



Community Growth Advisory Committee Meeting #11

Wednesday, February 1, 2023

4:00 – 6:30 p.m. *food will be provided**

Rocky Mountain Institute Innovation Center - White Steyer Conference Room

22830 Two Rivers Road, Basalt, CO 81621

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

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

Agenda Item	Topic
1.	Welcome: Meeting Purpose & Agenda
2.	Prior Meeting Reflections: Narrowing the Approach Based on Committee Feedback
3.	Example Impact Table: Review & Discuss Preliminary Models
3.	Continuum Exercises & Discussion: Adjusting Scenario Components
4.	Path Forward: Committee Process, Evaluating & Fine Tuning Scenarios
5.	Public Comment: Hearing from Our Community
6.	Adjourn: Next Meeting - February 15 (APD)

Meeting Packet Includes:

- Feb.1 Meeting Memo
- Summary January 18 Dot Exercises
- Peer Community House Cap Comparisons
- January 18 Meeting Summary (includes a link to meeting recording and presentation)

Additional Resources: [Community Growth Resource Webpage](#)

To: Community Growth Advisory Committee (CGAC)
From: Pitkin County Planning Team
Date: January 27, 2023
Re: Prep for February 1 CGAC Meeting

Background:

On January 18, the Committee reviewed and “dot prioritized” a set of preliminary scenarios and tools. ***There was a clear consensus from the group that doing nothing is not an option.*** The two Floor Area Ratio (FAR) scenarios (Scenario 2 and Scenario 4) scored the highest. Scenario 5, which was a locational approach to zoning based on proximity to services, ranked third. In addition, the Committee also started to prioritize the different components of each scenario/tools.

Moving Forward: Based on the conversation and dot exercises and to continue to narrow our focus, we built out two zoning-based models on the Impact Table showing the *square footage* and *Green House Gas* (GHG) implications.

The two zoning approaches we are illustrating are Floor Area Ratio (FAR) and an Overlay showing how development relates to the unique character of the lot, either by specific lot or locational characteristics. These are for the Committee to consider – but more specifically to illustrate how the Committee can use zoning approaches and tools to build its preferred scenario. The FAR and Overlay descriptions are:

Floor Area Ratio (FAR): The measurement of a building's floor area based on the area of the parcel on which the unit is located. This maintains the existing zone district but specifies how big the unit can be in proportion to the area of the parcel.

Overlays: An overlay is a zoning tool that is applied over one or more zoning districts to establish additional or stricter standards and criteria for properties within the overlay area. Many types of overlays can adjust uses or dimensional standards. In this case, we are adjusting the house size allowed in each area of the overlay to distinguish between service levels and reflect character preferences.

Purpose of the Meeting:

The purpose of the meeting on February 1st is to continue to narrow the options for reaching the goals and shared values set by the BOCC and the Committee. Based on the tools and scenarios (2, 4, and 5) you prioritized, we will focus on your preferred tools and ask you in a dot exercise to determine a starting point on how much you want to use each tool.

We will provide the top five tools (House Size, GMQS, Performance Standards, TDRs, and Zoning) in a *continuum* format. The continuums will give you a range of *options* (High, Medium, Low) for each tool. This will allow you to turn the dial on how much change you feel is appropriate, i.e., turning the dial to high means having a greater degree of impact on the outcomes relative to our shared values and goals.

Your Homework

Included in this packet is a copy of the Tools Worksheet that was provided as a handout at the last meeting. Please review in preparation for the exercise at the next meeting and think about how you would narrow the range of options for each tool.

TOOLS WORKSHEET

(Green shading indicates top five Committee preferences)

Tool	Status Today	Potential Range of Options	Committee Thoughts Here
Zoning	Zoning has 3 main elements in the land use code: -Intent -Uses allowed -Dimensional standards	Any of these elements can be revised based on the recommendations.	
SQ FT Cap	-5,750 is the max exempt from GMQS -up to 15,000 (depending on caucus area) and granted via GMQS or landing of TDRs. -Basement Exemptions	-Reduction of 5,750 exemption -Reduction of the 15,000 maximum -Reduction or elimination of the basement exemption.	
Slope Reduction <i>(applied through FAR)</i>	The current slope reduction formula in the County Code is for density (number of units allowed) not for a reduction in allowed square footage. Areas that are on certain steep slopes are removed from the gross lot area to get a net lot area.	Development of a formula that would reduce the square footage of a residential structure based on the % of steep slopes on a property (the City of Aspen uses one today); This would effectively lower the possible home size on parcels with environmental constraints such as steep slopes. Ex. Land beyond a 30% slope is fully removed from the net lot area. A 10-acre lot with 20% of the lot with a slope of 30% or greater would be removed from the net lot area calculation. The FAR sliding scale would be applied to the net lot area - of 8 acres.	

<p>GMQS</p>	<p>Foundational to all land use code regulations: - A competitive process; -Used for new development & additional sq ft; -Limited amount available per year and awarded based on scoring system- the pacing of development is intended; - a scoring system is in place to try to achieve benefits for the community; -Exemptions are used as incentives to achieve community values (EX: use of TDR's is an exemption to GMQS to preserve backcountry properties).</p> <p>NOTE: GMQS is why more state-allowed 35-acre parcelization of the County has not occurred.</p>	<p>Make GMQS more competitive again by reducing exemption OR develop less cumbersome, more straightforward approaches but keep the foundational regulation in place.</p> <p>Develop a system that does pace development at any one time- less intensity;</p> <p>Create a scoring system that is more relevant to today's goals- Climate Action/ character/ traffic congestion/energy consumption</p> <p>Reduce the # of exemptions or strengthen them(based on if you see GMQS as a valuable tool).</p>	
<p>TDRs</p>	<p>-2500 sq ft value today -TDRs awarded for sterilization of development rights in the Rural and Remote Zone District, historical preservation, and for development in undesirable places(bad lots); -No limits on where TDRs can be landed. The # that can be landed may be limited by the Caucus. - Requires Hearing Officer review through the Special review process, but 9 areas are exempt from review (EX: Starwood)</p>	<p>-Reduce sq ft value of TDR (1500, 1000) -Limit what TDR sending sites are awarded (rural only) -Limit TDR receiving sites....where and how TDRs can land (EX: fewer TDRs could be allowed the further away from the urban core/services a property located). -Create new uses for TDR's</p>	

<p>Performance Standards</p> <p><i>**Feb 15th Meeting will be specific to Performance Standards**</i></p>	<p>2020 Energy Code (HERS 30 rating) -only applies to building envelope, not exterior energy/water use</p>	<p>Set new targets (such as GHG emissions); -Go to a HERS 0 rating(now a 30) -Apply HERS restrictions to exterior energy use/water use -Reduce external energy use; energy budget or limits on:</p> <ul style="list-style-type: none"> ● External water use (pools, and heated pools, hot tubs, ponds) ● Snowmelt sq ft reduced ● landscaping/outdoor water use <p>-Develop EV transportation capacity -Reduced waste from construction; - a change in the energy mix allowed (electric vs gas). -Reduce allowance of glazing -Design standards across the county</p> <p>-Targets for all new development <i>and redevelopment</i> -Increased standards the larger the home -LEED certifications by house size</p>	
<p>Redevelopment</p>		<p>-Restrict # of demolitions allowed per year; -Require re-development to obtain a TDRs to build back to existing size. Otherwise must build to new cap (i.e. if using FAR) -Develop redevelopment performance standards/ Impact fees if a home is newer than X years old and requests demolition(national average for the</p>	

		lifespan of a home) -Require GMQS review for replacement/ demolition of larger than now allowed	
Administrative Incentives	None exist today	Administrative approaches to incentivize the building we want to see (smaller, efficient); -Prioritize review of building/ planning permits under 5750 square footage (incentivize smaller homes);	
Mitigation/ Impact fees	Today the County has: -Renewable Energy Mitigation Plan(REMP) -Affordable Housing Fees -Road Impact Fees	What can be improved? -Apply to new <i>and redevelopment</i> ? -Repurposed? - Added?	
Policies	The Land Use code has a wide range of policies. Policies must be turned into regulations to be effective.	Electrification is an example of an energy policy that could be considered and made into a regulation;	
Special Events/STRs	Activities such as special events are allowed today via permits and Licenses	Specific types of special events that contribute to the intensity of the community could be limited or prohibited.	
Visual Impacts*			
Public Education*			
Infrastructure*			

*added at the January 18 meeting

Summary January 18 Dot Exercises - Tools

COMPONENT / TOOL	1 (x6)	2 (x5)	3 (x4)	4 (x3)	5 (x2)	6 (x1)	TOTALS
SQUARE FOOTAGE CAP	12 (72)	2 (10)				1 (1)	83
GMQS	4 (24)	3 (15)	5 (20)	5 (15)	1 (2)		76
PERFORMANCE STANDARDS	4 (24)	3 (15)	3 (12)	4 (12)	2 (4)	1 (1)	68
TDRs	1 (6)	7 (35)	4 (16)	1 (3)	3 (6)	1 (1)	67
ZONING	2 (12)	3 (15)	3 (12)	5 (15)	2 (4)	1 (1)	59
REDEVELOPMENT		1 (5)	4 (16)	3 (9)	3 (5)	4 (4)	39
MITIGATION/IMPACT FEES		1 (5)	4 (16)	2 (6)	4 (8)	1 (1)	36
ADMINISTRATIVE INCENTIVES		2 (10)		1 (3)	4 (8)	3 (3)	24
POLICY		1 (5)		1 (3)		2 (2)	10
SLOPE REDUCTION				1 (3)	1 (2)		5
VISUAL IMPACTS					2 (4)		4
PUBLIC EDUCATION						4 (4)	4
INFRASTRUCTURE						2 (2)	2

Summary January 18 Dot Exercises - Scenarios

SCENARIOS Zoning and House Size	1 (x3)	2 (x2)	3 (x1)	TOTALS	
<p>Scenario 1: Existing Conditions / No Change Zoning: No changes to underlying zoning. House Size Cap: No Change (15,000 cap unless caucus area defines otherwise).</p> <p>This “scenario” provides a baseline of how all the options operate to date.</p>					
<p>Scenario 2: Sample Comprehensive List Zoning: Applies a Floor Area Ratio Sliding Scale across all zone districts. Conceptually, this revises the AR-2 sliding scale down as the larger rural areas. House Size Cap: Applies a house size cap of 10,750 in this example, but any cap could be applied.</p> <p>Conceptually, this is applying a FAR sliding scale in which the FAR is revised down for the larger rural areas than the AR-2, and applies a house size cap.</p>	<p>13 (39)</p>	<p>4 (8)</p>	<p>3 (3)</p>	<p>50</p>	<p>*</p>
<p>Scenario 3: Land use Code Changes Within the Parameters of Current Zoning Zoning: No changes to underlying zoning House Size Cap: Applies a 9600 house size cap, but any cap could be applied.</p> <p>This scenario looks at how applying different tools/components could meet the committee’s shared values and goals without changing zoning.</p>		<p>4 (8)</p>	<p>7 (7)</p>	<p>15</p>	
<p>Scenario 4: Sliding Scale Zoning Based on Lot Size and Floor Area Ratio Zoning: Floor Area Ratio using the AR-2 sliding scale across all zone districts. House Size Cap: No change to existing, but any cap could be applied.</p> <p>This builds out the Floor Area Ratio (FAR) idea that was shared at the end of the last meeting. This applies the AR-2 FAR sliding scale to all Rural Zone Districts that do not already have a FAR (AR-10/ RS-20/RS-30).</p>	<p>4 (12)</p>	<p>10 (20)</p>	<p>5 (5)</p>	<p>37</p>	
<p>Scenario 5: Sq Ft Caps Based on Location, Services, and Proximity to Urban Areas Zoning: Applies a location-based overlay. The closer to urban areas and services (water, sewer, roads) the larger the maximum square foot permitted. House Size Cap: House size decreases as you move further away from the urban areas with 1000 sq ft being the max for Rural and Remote.</p> <p>Conceptually, the further away, the more rural the location, the smaller the home size. This becomes a spectrum of larger homes near urban cores to smaller in rural and remote. The areas are defined based on the categorization of roads and access to services and reflects the rural character value that may not be reflected in the FAR approach.</p>	<p>6 (18)</p>	<p>4 (8)</p>	<p>6 (6)</p>	<p>32</p>	

Peer Area Comparison: Max Sq. Ft.

Upper Valley of Gunnison County	Town of Crested Butte; 3,500 sq. ft. Mt. Crested Butte: 8,500 sq. ft.
Gunnison County	9,000 sq. ft. (+1,000 sq. ft. attached garage)
San Miguel County	15,000* *Single-family dwelling > 12, 000 sq. ft. require Planning Commission and BOCC Special Use Permit Review
Boulder County	6,000 sq. ft. (TDR like program available)
Telluride	4, 000 sq. ft.
Mountain Village (Telluride)	Zoning allows for 30% site coverage for each individual lot. As these properties have a total of 4.58 acres or 199,504 square feet of land, one can build as large an estate and compound as their imagination can provide.
Summit County	10,000 sq. ft.
Eagle County	The size of a unit (FAR) and lot coverage is based on lot size in many zone districts, but there is no cap in the zone district with the largest lots. Most PUDs have a cap just due to the size of the lots and the allowable FAR, lot coverage, and/or approved building envelopes.

Peer Area Comparison: Max Sq. Ft.

Jackson Hole (WY) & Teton County	10,000 sq. ft.
Big Sky (MT)	11,000 sq. ft.
Sun Valley (ID)	15,127 sq. ft.

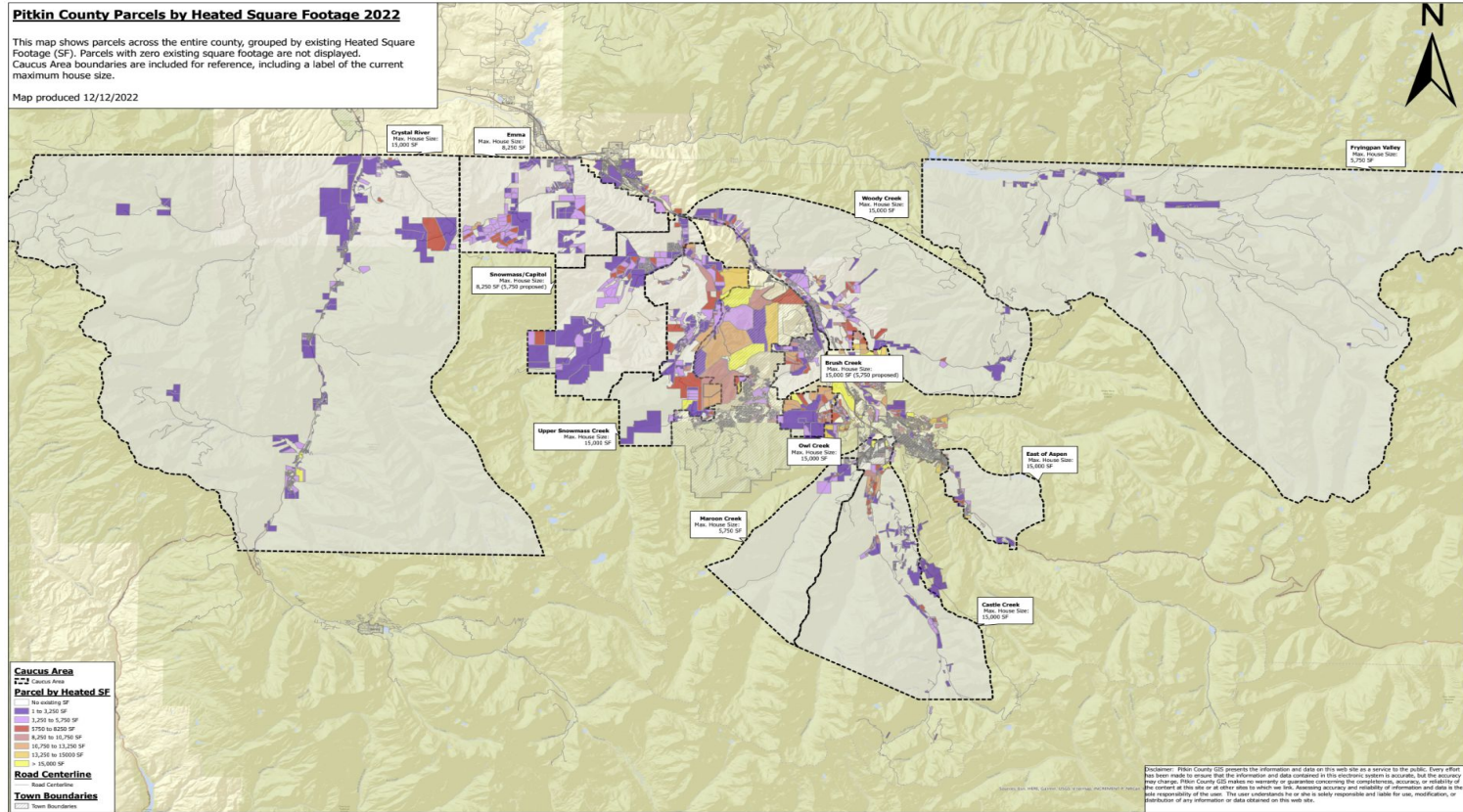
Caucus Area Map by House Size Caps

Caucus	Sq Ft Cap
Crystal River	15,000 SQ FT Cap
Emma	8,250 SQ FT Cap
Snowmass/Capitol	8,250 SQ FT Cap (Proposed 5,750 Cap)
Upper Snowmass Creek	15,000 SQ FT Cap
Maroon Creek	5,750 SQ FT Cap
Owl Creek	15,000 SQ FT Cap
Woody Creek	15,000 SQ FT Cap
Brush Creek	15,000 SQ FT Cap (Proposed 5,750)
East of Aspen	15,000 SQ FT Cap
Castle Creek	15,000 SQ FT Cap
Fryingpan Valley	5,750 SQ FT Cap

Pitkin County Parcels by Heated Square Footage 2022

This map shows parcels across the entire county, grouped by existing Heated Square Footage (SF). Parcels with zero existing square footage are not displayed. Caucus Area boundaries are included for reference, including a label of the current maximum house size.

Map produced 12/12/2022





Community Growth Advisory Committee Meeting #10

Wednesday, January 18, 2023

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 10, January 18, 2023](#)

Meeting Presentation: [1.18.23 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 4:03 p.m. ● Committee Co-Chairs Michael Miracle and Mona Newton welcomed staff, resource team and Committee members to the tenth Community Growth Advisory Committee meeting and reviewed the meeting purpose and agenda.
2.	Updated Committee Process: Timeline and Milestones	<ul style="list-style-type: none"> ● Facilitator Miles Graham reviewed the updated Committee process, including the path to developing a suite of recommendations. He outlined the below steps in the process: <ul style="list-style-type: none"> ○ Scenario modeling ○ Adjusting the dials ○ Evaluating tools and impacts ○ Refinement and compromise
3.	Foundational Scenarios: Methodology, Tools & Dials	<ul style="list-style-type: none"> ● Mr. Graham outlined the framework for evaluating the effectiveness of each scenario defined in the January 18 meeting memo. He stated that the framework and its component parts will grow and evolve as the Committee refines its collective package of components. ● The scenario components (aka tools) were listed as follows: <ul style="list-style-type: none"> ○ Zoning ○ Square footage cap ○ Slope reduction ○ GMQS ○ TDRs ○ Performance standards ○ Redevelopment ○ Administrative incentives

		<ul style="list-style-type: none"> ○ Mitigation / Impact fees ○ Policies ○ Special events / STRs <ul style="list-style-type: none"> ● A Committee discussion focused on clarifying existing components and identifying any missing components. It was decided to add the following components: <ul style="list-style-type: none"> ○ Public education and outreach ○ Infrastructure ○ Visual impacts ● Next, Mr. Graham summarized the five scenarios developed by staff and outlined in the January 18 meeting memo. Committee members briefly discussed the merits of each scenario as they relate to achieving the BOCC goals. The scenarios are as follows: <ul style="list-style-type: none"> ○ Scenario 1: Existing Conditions No Change ○ Scenario 2: Sample Selections from a Comprehensive List ○ Scenario 3: Land Use Code Changes Within Parameters of Current Zoning ○ Scenario 4: Sliding Scale Zoning Based on Lot Size and Floor Area Ratio ○ Scenario 5: Sq Ft Caps Based on Location, Services, and Proximity to Urban Areas ● <i>Please refer to slides 12-16 in the meeting presentation and pages 8-11 in the meeting memo for further descriptions of each scenario.</i> ● The Committee completed two activities to gauge members' initial preferences for each scenario and component. Each Committee member rank ordered their favorite three scenarios and favorite six components. Staff stated that results will be tabulated following the meeting. ● Following the activity, the Committee discussed their preferences. Members debated the efficacy of each scenario to achieve the BOCC goals, garner elected officials' and the community's support and reflect the shared community values established in previous Committee meetings.
4.	<p>Our Path Forward: Fine Tuning Scenarios, Applying & Evaluating Tools</p>	<ul style="list-style-type: none"> ● Mr. Graham summarized the Committee's path forward to draft and finalize recommendations. Staff will poll members on their preferences for potential adjustments to the meeting structure. ● Details about the February 1 meeting were shared as follows: <p style="margin-left: 40px;"><i>Community Growth Advisory Committee Meeting #11 Wednesday, February 1, 2023 4:00 – 6:00 p.m.</i></p> <p style="margin-left: 40px;"><i>Rocky Mountain Institute Innovation Center - White Seyer Conference Room 22830 Two Rivers Road, Basalt, CO 81621</i></p>

5.	Public Comment: Hearing from Our Community	<ul style="list-style-type: none">• No public comments were shared.
6.	Adjourn	<ul style="list-style-type: none">• The meeting was adjourned at 6:22 p.m.