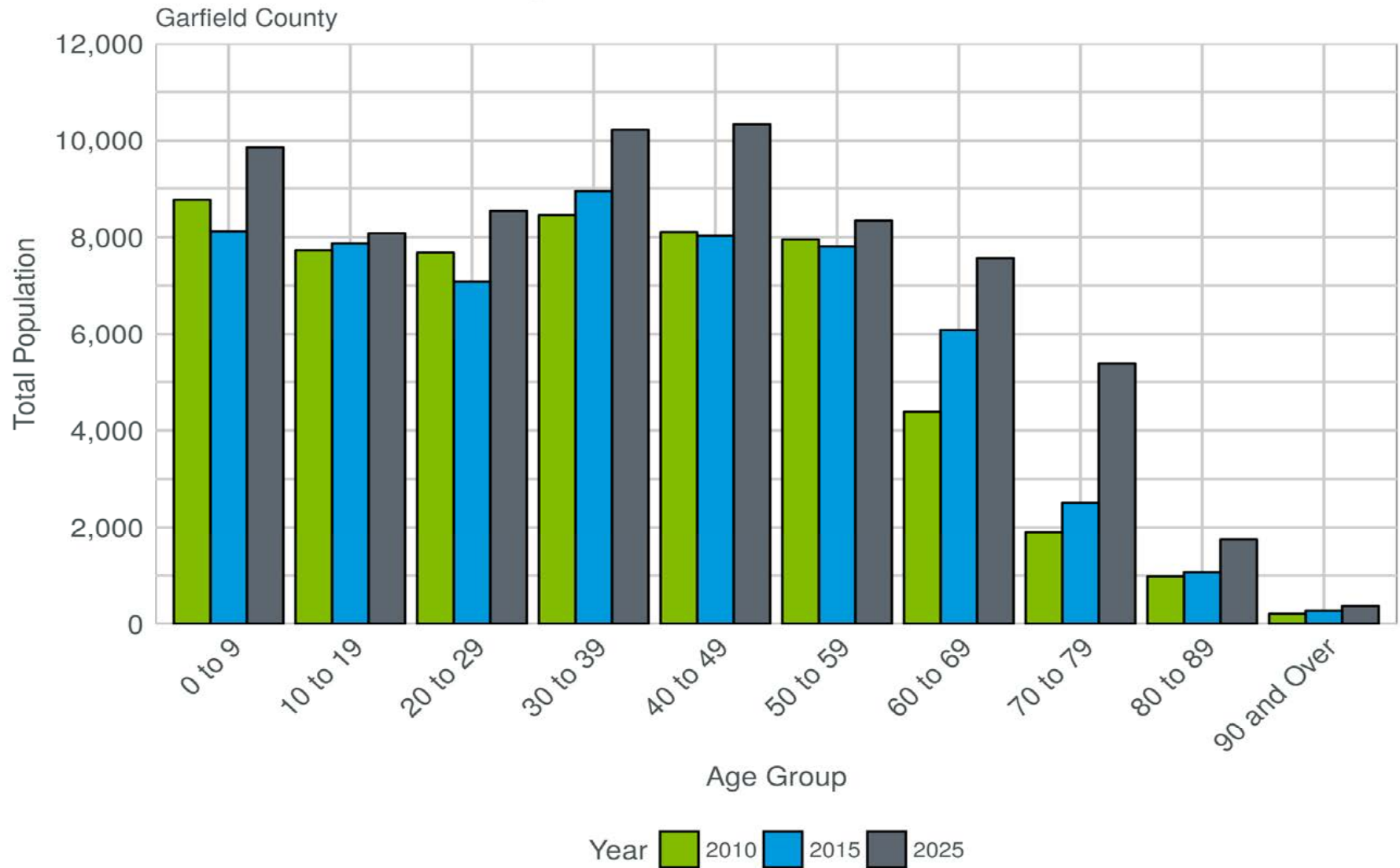


Source: State Demography Office, Print Date: 07/23/2018



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## Age Forecast: 2010 to 2025

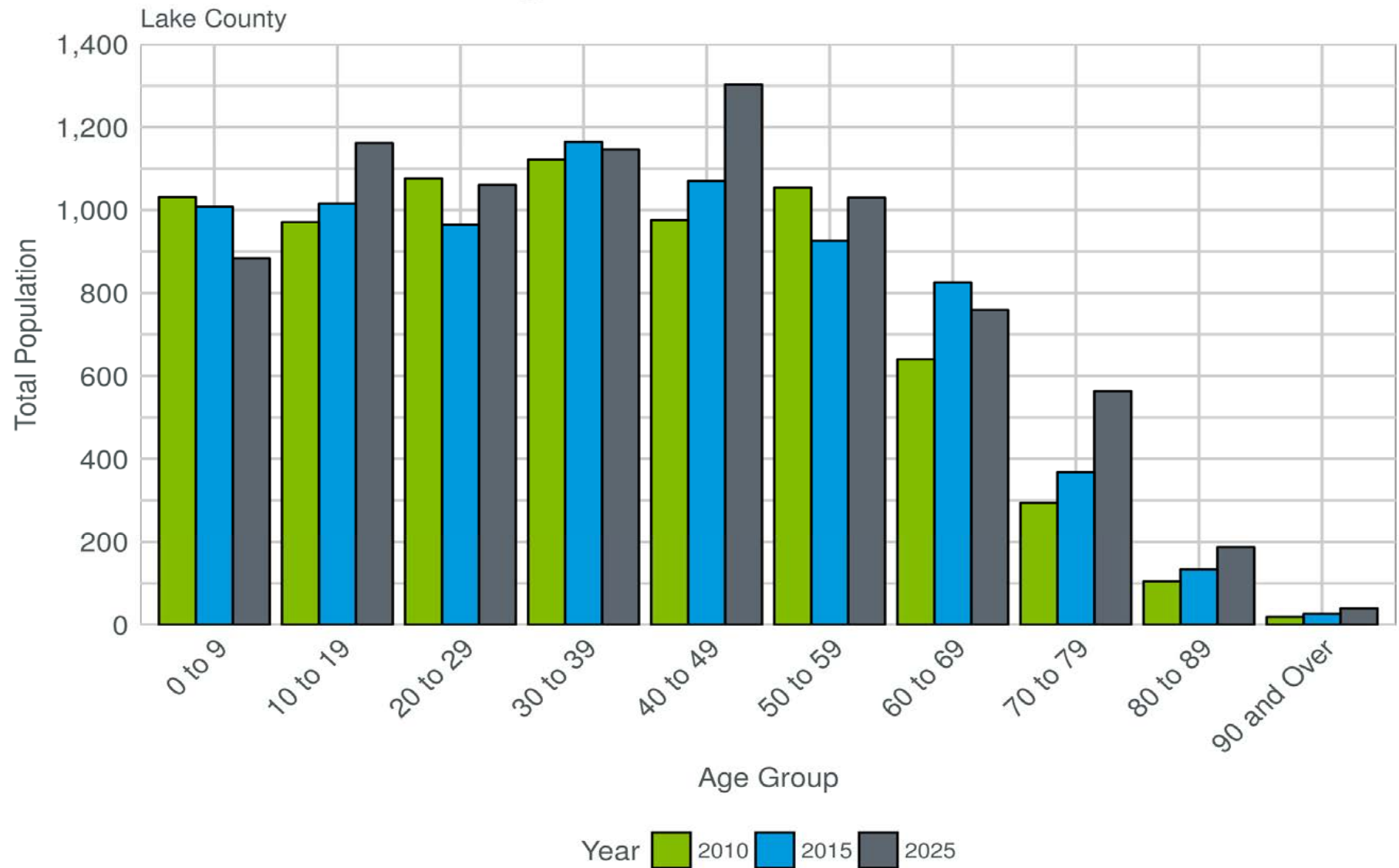


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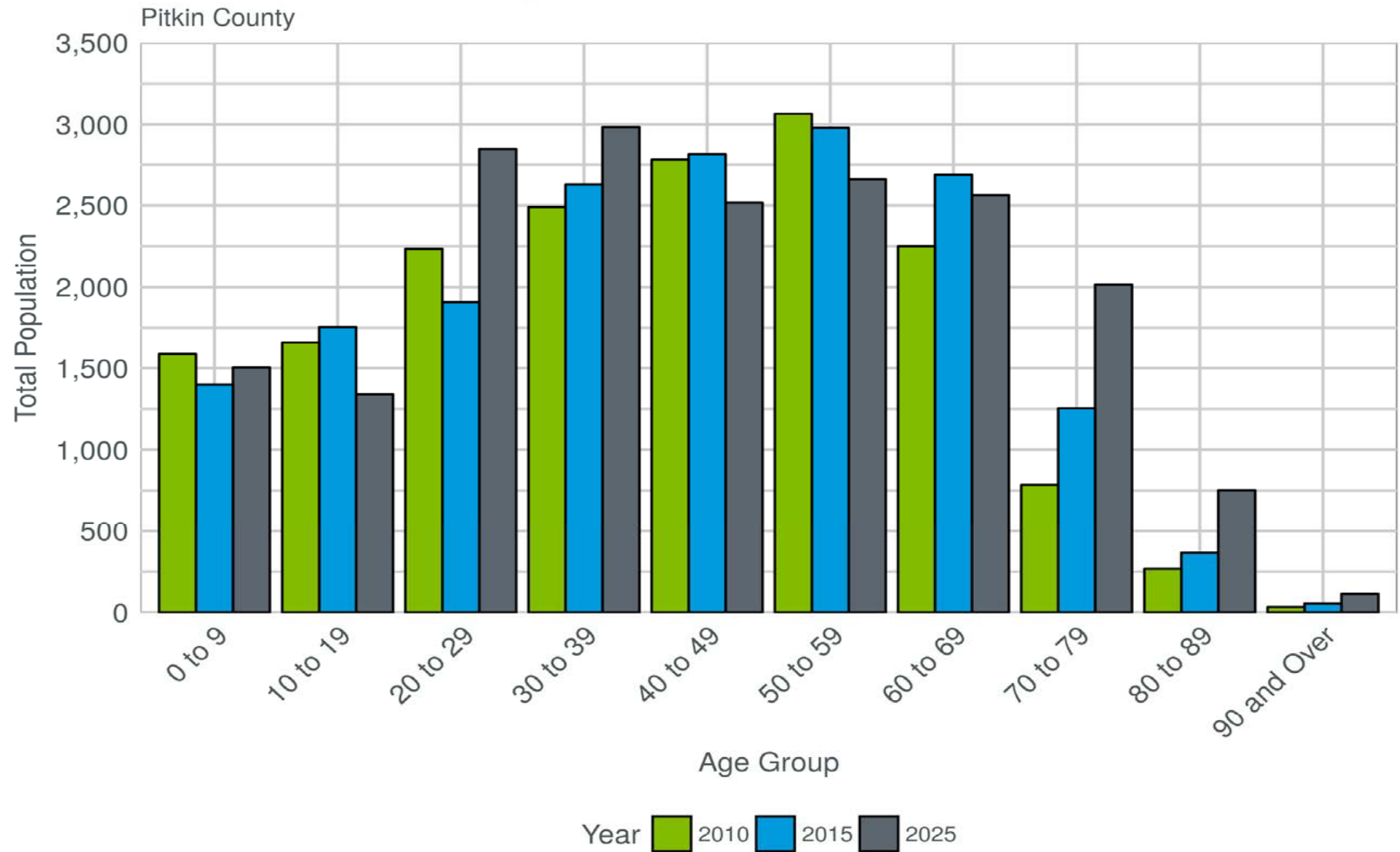


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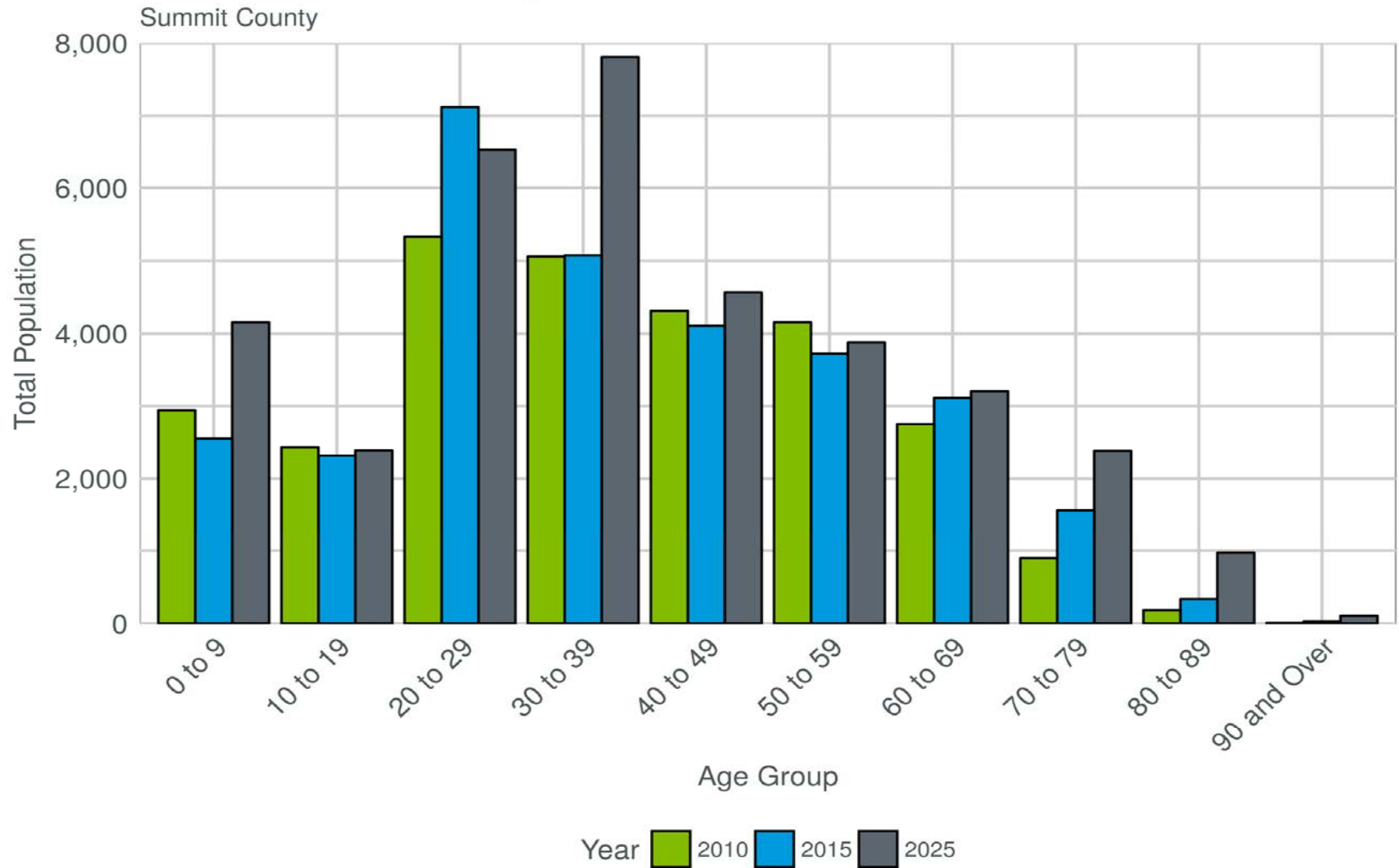


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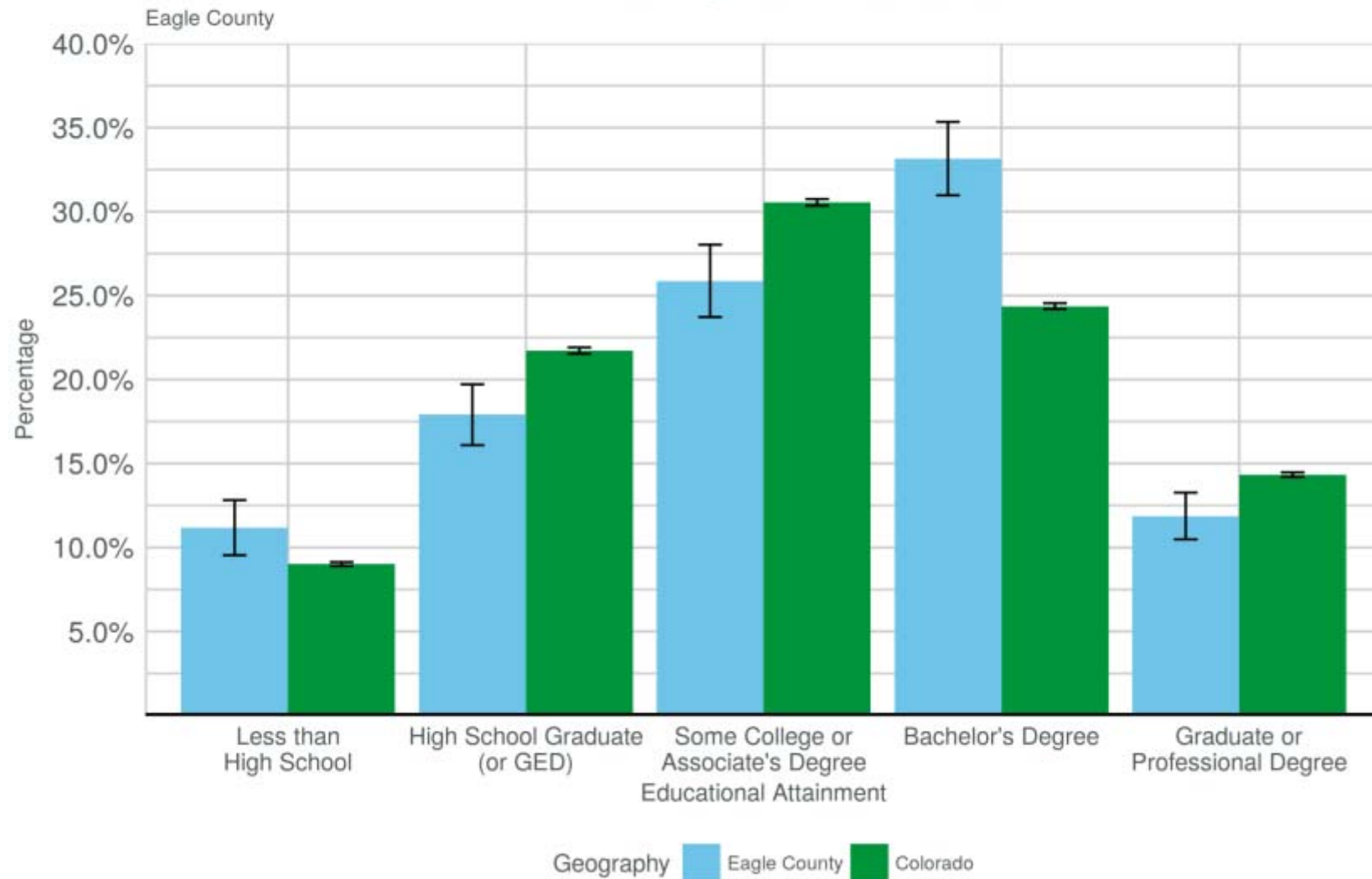


Source: State Demography Office, Print Date: 07/23/2018



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## Educational Attainment, Persons Age 25 and Older

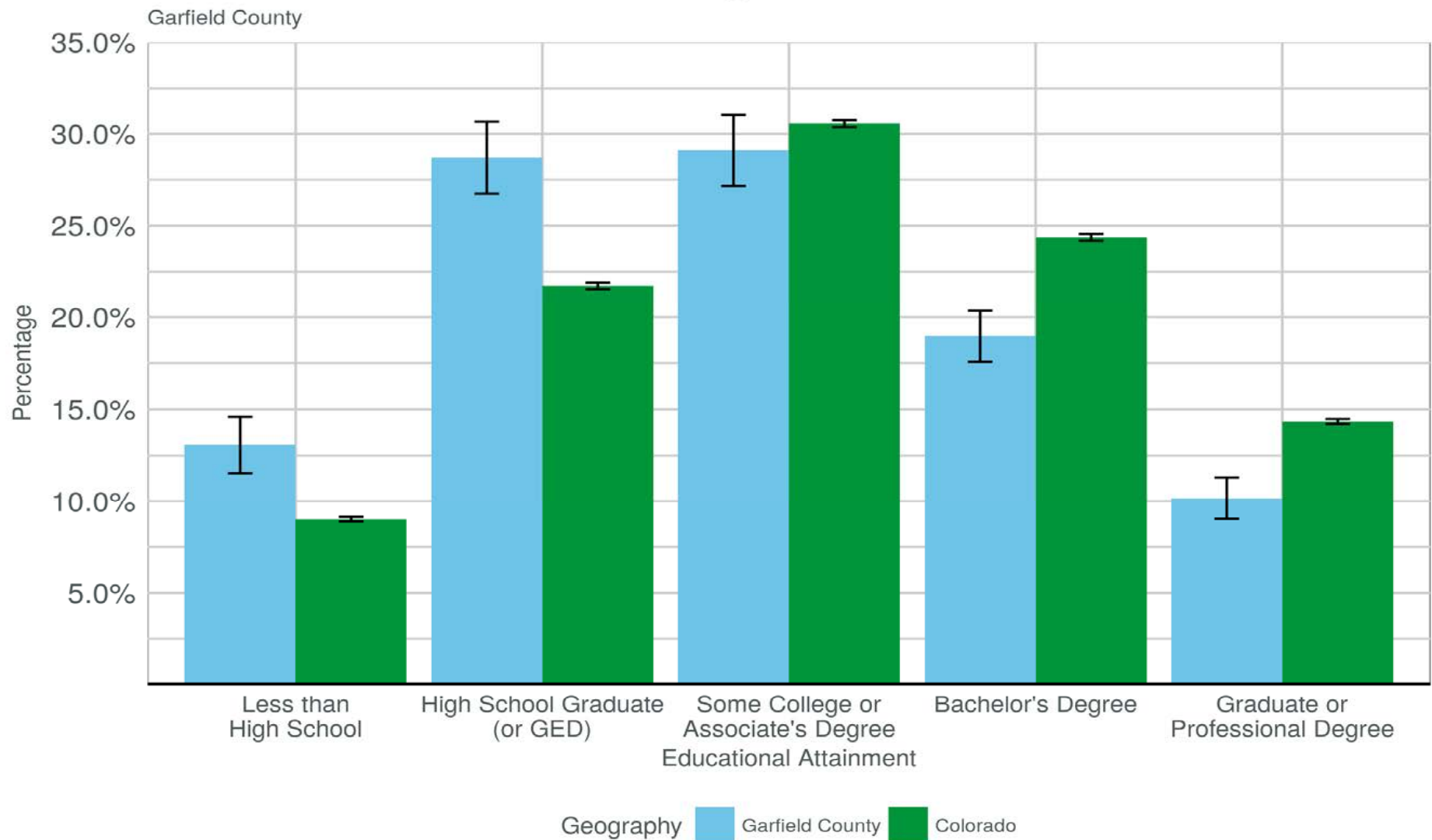


Source: U.S. Census Bureau, 2012-2016 American Community Survey. , Print Date: 04/20/2018



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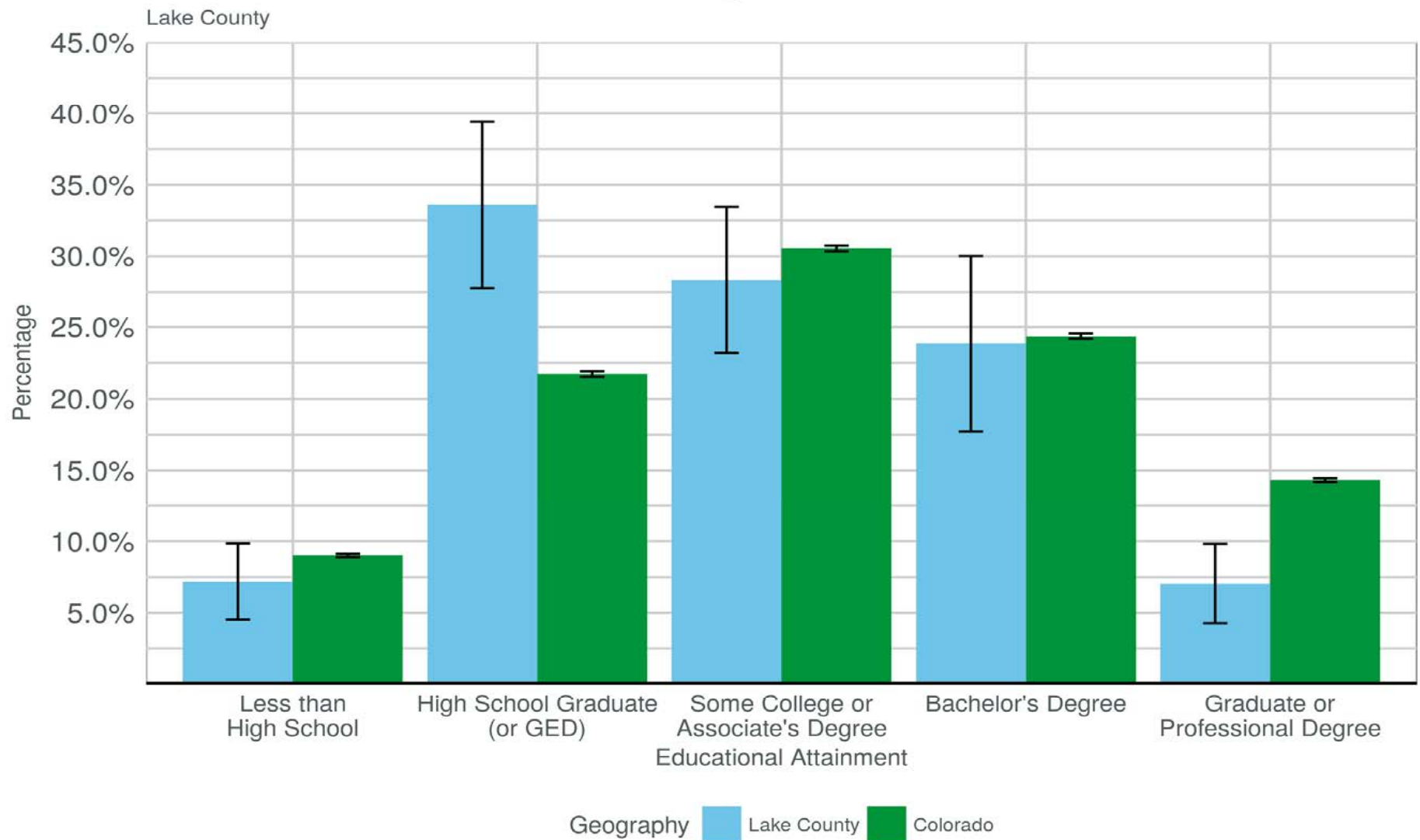


Source: U.S. Census Bureau, 2012-2016 American Community Survey, Print Date: 07/23/2018



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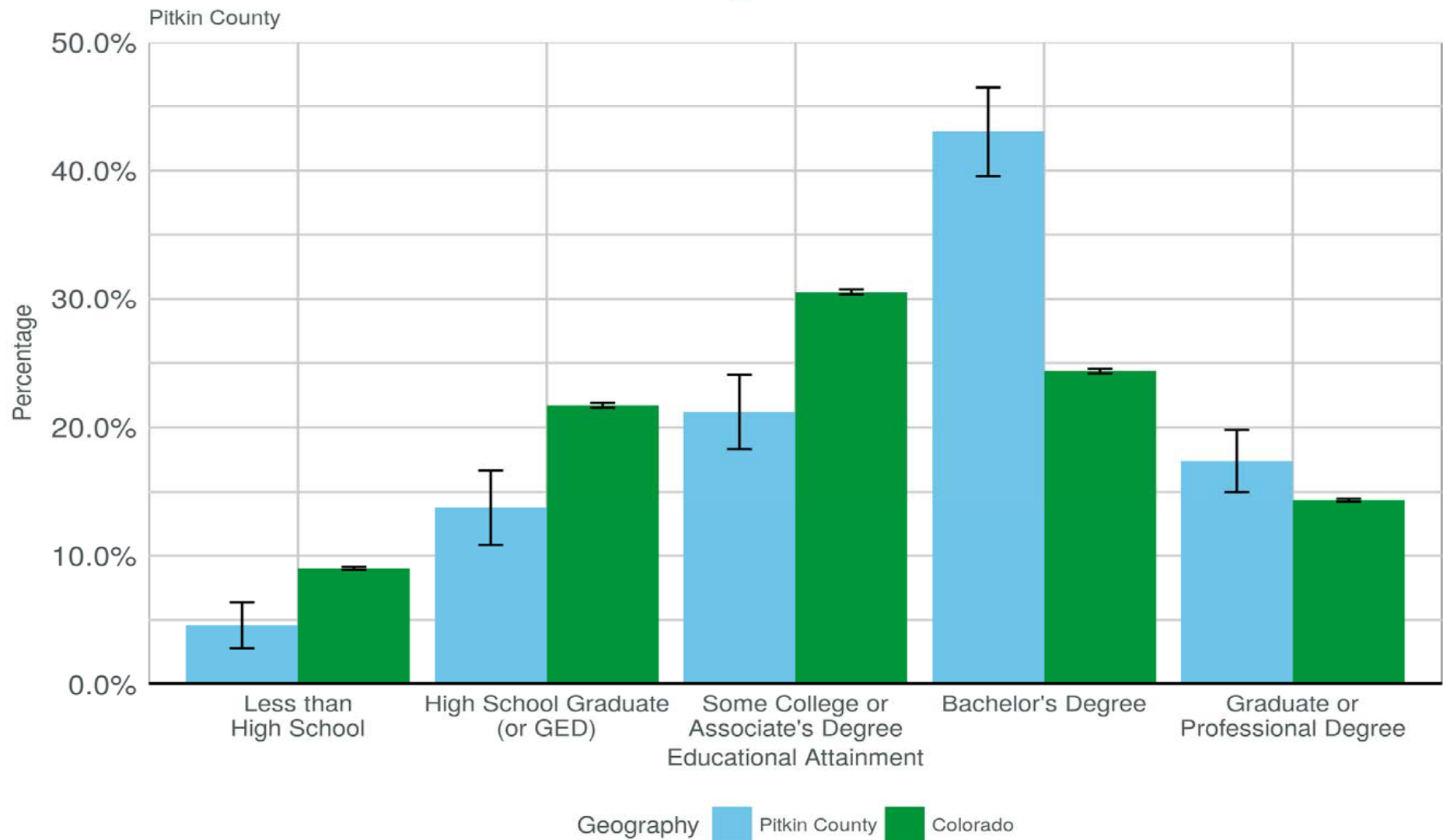
Source: U.S. Census Bureau, 2012-2016 American Community Survey, Print Date: 07/23/2018



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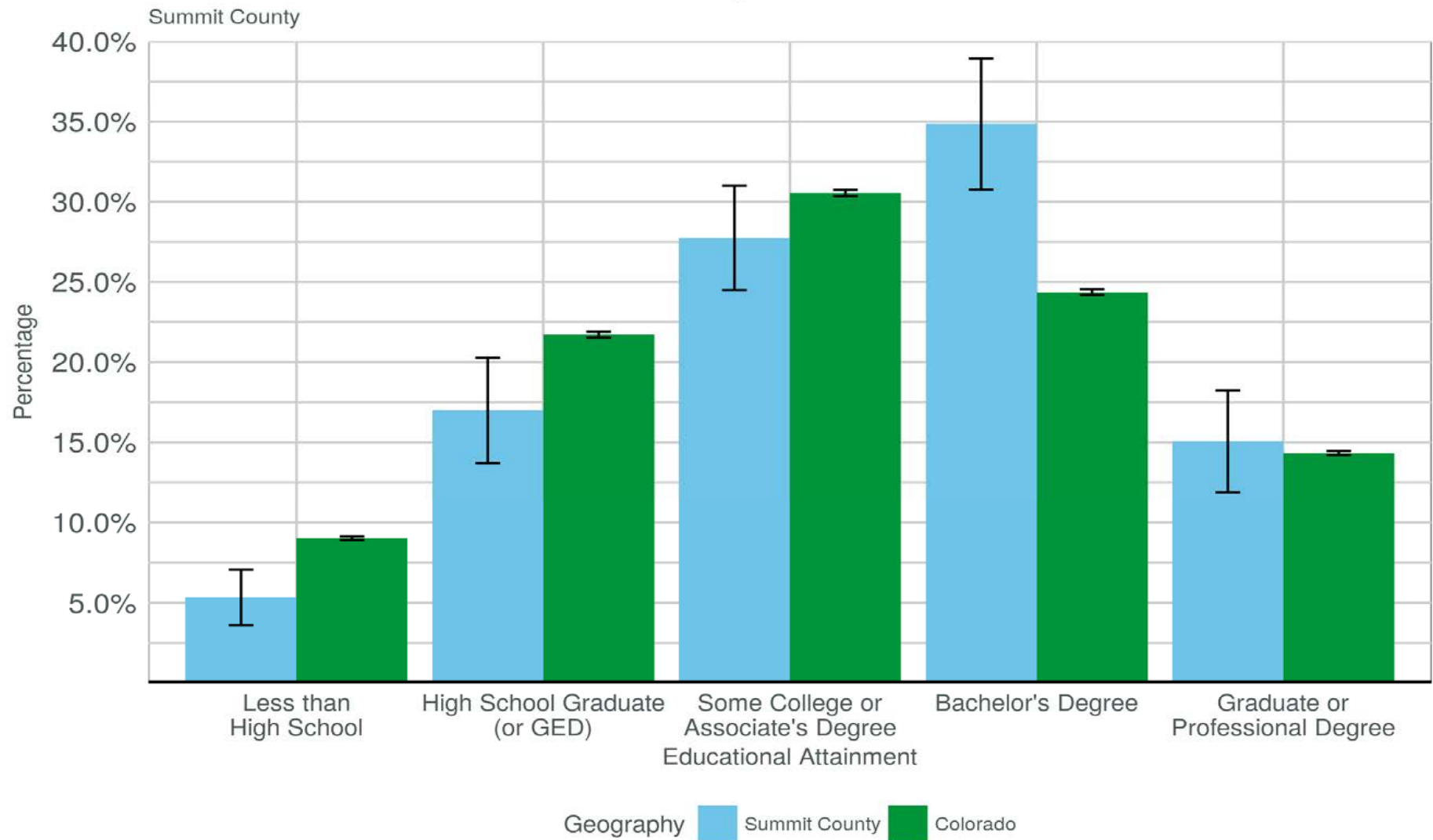


Source: U.S. Census Bureau, 2012-2016 American Community Survey, Print Date: 07/23/2018



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Source: U.S. Census Bureau, 2012-2016 American Community Survey, Print Date: 07/23/2018



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