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Fwd: Opposition to Proposed Land Use Code Amendments

Charlotte Anderson <charlotte.anderson@pitkincounty.com>

Wed, Oct 7, 2020 at 9:49 AM

To: BOCC <bocc@pitkincounty.com>

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

FYI

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

From: **Nathalia Daniel** <nathaliaodaniel@googlemail.com>

Date: Tue, Oct 6, 2020 at 6:44 PM

Subject: Opposition to Proposed Land Use Code Amendments

To: <charlotte.anderson@pitkincounty.com>

To Members of the BOCC,

In August my husband and I bought an older 3100 sq ft home in Aspen with the purpose of rebuilding a slightly larger modern family home under the reasonable expectation that we would be allowed to build up to the current the 5750 sq ft limit. At the time of purchase, neither our realtor, nor architect, nor family members who live in the Valley and read the papers had heard anything about the proposed code changes. I am alarmed to learn about the proposed amendments that would potentially cut our buildable square footage by almost half and devalue our nest egg significantly.

My husband and I have been saving for a decade to buy our property and we had intended to build a not-at-all ostentatious full-time residence for our family—well under the current 5750 sq ft limit. I urge you to consider not simply the climate lens, but also the lens of local individuals and families whose life-savings and dreams are inextricably bound to their homes.

As a family we care deeply about climate change mitigation and are as “green” as they come, but your proposed amendments seem punitive and ineffectual. While most reasonable people would agree that no family or individual requires—or should build—a 15,000 sq ft home, the proposed 3250 sq ft cap seems to hurt homeowners at the smaller end of the spectrum without in any way addressing the carbon footprint of the preponderance of the valley’s housing stock – ie., incredibly inefficient old homes built from the 1960s through the early 1990s. In terms of lifecycle carbon emissions—indeed the only holistic way to view the issue—the smaller older homes have a far bigger carbon footprint than newer, larger homes built to the latest energy efficiency building standards. The ad hoc proposal being discussed tonight disincentivizes those who seek to replace leaky inefficient old buildings with green and efficient modern ones, and fails to incentivize smaller scale climate-minded construction.

Lastly, I am concerned about the rushed and hushed manner in which this legislation is being pushed. I listened to the online meeting this evening and was disturbed by the level of disorganization and barriers to community engagement. It is clear that individual landowners such as myself are just learning of this issue. I’ve heard huge levels of surprise and concern from countless others in the past 48 hours as this is just coming to light for so many. As a busy emergency room physician, I urge you to delay this issue until after the pandemic when the community can be involved in a more effective and safe manner.

This issue touches many more people and in more profound ways than the airport expansion and as such needs to be treated with at least the same level of care.

Sincerely,

Dr. Nathalia Dolan

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Charlotte Anderson

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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 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](#)