



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

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

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

Time	Agenda Item	Topic
4:00 pm	1.	Welcome: Meeting Purpose & Agenda
4:05 pm	2.	Present and Dialog: Zoning 101, Buildout Analysis
4:35 pm	3.	Committee Discussion and Group Exercise: Discuss, Refine, and Edit Residential House Size Issues Paper
5:50 pm	4.	Our Path Forward: Selection of Topics for the Next Meeting
5:55 pm	5.	Public Comment: Hearing from Our Community
6:00 pm	6.	Adjourn: Next Meeting - January 4 (RMI)

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:

- Memo for 12.14.2022 Meeting
- Zoning 101 White Paper
- November 30 Meeting Summary (includes a link to meeting recording and presentation)

Additional Document for review, to be sent Monday, December 12:

- **Draft** House Size Issues Brief

For review:

- December 6 BOCC Update >>https://www.youtube.com/watch?v=f2UYo3Qv_2g
 - @ timestamp: 3:27:48

Additional Resources:

- [Community Growth Resource Webpage](#)
- [Updated White Paper](#) - this includes the Buildout Table of Rural Areas that was previously missing. This link is on our website, and please feel free to share with your peers or others as you see fit.
- [Pitkin Maps and More](#) - GIS tool for mapping the county and exploring the various planning areas, UGB, and municipal boundaries.
 - [Maps and More Tutorial](#) on how to use the interactive tool
- [Housing Visualization Story Map](#) (data as of 2019)

Reports referenced in white paper (also linked in the Appendix Page)

- [2018 Pitkin County Energy Use - Utility Data Analysis](#) - Report prepared by August Hasz, P.E.
- [Peer Reading Library](#) - Many committee members have shared resources or other case studies. We will continue to update as you share ideas and please continue to send to the project team.

MEMO

TO: Community Growth Advisory Committee

FROM: Planning team

DATE: December 8, 2022

RE: Preparation for December 14, 2022

Community Growth Advisory Committee members,

Thank you for the robust discussion at our November 30 meeting. As a summary to where the committee ended and path forward, below are the Big Topics the Committee agreed to put on the table for discussion:

BIG TOPICS

- Revisiting Zoning & Land Use Patterns ✓
- Residential House Size ✓
- Residential Redevelopment ✓
- Changes to the current GMQS and TDR System ✓
- Revisiting the County's Affordable Housing Policies ✓
- Revisiting Current STR Policies —

✓ unanimous consensus

— A majority but not all agreed this topic. It was recommended to be on the table for consideration, but not to receive the same deep dive as other topics.

Building Out Our Key Findings By Big Topic

At the December 14th meeting, we will dive deeper into the Big Topics, focusing mainly on House Size and Zoning with the intention of continuing to refine the house size issues and identify key findings and levers. To prepare for this discussion, we are providing information about the tools embedded in Zoning as they relate to House Size. To prepare the Committee for this discussion, the packet includes:

- (1) **Zoning 101:** Recognizing there were several questions at the last meeting, staff has compiled a brief overview of zoning, the current zoning regulations, and the tools within those regulations that can be used to affect house size. (As a reminder, the video of Cindy's Pitkin County Land Use 101 workshop from August 2022 provides additional background helpful for the discussion: <https://youtu.be/k2p67s6p5gs>.)

- (2) **Buildout Analysis Report:** During the White Paper discussion, staff committed to sharing additional details of how the buildout was calculated. At the Dec 14th meeting staff will provide these details as well as include a summary of the existing housing inventory by house size, by planning area, and what that looks like in the context of zoning.
- (3) **DRAFT House Size Issues Brief:** 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. Please review this as an *evolving* draft that the group will continue to refine and that we can 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. THIS DOCUMENT WILL BE DISTRIBUTED ON MONDAY (12/12).

We will use the first part of the meeting to review zoning and buildout and will focus much of the discussion on house size. We will dive into other Big Topics items as time allows.

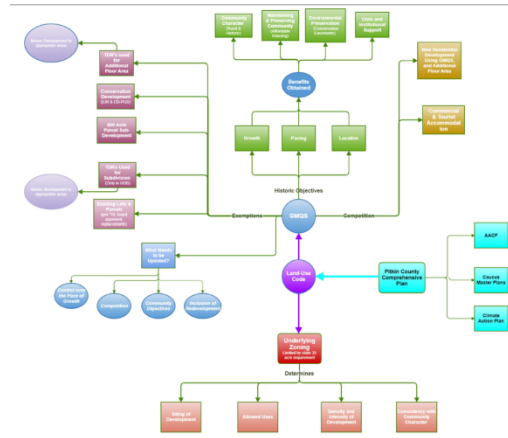
Outstanding Data Question

As a reminder, please reach out to growthcommittee.projectteam@pitkincounty.com for additional data needs or requests. This is a list we have started and are following through with for the committee.

- Funding
- Can you make a house net zero? At what cost?
- How is redevelopment currently permitted within the land use and building code?
- What amount of redevelopment potential remains
- TDR increments: can they be changed?
- Demolition - Waste Impacts (limit)
- Follow-up on the linear versus exponential increase of energy use by house size

PITKIN COUNTY ZONING

NOTE: Remember this busy and confusing graphic that we gave you at the beginning of this process, *The Anatomy of the Land Use Code?* (See Attachment 1.)



Hopefully parts of it are making a bit more sense as we have shared elements of the Land Use Code over the course of the Committee's meetings:

1. Land Use Code 101 Workshop [[link to video](#)]
2. Overview of Growth Management Quota System (GMQS) from Suzanne Wolff, Pitkin County Community Development Director [[link to meeting recording](#)]
3. You have further refined our Community Values and heard a little about the Pitkin County Caucus Master Plans;

The purpose of this paper is to provide the Committee additional foundational information around Zoning and its context for House Size.

What is zoning and how does it relate to house size and other issues the committee wants to cover such as land use patterns and density? How effective of a tool/lever is it and should it be considered in order to reach the Greenhouse Gas Emission (GHG) reduction, net zero and economic vitality goals set by the BOCC?

Background

✓ Definition of Zoning:

Zoning is the most common tool used by local governments to prescribe the allowable development on parcels of land. Generally when a community adopts a zoning

ordinance, they are dividing a geographic area into zones or districts, each with a unique set of standards for land uses and development regulations balancing the general health, safety, and welfare of the public with private property owners rights to use their land to their best interest.

- ✓ Zoning is a legal tool that has been used by local governments in the United States since the early part of the twentieth century as various state and local governments sought to regulate property development to promote efficiency and to regulate use and achieve community values.
- ✓ Pitkin County initially enacted Zoning in 1955 though certain portions of the county were zoned at later dates.

Zoning Consists of 3 Main Elements

1. Zoning sets the **intent** for an area
 - General land use type, location and character
2. Zoning sets specific **uses** allowed by right, special review and prohibited within a district
 - Single Family, Multi family Residential, Commercial;
3. Zoning sets the **dimensional standards** for the area:
 - *how many dwellings per acre (density)*
 - *how big (House size/floor area ratios)*
 - *how high, (building height,)*
 - *how far a structure must be setback from the property line (setbacks).*

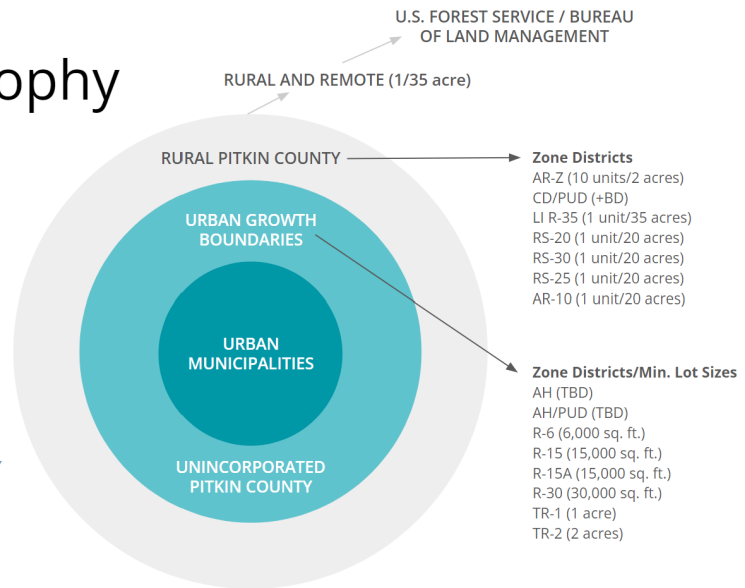
When a community establishes zoning today, they typically try to look at the area comprehensively with Master Planning and reflect the values of the community. In the early days for rural Pitkin County, Master Plans did not exist and Commissioners often made choices based on existing conditions (what was existing at the time) and planning for the future to the extent possible.

Pitkin County's zoning has changed very little since 1955-65. The philosophy that created the zoning (intent/uses/dimensional standards) is generally the same today. This philosophy is that urban centers should have a mix of residential/ commercial / tourist uses and that as you get further away from these urban centers and approach public lands such as USFS / BLM lands, land use density and intensity should be reduced. As illustrated in the following graphic, Zone Districts reflect that intent:

Zoning Philosophy

- Intent
- Uses
- Dimensional standards

State law allows subdivisions above 35 acres in size to be created without County approvals. Pitkin County's GMQS is the lever that restricts development of those parcels by requiring acquisition of a development right through competition.



Some changes to zoning districts relative to House Size have been made due to specific Master Plan recommendations by caucus areas. For example, recently the Maroon Creek Caucus requested that their maximum house size be limited to 5,750 sq. ft.. This was implemented via a code amendment for a zoning overlay that then changed the dimensional standards for the Maroon Creek Caucus and Planning Area only.

Dimensional Standards is where House Size lives in zoning: Pitkin County, unlike municipalities, does not have Floor Area Ratios (FAR's) for every zone district, especially in the rural area zone districts (AR-10, RS-20, RS-30). Floor area ratios establish house size as a ratio to parcel or lot size, and are typically used on smaller lots. In many ways, this is a zoning tool which is not being fully utilized today in Pitkin County.

Some background:

- The initial zoning districts in the Rural Areas did not establish house size FAR's or maximum caps.
- In 1993, after extensive meetings, the BOCC set a *maximum house size of 15,000 sq. ft.*
- In 2000, the BOCC established that most lots (without more restrictive floor area ratios,) would be allowed to build 5,750 sq. ft. residences exempt from GMQS competition *and* GMQS was changed to include a square footage allocation.
- Then, in 2006 Transferable Development Rights (TDR's) were introduced as another exemption from GMQS competition for square footage, allowing them to be used to incrementally increase floor area. (note: Initially TDR's were worth 5,000 sq. ft. of floor area. The value was eventually reduced to 2,500 sq feet/TDR).
- Under some circumstances, zoning requires a Special Review process to "land" a TDR on a parcel to increase house size.

Zoning Today:

Included in the attachments is a copy of Pitkin County's zoning map as well as an overview of all Pitkin County's zone districts and their uses. There are roughly 30 different zone districts or overlays. You can also navigate on [Pitkin Maps and More](#) to explore the zone districts more thoroughly throughout the county.

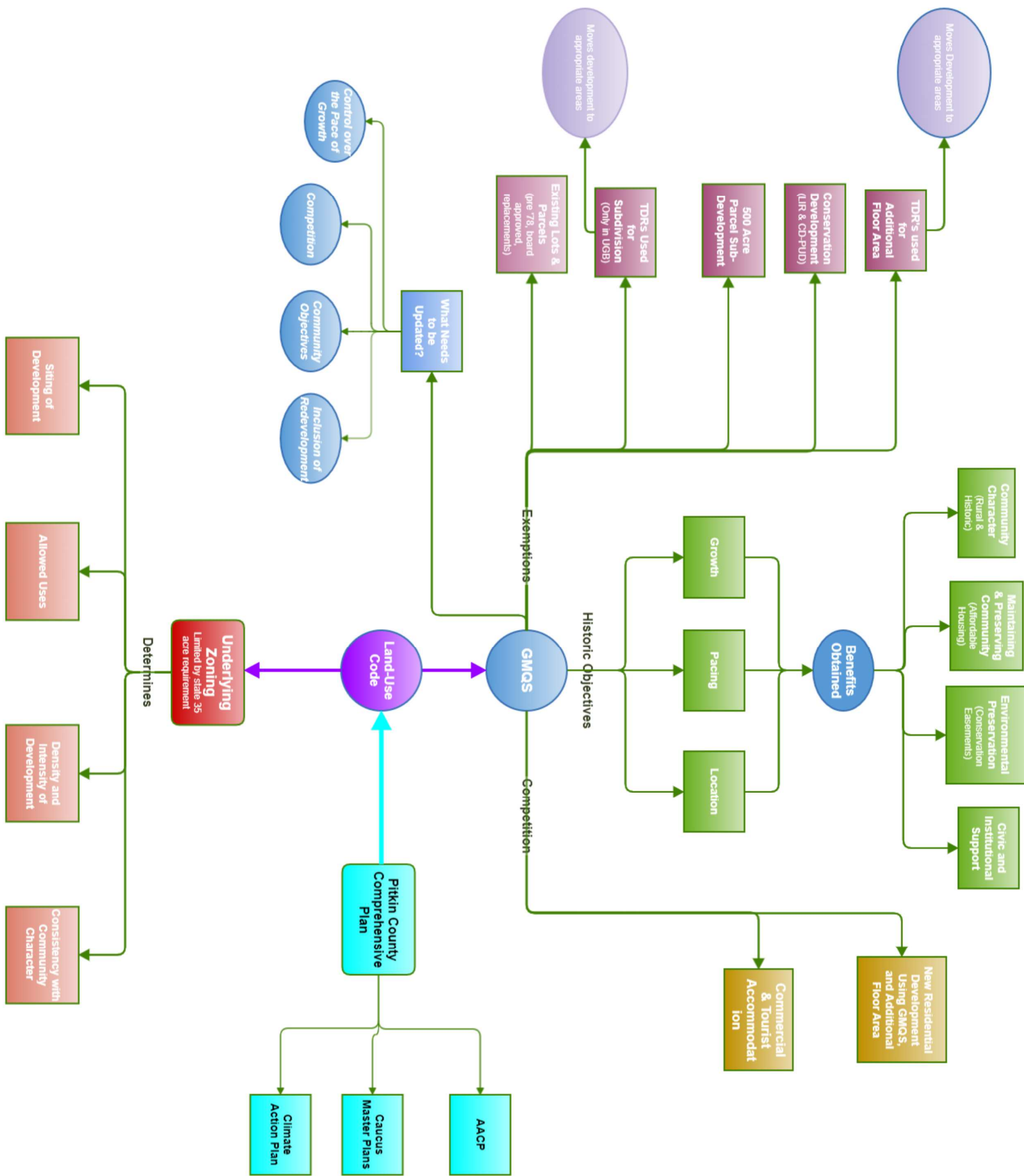
SUMMARY: House Size is a function of zoning with the following tools/levers available:

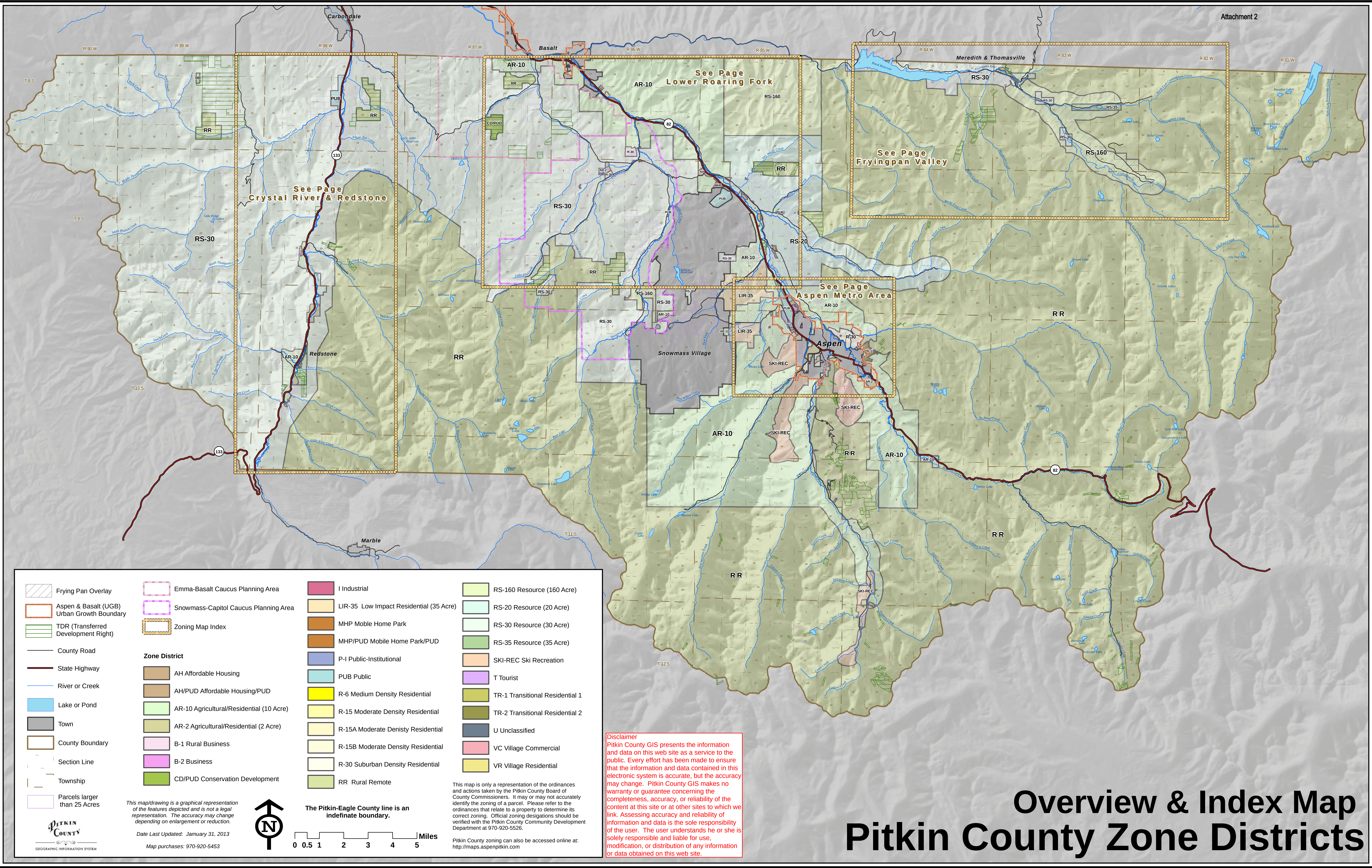
1. House Size can be established by **Floor Area Ratio**(ratio of house size to lot size);
2. House Size can be established by **maximum caps**(15,000;)
3. House Size can be established by **exemptions** from Growth Management Competition (5,750;)
4. House Size can be established using Land Use Code provisions such as TDR's and **Special Reviews** (think criteria) or GMQS to exceed the basic Growth management exemption for 5,750 sq.ft.

Though it is just one element of the Land Use Code, zoning is integral to all aspects of land use patterns, growth and character (*and House Size*) in Pitkin County. In upcoming meetings we will focus on these other topic areas.

Attachments for Reference:

1. [The Anatomy of the Land Use Code](#) (Graphic)
2. [County Zoning Map](#)
3. [Rural Zone District "Intent" Sections](#)





Attachment 3

3-40 Rural Zone Districts

3-40-10: RS-G (Resource - Government)

Intent - The RS-G (Resource-Government) zone district is intended to control the future use of lands currently owned by the federal, state, or local governments and currently used for non-development purposes, and to avoid inappropriate development of such lands in the event they are sold, exchanged, or otherwise made available (i.e., by long-term lease) for use by an entity other than the federal, state or local government. It is intended to allow a continuation of the types of uses permitted while in federal, state, or local government ownership and control, but not an intensification or replacement of those uses by other uses of the land. The zone district is intended to allow only very low intensity resource uses on such lands.

3-40-20: RR (Rural and Remote)

Intent - The RR (Rural/Remote) zone district is intended to: (i) conserve and protect the natural environment and its resources, while allowing for limited recreational uses and limited residential development, (ii) preserve the small scale, low-density backcountry character and lifestyle, (iii) retain undeveloped areas, and (iv) allow for the transfer of

3-80-30: U (UNCLASSIFIED)

Intent - The U, Unclassified district, includes those properties in the County which have not been rezoned for uses because of their distance from developed areas and/or the lack of a land use plan for the areas in which they are located.

3-80-40: AC/REC-2 (ACCOMMODATION/RECREATION)

Intent - The AC/REC-2 (Accommodation/Recreation) zone district is intended to provide for resident and tourist housing nearby to skiing and other recreation areas.

Throughout the planning area, structures are intended to be low scale and transition from the height and massing of the urban core of Aspen to the rural open spaces along the highway 82 corridor as one travels down valley (North). As one travels south, towards Aspen, a distinct visual transition from low scale, non-continuous development within the planning area to the more urban levels of development within the City of Aspen shall be maintained. Architecture shall reflect the design objectives of the specific activity nodes as found below.

3-80: PRIOR ZONING REQUIREMENTS

CONTINUE

Lands governed Public, Industrial, Unclassified and Accommodation/Recreation prior to the 5th of July, 2006 shall be governed by the zoning requirements and standards applicable to such lands prior to such date, as specified below. No new lands may be included in the Public, Industrial, Unclassified or Accommodation/Recreation zone districts.

3-80-10: PUB (PUBLIC)

Intent - The PUB (Public) district is intended to provide for the development of public uses, facilities and services for governmental, civic, educational, humanitarian, health care and other non-profit (as evidenced by Internal Revenue Service Code 501C3 status (1993)), public purposes consistent with County land use plans and policies and to provide for related uses which are customarily incidental or accessory to public uses. Development activity in the zone should be based upon the adoption of a master plan.

3-80-20: I (INDUSTRIAL)

Intent - The I (Industrial) district is intended to provide for the establishment of nonpolluting manufacturing and warehouse facilities and accessory long-term residential dwelling units.

3-70-20: T (TOURIST)

Intent - The T (Tourist) district is intended to provide for the renovation of existing and construction of new tourist accommodation facilities, including traditional lodges, and to permit small retail outlets to serve persons residing on the site. The range of permitted facilities, and the scale, density, and intensity of facilities permitted in Rural Areas will be lower than those permitted within the urban growth boundaries.

3-70-30: PLANNED UNIT DEVELOPMENT (PUD)

DESIGNATION

Intent - A Planned Unit Development (PUD) is a designation attached to a zone district that authorizes flexibility in the manner in which the County may apply certain standards of the underlying zone district to a proposed development. A PUD is approved through a rezoning of the property, and acts as an overlay designation that supplements, but does not replace, the terms of the underlying zone district (i.e., unless modified by the terms of the PUD, all provisions of the base zone district still apply). A PUD may only be approved if the Board of County Commissioners determines that it complies with all those standards applicable to a rezoning in Sec. 2-40-10(c), as well as those additional criteria for approval of a PUD rezoning in Sec. 2-40-50(i). In the event of a conflict between the provisions of an approved PUD and those of the base zone district, the provisions of the PUD govern.

3-70-40: CD-PUD (CONSERVATION DEVELOPMENT PUD)

Intent - (1) Conservation Development PUD zone district allows for a variety of conservation development options, including low density, low intensity residential development or compatible rural commercial agricultural operations.

3-70-50: WEST OF MAROON PLANNING AREA (WOMP)

OVERLAY ZONE DISTRICT

Intent - The scenic emphasis of the West of Maroon Creek planning area is on natural vistas, ridgelines, hillsides, sage open lands and riparian corridors. The open spaces between designated activity nodes are equally important features to be maintained in order to prevent sprawl and continuous development within the planning area.

3-60-10: B-2 (GENERAL BUSINESS)

Intent - The B-2 (General Business) zone district is intended to provide for the establishment of commercial and low-intensity, non-polluting industrial uses that do not require or generate high customer traffic volumes and to permit customary accessory uses, including a small portion of the land area in high density, longterm residential dwelling units. Because of the need to preserve the existing inventory of B-2 zone district lands for commercial purposes, residential uses are secondary in priority to commercial uses.

3-60-20: VC (VILLAGE COMMERCIAL)

Intent - The VC (Village Commercial) zone district is intended to preserve the historical integrity of the existing Redstone historical district, to provide for businesses that sell goods and services to residents and visitors of Redstone, and to ensure that commercial development is consistent with the scale of existing structures and uses within the zone district.

3-70: SPECIAL PURPOSE DISTRICTS

The following Special Purpose zone districts are hereby created and are intended for use both inside and outside urban growth boundaries.

3-70-10: P-I (PUBLIC AND INSTITUTIONAL)

Intent - The P-I (Public and Institutional) zone district is intended to provide for the development of public and institutional uses, facilities and services for governmental, civic, educational, humanitarian, health care and other non-profit public purposes consistent with the Pitkin County Comprehensive Plan and to provide for related uses that are customarily incidental or accessory to public and institutional uses. In addition, the zone district is intended to provide for other non-profit facilities and uses that require sites with multiple buildings, unique facilities, or facilities that are not easily categorized into an existing use category. Public and institutional uses may only be established in Urban Areas of the county.

located on mass transit routes, in areas where there will be minimal impact on surrounding areas, and in areas free of environmental hazards.

3-50-70 AH (AFFORDABLE HOUSING)

Intent - The AH (Affordable Housing) zone district is intended to provide land for the production of Category affordable housing.

3-50-80 AH/PUD (AFFORDABLE HOUSING PUD)

Intent - The AH/PUD (Affordable Housing Planned Unit Development) zone district is intended to provide for (i) the use of land for the production of Category affordable housing and resident occupied units by permanent residents of the County, or (ii) the preservation of existing housing stock that has been historically affordable to and occupied by permanent residents of the County for continued occupancy by qualified residents of Pitkin County, when the proposed development cannot comply with the requirements of the AH zone district. In some cases, the zone district also permits a limited component of free market units/lots to offset the cost of developing affordable housing. Recreational and institutional uses customarily found in proximity to residential areas, and commercial uses that are accessory to the housing development, are also included as special review uses.

3-50-90: RMF – RESIDENTIAL MULTI-FAMILY

Intent - The RMF zone district may only be applied to existing multi-family dwelling units. This zone district may not be applied to lands that do not contain legal multi family dwelling units.

3-60: URBAN BUSINESS ZONE DISTRICTS

The following Urban Business zone districts are hereby established and are intended for use inside established urban growth boundaries, except for the VC zone district, which is intended for use in the Redstone townsite.

3-50-30A: R-15A (MODERATE DENSITY RESIDENTIAL 15,000 SQ. FT. LOT)

Intent - The R-15A (Moderate Density Residential – 15,000 Square Foot Lot) zone district is intended to allow for moderate density residential development with customary accessory uses.

3-50-30B: R-15B (MODERATE DENSITY RESIDENTIAL 15,000 SQ. FT. LOT)

Intent - The R-15B (Moderate Density Residential – 15,000 Square Foot Lot) zone district is intended to allow for moderate density residential development with customary accessory uses.

R-50-40: R-6 (MEDIUM DENSITY RESIDENTIAL 6,000 SQ. FT. LOT)

Intent - The R-6 (Medium Density Residential District–6,000 Square Foot Lot) zone district is intended to allow for medium density, single-family, residential dwelling units with customary accessory uses on small lots.

3-50-50 VR (VILLAGE RESIDENTIAL 6,000 SQ. FT. LOT)

Intent - The VR (Village Residential–6,000 Square Foot Lot) zone district is intended to preserve the historical integrity of the existing neighborhood, ensure compatibility with existing uses, and retain the village atmosphere, pedestrian scale, and unique character of Redstone.

3-50-60 MHP (MOBILE HOME PARK)

Intent - The MHP (Mobile Home Park) zone district is intended to provide areas for planned mobile home parks with customary accessory uses. This zone district is designed to provide income and price restricted affordable, detached housing. This zone district need not be located in proximity to incorporated or unincorporated towns, but should be

continues to be an unblemished scenic corridor and entryway to the National Forest lands. It is the intent of the UMC-O to implement this recommendation through the adoption of additional scenic view protection standards which apply solely within the boundaries of the Maroon Creek Caucus. It is also the intent of the UMC-O to implement a final maximum floor area of 5,750 square feet to ensure that new residences which are built in Upper Maroon Creek are modestly- sized and compatible in character with surrounding development.

3-50: URBAN/SUBURBAN RESIDENTIAL ZONES

The following Urban/Suburban Residential zone districts are hereby established and are intended for use inside established urban growth boundaries, with the exception of the VR district, which is intended for use in the Redstone townsite.

3-50-10: R-30 (SUBURBAN DENSITY RESIDENTIAL—30,000 SQ. FT. LOT)

Intent - The R-30 (Suburban Density Residential—30,000 Square Foot Lot) zone district is intended to provide areas for suburban density, single-family and duplex residential dwelling units with customary accessory uses. Recreational and institutional uses customarily found near residential areas are also contemplated. R-30 zoning should only be applied to lands designated for this density on the Pitkin County Comprehensive Plan, or to rezone already-developed areas into conformity with actual development patterns and densities.

3-50-20: R-15 (MODERATE DENSITY RESIDENTIAL 15,000 SQ. FT. LOT)

Intent - The R-15 (Moderate Density Residential – 15,000 Square Foot Lot) zone district is intended to provide areas for moderate density, single-family, residential dwelling units with customary accessory uses.

3-40-130: FPV-O (FRYING PAN VALLEY OVERLAY)

Intent - The FPV-O (Frying Pan Valley Overlay) zone district is intended to implement the recommendation of the Upper Frying Pan Valley Master Plan. The theme of the Master Plan is the preservation of the rural and recreational nature of the Frying Pan Valley, while at the same time sustaining the viability of its unique community. Where the County's Official Zone District Map designates a property as being within the Frying Pan Valley Overlay, then the provisions of this Overlay, including its use limitations and dimensional requirements, shall supersede those of the underlying zone district. The Overlay shall apply to lands in the Upper Frying Pan Valley zoned RS-30, RS-35, RS-160, B-1 and AR-2. As an overlay district, the FPV-O district applies in addition to any underlying zone district applied to the property, and in the case of conflict between the provisions of the FPV-O district and the provisions of any underlying zone district, the provisions of the FPV-O district shall govern.

3-40-140: B-1 (RURAL BUSINESS)

Intent - The B-1 (Small Business) zone district applies to pre-existing commercial properties limited to the Woody Creek Restaurant and Store, the Aspen Village Quick Mart and those existing properties in Meredith and Thomasville. This rural commercial zone district acknowledges the existence of these commercial properties for limited, small-scale operations that are consistent with the Pitkin County Comprehensive Plan and that are oriented primarily to the local population in the Rural Areas

3-40-150: UPPER MAROON CREEK OVERLAY ZONE DISTRICT ("UMC-O")

Intent - The Upper Maroon Creek Overlay Zone District ("UMC-O") is intended to implement the recommendations of the Maroon Creek Caucus Master Plan. A fundamental premise of the Master Plan is that Upper Maroon Creek is the entryway to the Maroon Bells/Snowmass Wilderness Area, an area which contains some of the most spectacular natural scenery in all of Colorado. The key natural resources of this area include the water resources of Maroon Creek and its tributaries; the associated sensitive wetlands and riparian habitats; and the incomparable scenic beauty of the Maroon Bells, Pyramid Peak and surrounding mountains. The Maroon Creek Master Plan recommends that Upper Maroon Creek be designated as a critical scenic area of Pitkin County, requiring a more stringent set of scenic view protection standards to supplement the Countywide scenic view protection standards, so as to ensure the area

3-40-80: RS-30 (Resource - 35 Acre)

Intent - The general intent statement included in Sec. 3-40-30 applies to the RS-30 zone district.

3-40-90: RS-20 (Resource - 35 Acre)

Intent - The general intent statement included in Sec. 3-40-30 applies to the RS-20 zone district. The RS-20 PUD (Resource Planned Unit Development-20 Acre) zone district is intended to apply to areas closer to urban growth boundaries than those zoned RS-30.

3-40-100: AR-10 (Agricultural/Residential - 10 Acre)

Intent - The AR-10 district is intended to accommodate small scale agricultural activities and large-lot residential development that maintains the rural character and appearance of the land. Because few agricultural activities can be accomplished on a lot of ten (10) acres, the majority of such land will be used for residential uses. Residential development should be clustered and/or grouped at the edges of valleys or wooded areas in order to minimize the visual disruption of the natural landforms and to avoid the appearance of unrelated homes spread randomly across the land.

3-40-110: AR-2 (Residential - 2 Acre)

Intent - The AR-2 (Residential-2 Acre) zone district is intended to provide for a moderate density, transition zone between moderate and low density residential land uses. This zone district primarily contains existing housing concentrations with densities exceeding those in surrounding areas. It is not intended to be used to accommodate new development in the Rural Area of the County.

3-40-120: SKI-REC (SKI-RECREATION)

Intent - The SKI-REC (SKI-RECreation) zone district is intended for lands that are used for downhill and cross-country skiing and other uses permitted by a Federal or other public agency, such as grazing, hunting, and passive and other recreational uses. The district also accommodates affordable housing.

uses. The zone district seeks to limit the intensity of development to moderate sized buildings and structures, thereby minimizing the impacts of construction, servicing and occupation of the residences to preserve the rural character of the land, protect onsite natural resources, minimize employment generation associated with more intense development, and otherwise limit the demand for public services. Lands appropriate for this zone district are properties that are rural in character with environmental or agricultural resources, or environmental hazards or properties otherwise sensitive to intensive development.

3-40-60: TR-1 (Transitional Residential - 1)

Intent - The TR-1 (Transitional Residential-1) zone district allows for low density, low intensity residential development consistent in character with historic mining. The principal land use in this district is residential with typically associated accessory uses. The purpose of the district is to allow residential use that minimizes impacts of construction, servicing and occupation of the residences; to decrease employment generation that would occur with more intense development; to otherwise limit the demand for public services; and preserve the character of lands in this zone district. The zone district seeks to limit the intensity and scale of development to small sized buildings and structures, as a transition from high density and intensity within the Aspen Urban Growth Boundary (UGB) to the Rural and Remote (RR) area where zoning reflects a low intensity of use.

3-40-70: TR-2 (Transitional Residential - 2)

Intent - The TR-2 (Transitional Residential-2) zone district allows for low density, low intensity residential development. The principal land use in this district is residential with typically associated accessory uses. The purpose of the district is to allow residential use that minimizes impacts of construction, servicing and occupation of the residences, to decrease employment generation that would occur with more intense development; to otherwise limit the demand for public services; and to preserve the character of lands in this zone district. The zone district seeks to limit the intensity of development to moderate sized buildings and structures, as a transition from high density and intensity within the Aspen Urban Growth Boundary (UGB) to the Rural and Remote (RR) area where zoning reflects a low intensity of use.

development rights to areas that are more appropriate for development. This district accommodates only small new structures and very limited types of development.

3-40-30: RS-160 (Resource - 35 Acre)

Intent - The RS-160, RS-35, LIR, RS-30, RS-20, AR-10 zone districts all share the following basic intent, which is to:

- (1) Permit low density, single family residential development and customary accessory uses, while recognizing that natural hazards, wildlife areas, limited utility services, roads, schools, and/or other facilities may constitute constraints on the realization of zoned density;
- (2) Discourage sprawl;
- (3) Encourage clustering of development, preservation of open space and promotion of efficient utility services;
- (4) Preserve agricultural operations and environmental resources; and
- (5) Preserve the rural visual quality and character while permitting carefully sited low density development.
- (6) More specific intent statements for each of the listed zone districts are set forth in the subsections below.

The RS-160 (Resource--160 Acre) zone district is intended to protect natural resources and agricultural uses while allowing some very low density development.

3-40-40: RS-35 (Resource - 35 Acre)

Intent - The RS-35 (Resource-35 Acre) zone district is intended to: preserve the open character of land divided into tracts between 35 and 160 acres, promote land uses consistent with the applicable Pitkin County Master Plan, and prevent inappropriate development on such tracts, regardless of whether such lands have been formally subdivided. The zone district is intended to allow only very low impact resource or residential uses on such lands. The zone district includes lands previously zoned UFRS-35, and the regulations applicable to such lands remain unchanged.

3-40-50: LIR-35 (Low Impact Residential - 35 Acre)

Intent - The LIR-35 (Low Impact Residential-35 Acre) zone district is intended to allow low density, low intensity residential development. The principal land use in this zone district is residential, with typically associated accessory



Community Growth Advisory Committee Meeting #8

Wednesday, November 30, 2022

4:00 – 6:00 p.m.

Rocky Mountain Institute Innovation Center - White Seyer Conference Room

22830 Two Rivers Road, Basalt, CO 81621

Meeting Recording: [Community Growth Advisory Committee: Meeting 8, November 30, 2022](#)

Meeting Presentation: [11.30.22 CGAC Slide Deck.pdf](#)

Agenda Item	Topic	Summary
1.	Welcome: Meeting Purpose & Agenda	• The meeting was called to order at 4:00 p.m. • Committee Co-Chairs Mona Newton and Michael Miracle welcomed staff, resource team and Committee members to the eighth Community Growth Advisory Committee meeting and reviewed the meeting purpose and agenda.
2.	What We Heard: Key Takeaways from the House Size Roundtable Discussion and White Paper	• Facilitator Miles Graham reviewed the key takeaways of the house size roundtable discussion and white paper from the November 16 meeting. There were stated as follows: ○ One Size Does Not Fit All ○ Home Size is Not the Only Solution but May Be Part of a Solution ○ GHG Emissions and Impacts are a Concern, but not the <i>Only</i> Concern ○ Certainty and Simplification Over Risk and Complexity ○ Low-Hanging Fruit ○ Resilient and Sustainable Economy • Refer to slides 6-11 in the meeting presentation for further descriptions of the key takeaways. • Mr. Miracle and Ms. Newton facilitated a Committee discussion to refine the summary themes, answer clarifying questions and align values and land use strategies with the Committee's shared vision for the future. Committee members deliberated the efficacy of house size limits and zoning restrictions to achieve the BOCC's goals.

3.	Committee Discussion: Aligning Values and Land Use Strategies with Our Shared Vision for the Future	- Mr. Graham reviewed the BOCC goals, the shared community values and the Committee’s threshold questions as introduced in previous meetings. He identified the preliminary list of land use regulations that can have the most influence on the core factors of quality of life. He then aligned these levers to threshold questions. Bolded below are the land use levers identified per the threshold question. - Should house size be limited? Residential House Size - Should the TDR and GMQS systems be overhauled? GMQS & TDRs - Should we focus on future development and/or what already exists? Redevelopment - Should the county’s short-term rental (STR) policies be overhauled? - Should the county’s affordable housing policies be overhauled? - Should urban growth boundaries be revised? Environmental Constraints - Should growth be limited to areas deemed appropriate for increased density? - Should there be concentrated areas of transit-oriented development (TOD)? - Mr. Miracle and Ms. Newton facilitated a Committee discussion and consensus-building exercises in response to the following prompt questions: - Based on the contents of the white paper and our Nov. 16 discussion, should reducing house size be on the table to reach our goals and reflect our values? - What other topics – in addition to house size – do you think have the greatest potential to achieve our goals and reflect our values? - Changing the current GMQS and TDR systems - Residential redevelopment - Revisiting current short-term rental (STR) policies - Revisiting the county’s affordable housing policies - Revisiting zoning and the land use patterns
4.	Our Path Forward: Topics for the Next Meeting	- Mr. Graham, Ms. Newton and Mr. Miracle reviewed the approach to future meetings. Staff will begin building scenarios and further explore the threshold topics to understand the interconnected relationships between them. - Details about the December 14 meeting were shared as follows: <i>Community Growth Advisory Committee Meeting #9 Wednesday, December 14, 2022 4:00 – 6:00 p.m.</i> <i>Aspen Police Department - Community Room 540 E Main St, Aspen, CO 81611</i>

5.	Public Comment: Hearing from Our Community	• No public comments were shared.
6.	Adjourn	• The meeting was adjourned at 6:00 p.m.