



ASPEN REAL ESTATE MARKET INTELLIGENCE

Estin Report

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Pitkin County Growth and Land Use Code (LUC) Summary Issues under Discussion June - Nov 2023

In early June 2023, the Pitkin County Community Growth Advisory Committee (CGAC) presented its final 70-page report to the Pitkin County Board of County Commissioners (BOCC) with a series of recommendations the County should take to change the land use code. "The guiding principle that drove these recommendations was that as homes get bigger, things should get harder. The burden for what that home should do in terms of mitigation and giving back to the community should increase," the Committee chair said. The Committee's recommendations would cut potential emissions three-fold from the maximum buildout of the residential sector under the current code, while also balancing the quality of life values of the community. At the end of the presentation, BOCC commissioner Steve Child said, "This is a seminal moment for Pitkin County". A week later after further review, the commissioners directed their staff to move forward with all of the Growth Committee's recommendations, a significant milestone.

- [Summary Issues](#)
- [Final CGAC report](#): Community Growth Advisory Committee Final Report to Board of County Commissioners on June 7, 23
- [Slide deck of the CGAC presentation](#) to BOCC on 6/7/23. Good visual summary.

Recent news articles (ADN: Aspen Daily News; AT: Aspen Times; AJ: Aspen Journalism)

- [Pitkin County takes first step on smaller house sizes](#) 10.16.23 ADN
- [Pitkin County looks at interim 9,250-square-foot house-size cap](#) 09.27.23 ADN
- [New chapter dawns in Pitkin County growth control](#) 06.08.23 ADN
- [Citizens Growth Advisory Presents to Pitkin County BOCC](#) 06.08.23 AT
- [New era dawns in Pitkin County growth control](#), 06.09.23 ADN
- [Buildout Projections and Recent Trends Drive Pitkin County's Downzoning Push](#), 11.15.20 AT
- [TDR Program \(Transferrable Development Rights\) under scrutiny](#), 10.11.20 AT
- [Pitkin County Development Community hot over smaller home size discussion](#), 10.07.20 AT
- [Buildout Projections: Recent Trends Drive Pitkin County's Downzoning Push](#), 11.15.20 AJ

Important Reference materials

- [White Paper on House Size](#): Existing Conditions, Trends and Impacts of House Size in Unincorporated Pitkin County, Compiled for the Community Growth Advisory Committee By: Staff and Planning Team November 2022.
- [Pitkin County Buildout Study and Core Infrastructure - DRAFT Analysis, RPI Consulting LLC, July 2018](#)
- [Pitkin County Caucus Areas – House Size Limits](#)

Growth Committee (CGAC) Website

[Pitkin County Community Growth Advisory Committee URL](#) - public meetings, information packets and reading materials.

For additional information, contact:

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