

For more information on the following topics, please go to:
<https://pitkincounty.com/1293/Growth-Management-Public-Outreach>

Topic:	BOCC Feedback:	P&Z Feedback:	Staff Observations:
Climate Change:	The Land-Use Code and GMQS should be recalibrated to encourage development through the lens of climate action	<ul style="list-style-type: none"> • Improved energy efficiency of homes • Installation of EV facilities • Move to electrification 	
Social Equity:	Need more equitable development Those who live, work, and commute here need to be given consideration		There is an opportunity to address this in a way it previously has not been in the Land-Use Code and GMQS
Land-Use Code Requirements:	Need to be adjusted further to improve development quality Climate Action Lens should be applied to Land-Use Code requirements		
GMQS Scoring & Competition:	System is flawed and needs reevaluation	System is flawed and needs reevaluation	Point system concept is okay, but how the benefits points are awarded needs reevaluation
Exemptions (Those not otherwise listed in this matrix):	Exemptions are a powerful tool worth utilizing, but need to be recalibrated to incentivize the community benefits we wish to encourage		Exemptions are a powerful tool worth utilizing, but need to be recalibrated to incentivize the community benefits we wish to encourage
TDRs:	Are TDRs still achieving the benefits originally desired?	<ul style="list-style-type: none"> • System works well and should be kept • Greater protection of the RR Zone should be provided 	Square footage is going to rural instead of UGB area as originally intended
5,750 ft² Exempt House Size:	Maybe too large?		

<p>Community Benefits:</p> <ul style="list-style-type: none"> • <i>Environmental Preservation</i> • <i>Community Character</i> • <i>Traffic/Infrastructure</i> • <i>Affordable Housing</i> <ul style="list-style-type: none"> • <i>Commercial</i> 	<p>Generated traffic is too great</p> <p>A strong need for affordable housing</p>	<ul style="list-style-type: none"> • Greater use of conservation easements for larger parcels • More incentives and backing of local agriculture • Greater preservation of upper valley • Reduce paving and greater preservation of rural character • Greater air quality control • Reduced waste/improved waste management • Incentives for public transit or reducing VMTs • Funding for public transit and intercept lots • More efficient vehicles • Require commercial development to meet renewable guidelines • Encourage commercial activity near habitation of workers • Encourage AH up-valley near public transit • Require donations to AH for development 	<p>GMQS use for commercial development needs to be looked at</p>
<p>Max House Size:</p>	<p>Larger than necessary</p>	<ul style="list-style-type: none"> • Limit number of permits for large homes • Develop locational restrictions on large homes • Require homes larger than exemption to be net-energy producers and to provide AH rather than allow pay-in-lieu 	