



Zachary Hendrix <zachary.hendrix@pitkincounty.com>

Fwd: Opposition to Potential Land Use Code Changes

Charlotte Anderson <charlotte.anderson@pitkincounty.com>

Tue, Oct 6, 2020 at 8:49 AM

To: BOCC <bocc@pitkincounty.com>

Cc: Cindy Houben <cindy.houben@pitkincounty.com>, Ellen Sassano <ellen.sassano@pitkincounty.com>, Zachary Hendrix <zachary.hendrix@pitkincounty.com>

----- Forwarded message -----

From: **Antony Cullwick** <ants@korultd.com>

Date: Mon, Oct 5, 2020 at 9:24 PM

Subject: Opposition to Potential Land Use Code Changes

To: charlotte.anderson@pitkincounty.com <charlotte.anderson@pitkincounty.com>

Dear Pitkin County Commissioners,

We are writing to you to express our strong opposition over the proposed changes to the Pitkin County development regulations regarding the reduction in the allowed developable size for single family residences. We feel that these are unnecessary, unfair to existing residents of Pitkin County and detrimental to the County as a whole.

We are residents of Pitkin County. Our address is [437 N Thomas Rd, Carbondale, CO](#).

Our household consists of my wife Aimee and I, and our three girls, Maia (15), Daisy (13), and Delilah (8). We also host numerous family visits in the course of a given year from my wife's family from Denver and my family travelling from New Zealand, along with many friends from out of state. Our house has 5 bedrooms, a master, one for each of our girls and a guest room. We have an average sized kitchen, living and dining area, and the one "luxury" space is a den/family room area. This is not a particularly large or extravagant house and yet it would not be allowable under these proposed changes.

While we are strong proponents of taking environmental measures, we do not feel that the proposal to reduce allowable square footage is the right approach, is fair to property owners, is in alignment with how many of the residents of Pitkin County live, or realistic for families like ours, particularly those with multiple children and that house regular visitors. Pitkin County is after all a desirable place to visit. The proposed reduction in allowable square footage from 5,750 sf to 3,250 sf is heavy handed and overly limiting on the residents of Pitkin County.

In addition, we are concerned that these changes will also:

- Dramatically increase the values of existing large homes
- Drastically reduce the property value of undeveloped residential lots or those that currently have smaller residences
- Create a negative effect on the local economy and jobs associated with real estate, construction, and associated trades, City and County revenue, as well as the families and households who rely on a household member working in these industries
- Encourage renovations or inaction in regards to very old, energy inefficient structures rather than creating an incentive to update them with more efficient buildings
- Encourage people to purchase/build multiple residences or adjacent homes to get the space they desire rather than having a slightly larger primary residence (5,750SF vs 3,250AF or similar)

It has been our experience that the existing system, with a baseline of 5,750 and alternate routes to request or purchase additional square footage is a smart and effective solution. One which balances the desires of the residents to have a home that accommodates their needs with a smart policy that limits the size and scale of a majority of residences to a size appropriate for the county. Why are we looking to eliminate what is a thoughtful, reasonable and graceful solution?

Thank you for taking into account our concerns as residents of Pitkin County, and carefully considering the impacts of these proposed changes.

Best

Ants



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Thank you for your message. **The Pitkin County Sheriff's Office and Administration building located at 530 E. Main Street in Aspen remains closed to the public due to COVID.** However, services are being provided. Please visit

10/6/2020

Pitkin County Mail - Fwd: Opposition to Potential Land Use Code Changes

www.pitkincounty.com for a detailed list of department contacts. Most of our staff is working remotely and our main phone line (970-920-5200) is available for questions.

For the latest information about COVID-19 in our community: [Click here](#)