



Community Growth Advisory Committee Meeting #4

Wednesday, October 5, 2022

4:00 – 6:00 p.m.

Rocky Mountain Institute Innovation Center

22830 Two Rivers Road

Basalt, CO 81621

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

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

Time	Agenda Item	Time Allotted	Topic
4:00 pm	1.	5	Welcome & Introductions
4:05 pm	2.	5	Meeting Purpose & Agenda Review
4:10 pm	3.	5	Reflections: Topline Takeaways from Sept. 21 Presentation
4:15 pm	4.	10	Where The Committee Is Headed: BOCC Vision & Statement of Purpose
4:25 pm	5.	20	The Big Trends: Our Current State
4:45 pm	6.	40	Building Common Ground: Key BOCC Discussion Questions
5:25 pm	7.	30	Governance Structure: Co-Chair Selection
5:55 pm	8.	5	Public Comment, Next Steps & Homework
6:00 pm	9.	5	Adjourn: Next Meeting - October 19

Please note that the agenda and times are approximate and subject to change

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting Pitkin County: alex.sanchez@pitkincounty.com at least 48 hours in advance of the meeting date so arrangements may be made on the requested auxiliary aid(s).

Meeting Packet Includes:

- Revisit [Statement of Purpose](#) & [Kickoff Meeting 2050 Vision Summary](#)
- Review BOCC Key Discussion Questions (adapted from July 26, 2022 BOCC meeting notes)
 - Given slowed population growth, what's driving the tension we feel around growth?
 - Where do we want to be in 2050?
 - How big is big enough?
 - How much growth is acceptable?
 - How do we create a sustainable and resilient economy?
 - How do we think about our carrying capacity and climate vis-a-vis quality of life?
 - For reference: [Pitkin County Ecological Bill of Rights](#) (found in the Pitkin County Land Use Code, Chapter 1 General Provisions)
 - Do we need a collective redefinition of what we mean by growth?
- Co-Chair Nominee Statements & Bios (attached)
 - Tim Estin
 - Sierra Flanigan
 - Jessica Garrow
 - Michael Miracle
 - Mona Newton
- [September 21 Meeting Summary](#) (includes link to meeting recording and presentation)

Additional Resources:

- [1999 Post Construction Residential Workforce Dynamics Analysis](#)
- [December 2021 Annual Review of the TDR Program](#)
- [Community Growth Resource Webpage](#)

Tim Estin

I'm nominating myself for the Vice-Chair position because of my Aspen "bonafides" and a work history in Aspen's growth and development spheres having worked directly for Fritz Benedict (one of Aspen's modern day founders and spiritual fathers), Bill Kane (Sno-engineering, Inc – winter resort consultants based in Aspen, CO working throughout North America, Mayor of Basalt) and my relationships with many of Aspen's players in the past 40-45 yrs. Importantly, I am a generalist. I have no agenda...If you consider the community at-large as generalists, that is the broad audience we eventually will be speaking to and, we hope, succeeding with a buy-in to the committee's recommendations. We have a very capable and strong committee made up of many with specific areas of specialization and concentration that will both guide the committee towards consensus we hope but may, alternatively, skew the Committee's direction towards one heavy-handed direction or another. Even though I am a real estate broker, I do not represent the real estate community in terms of a bias for or against. To the best of my ability, I am neutral, interested only in learning and favoring the best direction through discourse, disagreements, and agreements. My priority has always been to ensure that Aspen always is and remains the "best place in the world to live", to protect its natural beauty and to preserve its heart and soul as its founders imagined and realized.

Application: Pitkin County Community Growth Advisory Committee

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The Committee will be comprised of group will include 20-25 community members that represent broad interests. The BoCC will select and appoint all members. Applications are open to anyone that resides or works in Pitkin County and meets at least one of the sector/interest groups outlined below.

Application Deadline 6/24/2022 at 5 PM

Name: *

Tim Estin

Address: *

Phone Number: *

Email: *

Which County do you reside in? *

Eagle. I live on Ridge Rd Basalt, a few steps from the Pitkin Co/ Eagle line.

What is your length of residency in Pitkin County? *

15+ years

If you do not live in Pitkin County, have you previously lived in Pitkin County? If so when, and for how long? *

Yes. 1969-1972; 1978-1987; 1993-1995; 2005-2013

What is your occupation? *

Real estate broker

Which county do you work in? *

PitKin

Please select the primary sector/interest you are representing. *

Real estate community



If you selected other on the previous question, please specify it here. *

Xxx

Please list relevant past and/or current organization memberships or community volunteerism. *

From 2005-2009, I served as the Aspen Board of Realtors' (ABOR) liaison to the City of Aspen and then, separately as the ABOR liaison to Pitkin County communicating land use code changes, government policies and political issues to Aspen's professional real estate community.

I volunteered for the Buddy Program and was a big buddy for 3 yrs from 2007-2010.

Share what you know about Pitkin County's land use planning and why you are interested in committing *
your time and energy to serving on a Community Growth Advisory Committee.

In my 16 years as a Realtor, and prior to that as a resort market analyst for Sno-engineering Inc based out of Aspen and architects apprentice for Fritz Benedict, I have always closely followed land use policy and growth issues in Pitkin County (and other mountain resorts); It has been extremely important for me to be able to communicate issues affecting property owners and prospective buyers of real estate in Pitkin County.

What related experience can you contribute to Pitkin County's land-use planning process and meeting Pitkin County's climate action goals? Is there specific expertise you would like to offer (e.g., community organizing, advocacy, public policy, transportation, design, engineering, clean energy, etc)? *

- I'm a life-long Aspenite. I went to the Yellow Brick Elementary School in the West End in the 60's.
- I apprenticed in architecture for Fritz Benedict, Aspen's pre-eminent and locally "famous" architect/developer (Benedict Music Tent, etc).
- I was a resort economics consultant with Sno-Engineering Inc, the leading winter resort planning and consulting in the country then based out of Aspen (now segroup.com). Bill Kane was my boss. I worked on (2) resort projects with ex-mayor of Aspen, Stacey Stanley.
- I was a founding director of the Tenth Mountain Division Huts, the 34 hut/350 mile ski/bike and hut-to-hut trail system between Aspen and Vail. For 3 years, I explored trail options, ideas and hut location sites with Fritz Benedict and his planning assistant Elizabeth H. Boyles

Since 2006, I've written the widely followed Estin Report* and blog at EstinAspen.com, the original sales and market research platform for Aspen Snowmass real estate. More than just facts and data, the reports tell the story – the narrative and context – of what's happening now in Aspen real estate. With over 14K pages of current and archival Aspen real estate market information (2006-2020) on this website, my analysis is followed by sellers and buyers and the professional Aspen real estate community: attorneys, appraisers, valuation experts, brokers, bankers, investment managers, real estate advisors, estate executors, property flippers, land planners, developers, builders, journalists and others.

I currently serve on the ABOR Standards & Ethics Committee.

I earned my BA from Colorado College in political economy and my MBA from Boston University Graduate School of Management.

What do you feel are the community values and beliefs that should be incorporated into the land-use decisions being discussed? *

I believe that Aspen/Pitkin County's natural resources are our most valuable assets which must be protected and preserved in order to best sustain a thriving and economically successful community. But growth limitations create a host of problems: limiting housing supply creates affordability issues and in turn, threatens community viability - how can a resort economy succeed without a sufficient worker base? How can a community thrive without essential service employees - police, fire, teachers, civil servants- who live and work within that community? How can we survive without a vital sense of community? How do we protect ourselves from a policy perspective as best possible from global warming in a winter resort ?

Talk about a time when you led or participated in a group that reached group consensus on an item you either opposed or supported. *

I have not participated in such an "official" group with the goal toward building consensus. However, I have been involved with the communicating of information coming from different sides. This has involved attention to details, listening well to opposing sides, and understanding and empathy, and to express clearly and concisely what the bottom line issues and positions are.

How do you handle disagreements when working as part of a team? Provide an example. *

I listen very well; try to articulate my position clearly and succinctly; try understand an opposing position and respectfully, hope to reach a consensus.

I'm willing to commit to a 6-MONTH REVIEW PROCESS FROM JULY 2022 TO DECEMBER 2022 WITH ONE MEETEING EVERY TWO WEEKS AND SIGNIFICANT STUDYING (12 meetings with no more than 2 absences with the expectation that you will review materials missed). *

☒ Yes

☐ No

Any other information you wish to share about yourself for consideration.

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Google Forms

Sierra Flanigan

I'd be happy to lend my expertise as vice chair steering this committee toward shaping an integrative growth strategy in Pitkin County if the committee so chooses. My professional experience guiding teams toward climate and biodiversity leadership combined with an education focused on sustainability, participatory processes and living systems design can add value to the process and outcome of this committee. I will lead with my values of inclusivity, integrity, responsibility and compassion and make sure that nature, equity and human health have a front and center spot at the table.

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Application Deadline 6/24/2022 at 5 PM

Name: *

Sierra Flanigan

Address: *

Phone Number: *

Email: *

Which County do you reside in? *

Pitkin County

What is your length of residency in Pitkin County? *

13 yrs

If you do not live in Pitkin County, have you previously lived in Pitkin County? If so when, and for how long? *

I was born in Aspen, spent childhood here and moved back in 2020 after a 20 year hiatus

What is your occupation? *

Sustainability Educator and Consultant

Which county do you work in? *

Pitkin County

Please select the primary sector/interest you are representing. *

Entities/individuals working in the space of climate change and energy infrastructure (utilities, water, emergency services). ▼

If you selected other on the previous question, please specify it here. *

SnoCap Caucus Board member

Please list relevant past and/or current organization memberships or community volunteerism. *

American Sustainable Business Network, Harvard University Sustainability, Aspen CORE and Roaring Fork Leadership, SnowCap Caucus, Climate Reality Project, Sacred Headwaters Initiative, Earthfire Institute

Share what you know about Pitkin County's land use planning and why you are interested in committing your time and energy to serving on a Community Growth Advisory Committee. *

As a board member of the Snowmass Capitol Creek caucus and a lifelong environmentalist shaped by this valley, I consider myself a steward of the land and the community. I am well aware of the TDR challenges and predominant perspectives, the pressures with GMQS and development in general in the context of an ambitious carbon reduction target. I think I can help to connect this group with the thought leaders, solutions and resources active in the space of sustainability, climate resilience and living systems work,.

I understand this to be a crucial moment in shaping the legacy of growth and development in this valley, which has a myriad of direct and indirect impact. I have studied the energy and sustainability goals set by the area, and am actively spearheading a climate preparedness study and resilience planning process in our caucus, which I would like to see scaled up. In addition to cutting emissions, we have to also prepare our communities for the inevitable impacts of climate risks. Based on competing interests locally, I think we must bring creative, intentional, and innovative solutions to the table. There is an opportunity to excite and energize - rather than discourage - the community about the transition we are all about to embark on to decarbonize our county, and the opportunities therein.

What related experience can you contribute to Pitkin County's land-use planning process and meeting Pitkin County's climate action goals? Is there specific expertise you would like to offer (e.g., community organizing, advocacy, public policy, transportation, design, engineering, clean energy, etc)? *

I have spent my entire career mobilizing communities to act on addressing the sustainability challenge. I have worked with over 100 institutions, businesses and universities around the world to advance meaningful environmental planning, investments, operations, education and engagement.

I have also worked across sectors within "innovation ecosystems" in Boston, Rotterdam, Tokyo, Miami and more and other global cities to conduct research (masters thesis) and implement the UN sustainable development goals into programming and practice for investors, developers, entrepreneurs, elected officials and innovators.

I have lots of experience designing processes, accelerating solutions and facilitating shared leadership communities working toward shared goals around sustainability.

I am working with a world leading expert and inventor at Harvard co-instructing two summer school courses for a class called Designing Renewable Energy Projects (this will be my fourth time delivering this course) and Sustainable Manufacturing and the Innovation Ecosystem course, which I am confident can further support this BoCC's evolution and diversify the array of solutions being drawn from and recommendations generated.

What do you feel are the community values and beliefs that should be incorporated into the land-use decisions being discussed? *

We are apart of - not separate from - the environment, and we must design with that as our guide.

We have a responsibility to center those who have been historically excluded.

The biosphere is the bottom line and system we must work in service to. Society and the economy are nested within the biosphere as a single living system.

We can be a model for the rest of Colorado and the country in how we live, work, and play in harmony with nature.

Let's focus potential over problems.

The answers we need exist in the community, our role would be to unveil them and be really good listeners.

Other guiding principles I would propose include: integrity, access, kindness, inclusivity, and transparency.

Talk about a time when you led or participated in a group that reached group consensus on an item you either opposed or supported. *

While in college, the sustainability efforts were disjointed but by the time we pitched an investment in a sustainability program to the Trustees, the economy crashed. It was over a glass of apple cider and in the shadow of a professor passing away that a friend and I decided we needed an apple orchard, and that was the key for our college community of Wheaton in Boston. When we brought this alternative approach to the college president, he fell in love with the idea. We named the orchard after a professor who'd passed, integrated it into the curriculum as an outside classroom and created a dozen student jobs - including the lacross coach as the orchard manager. All of a sudden, the class of '59 was donating, it became a whole campaign of the university, the neighboring pre-school was involved and suddenly the community was realizing sustainability in an authentic way. The orchard inspired a new, beautiful logo, commissioned artists to make art about the apples, and Many lessons learned here, but two lessons worth noting: 1. the solutions exist, just waiting to be realized and 2. deeper, more creative listening will generate more comprehensive solutions.

How do you handle disagreements when working as part of a team? Provide an example. *

Because many team breakdowns have to do with miscommunication or a lack of a shared mental model and aim, I think it's vitally important to do that work upfront, establish clear roles and responsibilities, and culture of openness, transparency, respect and shared purpose. To ensure people are free to be themselves, I think it's important to welcome mistakes and different perspectives because that is where a lot of great learning and value comes from.

A disagreement I was recently apart of included two opposing sides of an issue around land use. I made a concerted effort to stay neutral, allowed space for both impassioned sides to express their points and seek understanding, then invite more voices in from those who haven't shared, and then ask clarifying conversations to get to the center of why to find grounds where both parties are on the same team. From that point of acknowledging common interest and a living systems level, move into what's possible from that point forward,

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*

☒ Yes

☐ No

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Jessica Garrow

I am excited for the opportunity to co-chair the Pitkin County Growth Committee, and believe my experience and work will be an asset to the position. I have lived in the Roaring Fork Valley since 2006, and Pitkin County since 2013. Personally, I plan on living here for the rest of my life, and hope to help contribute to a place where my daughter could come back and live once she's an adult. On the work side, I am a local land use planner, with over 15 years of experience with the City of Aspen and now as a private planner at Design Workshop. Through these experiences I am very familiar with the details of land use requirements in the area, overall housing trends and needs, trends in energy and construction, and the competing interests related to land use code and requirements. My work portfolio is primarily passed in other communities across the west, and I can bring knowledge of those regional best practices to our work.

The committee has an important role in crafting a recommendation to the BOCC about growth and development. My work and training is focused on engagement and seeking consensus on tough issues. As a co-chair, I will ensure we are hearing from all voices and considering the different topics related to the impacts of growth and development. I believe consensus in our work is critical, and will focus on finding areas of agreement within the committee regarding what we as a group believe should be addressed through policy or code changes, while supporting conversations on issues that require more discussion to reach consensus.

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Extended Application Deadline 7/8/2022 at 12 PM

Name: *

Jessica Garrow

Address: *

Phone Number: *

Email: *

Which County do you reside in? *

Pitkin County

What is your length of residency in Pitkin County? *

7 years

If you do not live in Pitkin County, have you previously lived in Pitkin County? If so when, and for how long? *

n/a

What is your occupation? *

Land Use Planner

Which county do you work in? *

Pitkin County

Please select the primary sector/interest you are representing. *

Land-use planners and attorneys



If you selected other on the previous question, please specify it here. *

n/a

Please list relevant past and/or current organization memberships or community volunteerism. *

Member of Kids First Board (2021 - Present); Girl Scouts of Colorado Volunteer (2020 - Present); American Planning Association Small Town and Rural Planning Division Chair (2018 - Present); American Planning Association Legislative and Policy Committee (2019 - Present); American Planning Association Policy Guide lead - Equitable Economic Development (2020 - 2022)

Share what you know about Pitkin County's land use planning and why you are interested in committing your time and energy to serving on a Community Growth Advisory Committee. *

I had the privilege of working with Pitkin County staff on growth and land use issues when I worked for the City of Aspen and we partnered on the Aspen Area Community Plan. It was a good opportunity for me to learn the differences between how growth impacts are managed in the city versus the county, and where there might be opportunities for each to learn from the other. Now that I am in the private sector, I do some work within the County and have become familiar with the current requirements related to land use development. Growth pressures are different throughout the county, so I am interested in helping the County ensure regulations match the unique needs of the different areas. I am passionate about where I call home, and while I have a number of other professional volunteer activities, I believe participation in this group will have a significant positive impact on the future of the county for myself and my daughter's generation.

What related experience can you contribute to Pitkin County's land-use planning process and meeting Pitkin County's climate action goals? Is there specific expertise you would like to offer (e.g., community organizing, advocacy, public policy, transportation, design, engineering, clean energy, etc)? *

I have some experience and understanding of the current land use review process, which could be helpful in terms of talking through potential areas for change and potential areas that should stay as is. Through my recent work on the City of Aspen's residential development moratorium I became more familiar with the capacity and supply chain issues at the landfill, as well as opportunities to incorporate updated ICC energy requirements for development. As a planner, I am skilled at reviewing data and crafting cogent policy ideas from that data. Additionally, I am passionate about community engagement and could offer ideas for ways to expand the engagement opportunities in this work.

What do you feel are the community values and beliefs that should be incorporated into the land-use decisions being discussed? *

This is a hard question to answer at this stage - I think the process needs to be informed by a broad section of the community. This would not be a process that should only incorporate things I think or that a few members of the committee think. It needs to be about building consensus and reflecting the diversity of opinion in the community. That said, there are some key themes that could guide the work: Pitkin County has a rich history of ranching and farming that should be preserved - how can that be preserved through growth management and land use planning?; As a gateway community (communities that provide access to our public lands) how can we ensure that development does not impede this access?; Knowing that we are in a long term drought, how can we better articulate water conservation strategies into the land use code?; Given the direction of climate change, what should our buildings do to mitigate those efforts? Are there other areas that should be considered to address this?; and given the continued increase in housing prices in Pitkin County, how should we plan for a full-time workforce who can afford to live and work in our communities?

Talk about a time when you led or participated in a group that reached group consensus on an item you either opposed or supported. *

I have led meetings that require coming to consensus. As a facilitator, I create ground rules to determine what type of decision-making is required and how we will operate as a group. For instance, are we looking for unanimous buy in, or majority rule? I would anticipate that the committee will work with the facilitator to create a similar set of ground rules to ensure the group can push through areas of disagreement.

As a participant when I am in a group that is not reaching consensus, I tend to state my position, but then identify the other ideas that have been discussed to try and summarize what the conversation has been. That can help me start to think about how my position might change and can sometimes do the same for others. In the discussion time period, I will sometimes bring data or other information to the conversation to help back up a point that I am making. If the group has agreed to ground rules in advance, then I will follow how we have decided to make decisions.

How do you handle disagreements when working as part of a team? Provide an example. *

As with decision-making, I will bring information to the conversation that might support my position. But I tend to want to move toward a consensus or a give-and-take on the issue to make sure there is as much agreement as possible. An example is work that I am doing with the American Planning Association on a new policy guide called "Inclusive Growth and Equitable Economic Development." We are a group of like-minded planners, but have VERY different approaches to creating this policy guide. I am focused on a document that does not duplicate other policy guides, and have been in the position to have to ask other members to edit or remove some of their text. That has often been taken well, as there are certain requirements that have to be met for the document. Other times it has been less well received, and we take the time to talk through. I work with the group to come to a consensus about a topic area or a term by creating space for the conversation and not just pushing my idea. That has led to really robust conversations that have made other parts of our guide stronger.

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☒ Yes

☐ No

Any other information you wish to share about yourself for consideration.

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Application Deadline 6/24/2022 at 5 PM

Name: *

Michael Miracle

Address: *

Phone Number: *

Email: *

Which County do you reside in? *

CO

What is your length of residency in Pitkin County? *

17 years

If you do not live in Pitkin County, have you previously lived in Pitkin County? If so when, and for how long? *

n/a

What is your occupation? *

director of community engagement, Aspen Skiing Company

Which county do you work in? *

Pitkin

Please select the primary sector/interest you are representing. *

Other - Please Specify



If you selected other on the previous question, please specify it here. *

While I work for ASC, I view my role, and thus my area of interest, as primarily community. More specifically, how to create a balanced and functional community.

Please list relevant past and/or current organization memberships or community volunteerism. *

Current: City of Aspen STR technical advisory committee, Pitkin County housing stability committee, Pitkin County mental health advisory committee, board VP at WE-Cycle, board VP at Farm Collaborative, treasurer of Bavarian Condo Assoc. employee housing HOA. Past: president of Bavarian Condo Assoc. HOA (7 years, took 10 off my life), campaign team and technical advisory committee member for RFTA Destination 2040 planning and mill levy campaign, Snowmass Arts Advisory Board, Grassroots TV board, Aspen Institute transportation and mobility taskforce, Pitkin County Airport Visioning community character working group.

Share what you know about Pitkin County's land use planning and why you are interested in committing your time and energy to serving on a Community Growth Advisory Committee. *

I was part of the Pitkin County growth management working group that met for a couple of months two years ago, and I learned a ton. I have been arguing for years that the valley's economy has become increasingly defined by the residential sector (its construction, selling, and ongoing service), yet our community has failed to focus its attention there when we talk about growth, impacts, and community balance. This is largely because the residential sector has never had to go through a focused public process like other land-use applications do (airport, museum, hotel, etc). Thankfully, this has begun to change with the STR conversations happening throughout the valley, the residential permit moratorium in the city, and now the restart of the county's effort. The nature of a community's economy has a huge impact on the community's character, its successes and its struggles. I view the Growth Advisory Committee as an opportunity to understand what's happening and make suggestions as to what to do about it.

What related experience can you contribute to Pitkin County's land-use planning process and meeting Pitkin County's climate action goals? Is there specific expertise you would like to offer (e.g., community organizing, advocacy, public policy, transportation, design, engineering, clean energy, etc)? *

I sit in Aspen Skiing Company's sustainability department, so I am familiar with working on climate change on both the operational and policy levels. I have access to the folks who brought the Hub all-electric employee-housing complex online in Willits. In my work on the airport visioning process and Aspen Skiing Company's various mountain master plan applications, I have experience working directly with our planning department, which I've very much enjoyed. I have exposure to transportation through my work with RFTA, the Institute's transportation forum, and WE-Cycle.

What do you feel are the community values and beliefs that should be incorporated into the land-use decisions being discussed? *

We need to ask ourselves if the economy we have is giving us the place and community we want. This relates to housing prices, job mix, vehicle trips, visitation patterns, and more. We will never be able to reshape powerful, global economic forces to do exactly what we want, but we can attempt to understand them and better harness them (or dial them back to the degree possible) to give ourselves a better chance of creating a more balanced, functional community.

Talk about a time when you led or participated in a group that reached group consensus on an item you either opposed or supported. *

When I was part of the Institute's transportation forum, I adamantly wanted to see that group of qualified, community-minded citizens at least offer an opinion on the Record of Decision for the Entrance to Aspen. I thought the imprimatur of the Institute and the caliber of the group's participants presented a unique opportunity to resurface the idea in a rational, fact-informed way. But the larger group felt the subject was a third rail, too toxic, and could distract from our trying to come up with new solutions. I spoke my piece, then enthusiastically worked with the group within the parameters we agreed to.

How do you handle disagreements when working as part of a team? Provide an example. *

I try to work through disagreements by reframing them within points and values that have already reached agreement. Using the airport as an example, most groups wanted an aggressive reduction of emissions. So when fleet mix came up, even those adamantly opposed to larger passenger volumes were willing to consider the benefits of fewer landing and take-off cycles and lower per-passenger emissions. They did so because the values that were important to them were used as the lens.

I'm willing to commit to a 6-MONTH REVIEW PROCESS FROM JULY 2022 TO DECEMBER 2022 WITH ONE MEETING EVERY TWO WEEKS AND SIGNIFICANT STUDYING (12 meetings with no more than 2 absences with the expectation that you will review materials missed). *

☒ Yes

☐ No

Any other information you wish to share about yourself for consideration.

I view this committee as a continuation of the Pitkin County Growth Management group I was part of two years ago. The education that group received was not fully taken advantage of, as the conversation was brought to a halt by public outcry. I would love to be a part of the next attempt.

This form was created inside of Pitkin County.

Google Forms

Mona Newton

I have been living in Aspen for the past 10 years, having moved here from Louisville, Colorado.

- Executive Director, Community Office for Resource Efficiency (CORE) 9.5 years working with a board of directors
- Senior Manager, and Regional Representative – Governor’s Energy Office
- Co-leader – Citizens Climate Lobby – 3 years
- Facilitative Leadership for Social Change Training, December, 2019
- Environmental Dispute Resolution Training– Center for Dispute Resolution, Boulder, CO
- Aspen Airport Visioning Committee
- Volunteer – multiple boards and organizations

Each person on this committee is volunteering a significant amount of time. As co-chair of this committee, I will want to make sure that when our work is complete, we will all feel satisfied that we are submitting meaningful recommendations to the County Commissioners that will contribute significantly toward achieving the county’s climate action goals.

Application: Pitkin County Community Growth Advisory Committee

The Pitkin County Growth Advisory Committee was established by the Board of County Commissioners (BoCC) to provide recommendations for limiting and mitigating the impacts of growth and development on our community and our climate. Members of the Advisory Committee will be asked to bring varied perspectives on growth and development to find compromises that best meet the vision and goals of the community and develop code amendment recommendations for Planning and Zoning Commission and BoCC consideration.

BOCC Vision:

Utilize growth management and the County Land-Use Code to create an equitable, sustainable and resilient quality of life and economy for the region's future, and meet the county's climate action objectives.

BOCC Goals:

Reducing square feet in the county's built environment and utilizing other limitation and mitigation strategies in order to achieve the climate action goal of reducing emissions by 90% (using 2019 emissions data), while also looking at demolition, redevelopment, Transferable Development Rights (TDR), & Growth Management Quota System (GMQS).

The Committee will be comprised of group will include 20-25 community members that represent broad interests. The BoCC will select and appoint all members. Applications are open to anyone that resides or works in Pitkin County and meets at least one of the sector/interest groups outlined below.

Application Deadline 6/24/2022 at 5 PM

Name: *

Mona Newton

Address: *

Phone Number: *

Email: *

Which County do you reside in? *

Pitkin

What is your length of residency in Pitkin County? *

10 years

If you do not live in Pitkin County, have you previously lived in Pitkin County? If so when, and for how long? *

I live here now.

What is your occupation? *

environmental consultant

Which county do you work in? *

Pitkin

Please select the primary sector/interest you are representing. *

Entities/individuals working in the space of climate change and energy infrastructure (utilities, water, emergency services).



If you selected other on the previous question, please specify it here. *

I have previously worked in the building energy space, to reduce GHG in buildings. I now work to cut carbon specifically methane from leaking coal mines.

Please list relevant past and/or current organization memberships or community volunteerism. *

CORE, RFOV, Wheeler Opera House,

Share what you know about Pitkin County's land use planning and why you are interested in committing your time and energy to serving on a Community Growth Advisory Committee. *

Pitkin County has been at the forefront working to preserve rural and natural character of the land for many years. The development process is considered onerous by many. The building codes are progressive and will help reduce GHG emissions. The county conducted an embodied energy study that I hope is shared with the community and this group. The county engaged in a similar process to this one in 2019 - 2020 attempting to make changes to allowable house size, reduce demolition and other similar changes in an effort to reduce GHG emissions. Much headway toward the ideas was made through the process. The pandemic put an end to the discussions because many participants and opposers to the recommendations felt that the community outreach couldn't be done without being in person.

What related experience can you contribute to Pitkin County's land-use planning process and meeting Pitkin County's climate action goals? Is there specific expertise you would like to offer (e.g., community organizing, advocacy, public policy, transportation, design, engineering, clean energy, etc)? *

community organizing, advocacy, public policy, clean energy, climate change.

What do you feel are the community values and beliefs that should be incorporated into the land-use decisions being discussed? *

Environmental preservation, conscientious use and reuse of resources. Grapple with the challenge of preserving the natural environment while the mega wealthy want to continue to exploit this area for their personal use, which inherently keeps many out.

Talk about a time when you led or participated in a group that reached group consensus on an item you either opposed or supported. *

Most recent - Pitkin County Solar. I worked to reach out to those opposing the solar farm and understand why they opposed it. I met with Wayne and we agreed that we had some common viewpoints and some disagreements. I worked with a woman in opposition of the solar farm who was also a member of the Airport Vision Committee where we had agreement on points and all the while remained courteous and friendly to each other.

As a member of Citizens Climate Lobby we focus on respect and finding common ground to discuss with legislators ways to ask them to support a carbon fee and dividend. I worked for several years with Rep. Tipton's staff and Rep. Tipton to bring information to them to show them how their constituents supported a Carbon fee and dividend and the benefits to Colorado, how climate change was affecting our economy. Over the years I've found myself in many situations where a consensus was achieved to move an issue forward.

How do you handle disagreements when working as part of a team? Provide an example. *

Using respect and calm, listening to their points of view to find the validity in them. I will also want to make my point of view with calmness and clarity without bias, seeking common ground and consensus. Although not everyone will be happy with an outcome.

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☒ Yes

☐ No

Any other information you wish to share about yourself for consideration.

I feel that Pitkin County should tackle the issue of growth and management. The county has many large homes that are only occupied a portion of the year, which reduces the vibrancy and community. If the larger homes are occupied full-time, the energy consumption, embodied resources used to build them are exponentially higher than for other homes. If such changes can be made it will require financial adjustments for the county. All of this growth increases funds into the county budget. If growth is slowed, revenues will likely decline.

There is also an issue of equity that should be addressed as part of the conversation.

I would like to see a significant education component for the entire community around the goals (climate, growth, etc.) that the county is trying to achieve and why. And some buy-in for those. What are do people understand? What are they willing to do to help achieve these goals?

Is the Planning and Zoning commission going to accept and act on the group's recommendations? And then will the BOCC? The participants will want to know what will be come of their recommendations.