

**MEETING NOTES FROM MAY 19<sup>TH</sup>, 2020 JOINT BOCC AND P&Z WORKSESSION  
REGARDING THE MANAGEMENT OF GROWTH IN PITKIN COUNTY**

**Commissioners present:**

**BOCC:** Kelly McNicholas Kury, Steve Child, Greg Poschman, George Newman, Patti Clapper  
**P&Z:** Jeffrey Woodruff, Zac Matthews, Chelsea Clark, Monty Thompson, Jim Veshancey, Jasmine Tygre,  
Joseph Krabacher

**Community Development Staff:**

Cindy Houben, Ellen Sassano, Zach Hendrix

**George:**

- Focus on intensity instead of density
- Maybe consider downsizing

**Steve:**

- Need more rigor in point system
- Good things have been obtained - but don't balance out the bad
- Lack of competition has negative impacts on TDR system

**Kelly:**

- Survey showed a desire for greater protection of rural area, reduced house size
- Intensity of use needs to be focused on

**Chelsea:**

- Primary concern is the scoring system

**Jeffrey:**

- GMQS isn't bad, just need adjustment
- Wants the discussion to be more than just GMQS

**Matrix:**

**Steve:**

- 2<sup>nd</sup> homes need to be addressed - percent of 2<sup>nd</sup> homes allowed set?
- 2<sup>nd</sup> homes are great users of energy
- 2<sup>nd</sup> homes could be made to have AH uses when not occupied
- 2<sup>nd</sup> home upkeep generates intensity

**Greg:**

- Longevity of building materials - reduce scrape and replace

**Patti:**

- Believes that setting the criteria for the point system will encompass the other categories – wants to focus only on the point system

**Chelsea:**

- Same as Patti

**Kelly:**

- There's some difference in opinion regarding need to focus only on the scoring aspect of GMQS; vs having a broader conversation around all potential Land Use Code tools for managing growth
- How should transportation be addressed as an element of growth?
- Consider intensity of use as it relates to intensity of labor, resources and infrastructure

**Zac:**

- Need to close the exploited loopholes in GMQS

**Jeffrey:**

- Need to tackle house-size and growth
- The climate lens is important and will help shape how the other categories are changed
- Commercial needs to be addressed – get too much of a free pass now

- Lodging should also be addressed
- Material longevity and reuse is crucial

Joe:

- Gaming of the system is a problem
- This is a broader discussion-need to integrate all components

George:

- Need a vision statement of what we want to accomplish – What should the community look like in 30-40 years? Will provide the direction to focus the conversation

Jim:

- Goals and point system are linked together – will shape each other and both need to be addressed

Steve:

- What is carrying capacity of County? – how will GMQS and Land-Use address this capacity restriction

Greg:

- Intensity of use / resource use are the main concerns

George:

- We are ahead of other resort communities in our growth management
- What is next step? How do we continue being visionaries?

Greg:

- Need to discuss community growth in relation to how world is changing - climate change, pandemics, shifting demographics, etc.

### **Public Outreach:**

Patti:

- Be careful with November and December - book time early due to budgetary process at that time

George:

- Concerns about group size – wants us to be sure we have a means of handling volume of participation

Jeffrey: (Jim agrees)

- Hopes to see hi-caliber participation
- Include caucuses-cast a wider net

Chelsea:

- Willing to participate
- Wants to hear community feedback first before deciding anything

Jeffrey:

- Need a sharp focus - Vision statement is still needed