



Community Growth Advisory Committee Meeting #9

Wednesday, December 14, 2022

4:00 – 6:00 p.m.

Aspen Police Department - Community Room

540 E Main St, Aspen, CO 81611

Meeting Recording: [Community Growth Advisory Committee: Meeting 9, December 14, 2022](#)

Meeting Presentation: [12.14.22 CGAC Slide Deck.pdf](#)

Agenda Item	Topic	Summary
1.	Welcome: Meeting Purpose & Agenda	<ul style="list-style-type: none"> ● The meeting was called to order at 4:02 p.m. ● Committee Co-Chair Mona Newton welcomed staff, resource team and Committee members to the ninth Community Growth Advisory Committee meeting and reviewed the meeting purpose and agenda. ● Staff briefly reviewed four housekeeping items: <ul style="list-style-type: none"> ○ All emails sent to community-growth-advisory-committee@pitkincounty.com will be included in the meeting summary and published as part of the public record. ○ Responses to specific house size questions will be addressed in the Committee discussion. ○ The Committee’s work will be extended through March 2023 (meetings on March 1, March 15 and March 29). ○ The January 4 meeting is canceled.
2.	Present and Dialog: Zoning 101	<ul style="list-style-type: none"> ● Cindy Houben reviewed the Anatomy of the Pitkin County Land Use Code (graphic) and presented the key components of the Zoning 101 white paper included in the December 14 meeting packet. They included: <ul style="list-style-type: none"> ○ Pitkin County Zone Districts (Map) ○ Zoning Philosophy: Intent, Uses and Dimensional Standards ○ Caucus Areas by Square Footage Caps (Map) ○ Zoning Tools: House Size, Density and Intensity ● Refer to slides 5-10 in the meeting presentation for further descriptions of each component.

		<ul style="list-style-type: none"> • A Committee conversation centered on the uses of zoning to achieve the BOCC goals, the process for amending zone districts and the use of TDRs in specific zone districts.
3.	<p style="text-align: center;">Committee Discussion and Group Exercise: Discuss, Refine and Edit Residential House Size Issues Brief</p>	<ul style="list-style-type: none"> • Kara Silbernagel introduced the draft House Size Issues Brief. She explained that the intent of the document was to summarize insights from the House Size White Paper and garner consensus on the data-based findings and observations. The issues brief will evolve as Committee discussions continue. Please refer to the draft House Size Issues Brief for details. • The Committee asked questions about the history of the 5,750 square footage cap, average square footage compared to neighboring municipalities, the efficiency of larger homes over time and the economic impacts of homes at various square footage thresholds. Discussion focused on how land use levers, separate from and in addition to house size, can achieve the BOCC's greenhouse gas emissions (GHG) reduction goals. Staff stated that they will begin to develop impact scenarios based on various house size thresholds and other land use levers. • Refer to Attachment A for additional discussion points sent via email. • Ms. Newton facilitated a continuum exercise in response to the below question. Committee members were asked to choose a number on a 0-15,000 s.f. sliding scale. Choices were in intervals of 1,000 s.f. <p style="text-align: center;"><i>Based on the relationship of housing square footage to energy consumption, what maximum new house size could help us reach our climate, economic and quality of life goals?</i></p> <ul style="list-style-type: none"> • Refer to Attachment B for results of the exercise. • In response to the exercise, the Committee discussed various ideas for achieving the County's climate, economic and quality of life goals, including implementing floor area ratios in every zone district.
4.	<p style="text-align: center;">Our Path Forward: Topics for the Next Meeting</p>	<ul style="list-style-type: none"> • Details about the January 18 meeting were shared as follows: <p style="text-align: center;"><i>Community Growth Advisory Committee Meeting #10 Wednesday, January 18, 2022 4:00 – 6:00 p.m.</i></p> <p style="text-align: center;"><i>Aspen Police Department - Community Room 540 E Main St, Aspen, CO 81611</i></p>
5.	<p style="text-align: center;">Public Comment: Hearing from Our Community</p>	<ul style="list-style-type: none"> • No public comments were shared.
6.	<p style="text-align: center;">Adjourn</p>	<ul style="list-style-type: none"> • The meeting was adjourned at 6:02 p.m.

ATTACHMENT A

From: [Alex Sanchez](#)
To: [Kara Silbernagel](#)
Cc: [Growth Committee](#)
Subject: Fwd: CGAC House Size Issues Brief for review Dec 14 Meeting
Date: Wednesday, December 14, 2022 1:59:34 PM

External Email.

Hi Kara,

I wanted to be sure that everyone on the team saw these two responses.

Thank you,

Best,

Alex Sanchez (He/Him/His)
Community Development Analyst
Pitkin County Community Development
W: 970-920-5525 | C: 970-355-5068
Alex.Sanchez@pitkincounty.com

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

From: **Jennifer Olson** <jolson@forumphi.com>
Date: Wed, Dec 14, 2022 at 1:45 PM
Subject: Re: CGAC House Size Issues Brief for review Dec 14 Meeting
To: Blake Hansen <bhansen@hansenconst.com>
Cc: Mavis Fitzgerald <mavisfitzgerald@gbsm.com>, community-growth-advisory-committee@pitkincounty.com
<community-growth-advisory-committee@pitkincounty.com>

I also am unable to attend the whole meeting today, but I would have to echo some of Blakes sentiments.

- The white paper read to me "5,750 is the new 15,000" as that was the consistent comparison. I do feel that would be a drastic shift. There might be some logical steps in between.
-
- I could imagine that shrinking the allowable size so substantially might jettison the value of the larger existing homes in the area, shift the cost of homes up, and negatively impact cost of living for the rest of us.
- When keeping the "community character" we do have to consider that many who make up our community make their living in the real estate industry and off of providing services to the individuals that move here and build homes. It is our job to ensure we protect their interests too.
- There is definite sentiment around a reduction in size, but we need to be thoughtful about what that reduction is and where and consider the financial and community ramifications as well. Balancing all of these points with a reduction in carbon footprint is indeed the challenge.

Jennifer Olson
Partner
[970.309.4717](tel:970.309.4717)

On Wed, Dec 14, 2022 at 12:39 PM Blake Hansen <bhansen@hansenconst.com> wrote:

Hi Mavis,

As I mentioned I will be a bit late this afternoon but did want pass this on in the hope that if you are discussing the working draft prior to me arriving, my comments could be conveyed. Sorry if you are not the correct person to send this to. I was not sure.

1. I take issue with the assertion that homes built in 2017 are less efficient than those built in 2014. I find this statement to be false. Exterior insulation, improvement in fenestration insulation values, technological breakthroughs in air sealing and mechanical equipment, and improved renewable energy technologies have continued to make homes more efficient. I understand the argument regarding amenities but the assertion that new homes are less efficient is not accurate.
2. I also would like to note that, as others have mentioned, it does feel like the predetermined intention of this committee is to limit home size. I feel to date the information provided has been primarily focused in making that argument. Reduction in home size will have a significant impact to the livelihoods of many in this community who have families and mortgages and I feel it is important that any recommendation is not made in a vacuum. A few items that I feel would be important to review as a group are below.
 - a. Economic Impact of Reducing House Size: How many members of our community, both in Aspen and down valley, are employed by the construction and development industry directly and indirectly
 - b. REMP: I think it would be helpful to educate the committee on the REMP program and the revenue generated for clean energy initiatives.
 - c. Permit Fees: I think it would additionally be helpful to educate the committee on the revenue generated from permit fees and how these have been distributed to support employee housing, our local utilities, open space, etc.

It's a delicate balance and a difficult place to make ends meet. I think it is important that any recommendations consider the community as a whole. Thank you.

Regards,

Blake Hansen

Hansen Construction, Inc.

310 AABC- Aspen, CO 81611

P.O. Box 10493 - Aspen, CO 81612

Jobsite: 970.429-8150

C: 970.274.9963

Bhansen@hansenconst.com

www.hansenconst.com

From: 'Mavis Fitzgerald' via Community Growth Advisory Committee <community-growth-advisory-committee@pitkincounty.com>

Sent: Tuesday, December 13, 2022 3:50 PM

To: community-growth-advisory-committee@pitkincounty.com

Cc: jkrabacher@shermanhoward.com; sdcas@aol.com; chelsea@clarklawco.com; johnb@magpiefarm.net; jon.peacock@pitkincounty.com; john.ely@pitkincounty.com; richard.neiley@pitkincounty.com; growthcommittee.projectteam@pitkincounty.com; suzanne.wolff@pitkincounty.com

Subject: CGAC House Size Issues Brief for review Dec 14 Meeting

Committee Members – Attached and linked here [House Size Issues Brief](#) for your review. We will review and discuss tomorrow night as a group. We will have paper copies available as well.

The intent of this document is to capture the House Size issues that have been discussed to date. This is intended to be an *evolving* document over the course of the Committee's deliberations and decision-making process. The group will refine this and eventually use as a supporting document for the recommendations the Committee makes to the Commissioners. Our goal is to create similar issue statements for each of the Big Topics.

Reminder: **December 14** meeting logistics:

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Hybrid Option: <https://gbsm.zoom.us/j/83469118299>

Phone: (312) 626-6799 / Meeting ID: 834 6911 8299

Sincerely,
Kara Silbernagel
Cindy Houben
Ellen Sassano
Alex Sanchez
Marci Suazo
John Bennett
Miles Graham
Mavis Fitzgerald

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[committee/SJ0PR18MB4414A37DE751D04365BDE71BD6E39%40SJ0PR18MB4414.namprd18.prod.outlook.com](https://groups.google.com/a/pitkincounty.com/d/msgid/community-growth-advisory-committee/SJ0PR18MB4414A37DE751D04365BDE71BD6E39%40SJ0PR18MB4414.namprd18.prod.outlook.com).

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[committee/CY4PR2201MB1016D5E8817BC9BDE257BDAAB2E09%40CY4PR2201MB1016.namprd22.prod.outlook.com](https://groups.google.com/a/pitkincounty.com/d/msgid/community-growth-advisory-committee/CY4PR2201MB1016D5E8817BC9BDE257BDAAB2E09%40CY4PR2201MB1016.namprd22.prod.outlook.com).

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[committee/CALePsR4Zt5Gt63U9tdEsYSV_ewW03B4Bnu4GeukGJYc7YvSx5w%40mail.gmail.com](https://groups.google.com/a/pitkincounty.com/d/msgid/community-growth-advisory-committee/CALePsR4Zt5Gt63U9tdEsYSV_ewW03B4Bnu4GeukGJYc7YvSx5w%40mail.gmail.com).

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ATTACHMENT B

Question 1

Date 2022-12-15

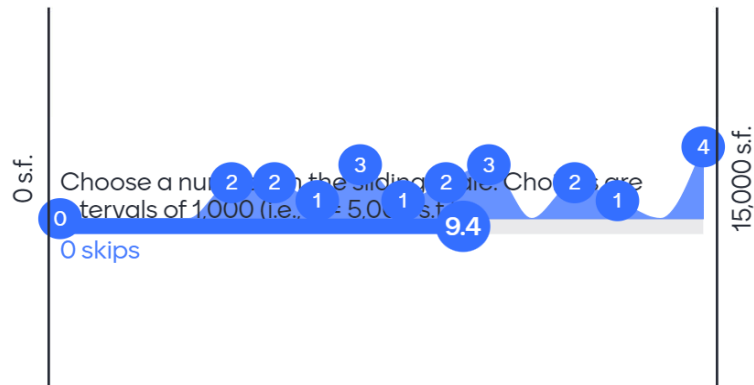
Question What maximum new house size could help us reach our climate, economic and quality of life goals?

Respondents 21

Square feet	0	1,000	2,000	3,000	4,000	5,000	6,000	7,000	8,000	9,000	10,000	11,000	12,000	13,000	14,000	15,000
Number of respondents	0	0	0	0	2	2	1	3	1	2	3	0	2	1	0	4
Weighted average	9.428571429															

What maximum new house size could help us reach our climate, economic and quality of life goals?

Mentimeter



21