



# BOCC & P&Z Joint Meeting

Presentation of Community Growth Advisory Committee  
Final Recommendations

June 6, 2023

# Agenda

1. **Introductions:** Overview of Committee Growth Advisory Committee Process
2. **Final Recommendations:** Committee Growth Advisory Committee Co-Chairs present Final Recommendations
3. **Q&A:** BOCC and P&Z Questions and Discussion with the Committee  
*Please hold questions until the end of the Presentation. No formal action or decisions will be made today.*
4. **Next Steps:** Staff overview of process looking ahead.

# Clarifying the Purpose

BOCC declared a Climate Emergency in 2019 and established the following...

## Climate Action Goals

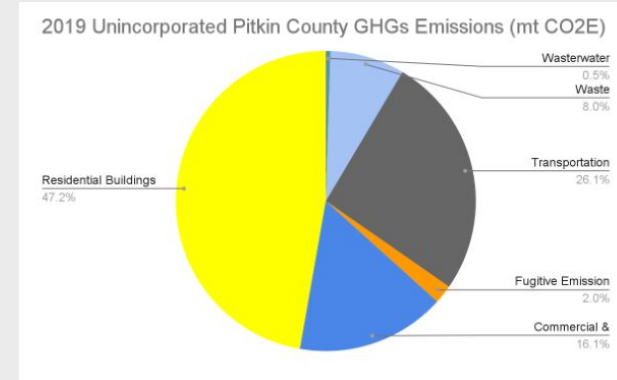
- Reduce annual emissions by 90% from 2019 levels by 2050
- All residential must be net zero by 2030

## Defining the Problem:

Emissions from residential buildings are the largest contributor to GHG emissions in unincorporated Pitkin County, accounting for **47% of total 2019 emissions**.

## Vision:

*Utilize growth management and the Land Use Code to meet our climate action goals while creating an equitable, sustainable and resilient regional quality of life and economy for the future*



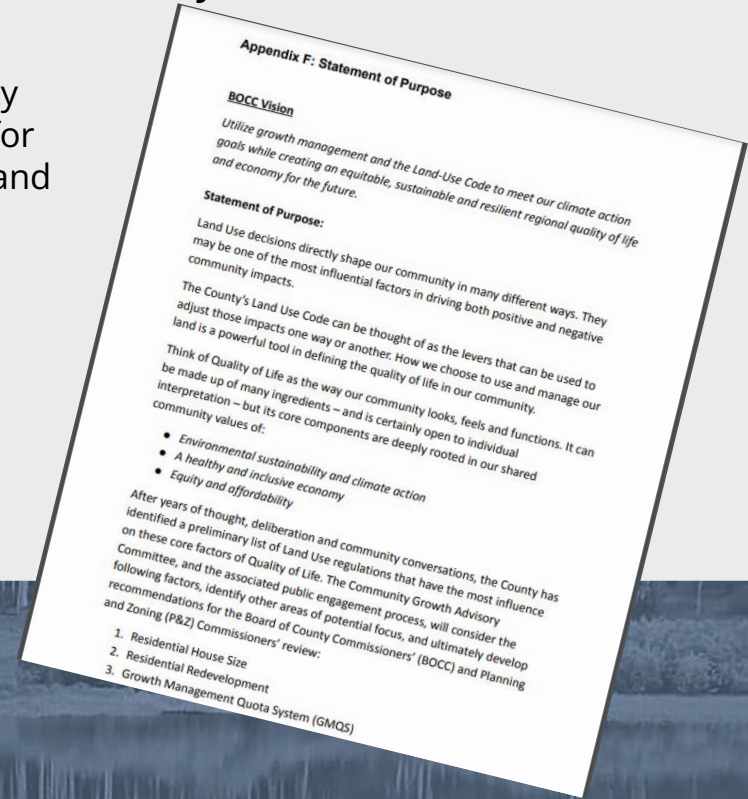


# Community Growth Advisory Overview

Community Growth Advisory Committee (CGAC) established in July 2022 to develop recommendations for **managing the impacts of growth and development** to align our **community values** and **climate action goals**.

The purpose of the Committee was to engage differing community perspectives on growth and development to **find compromises** for the community that meet the vision and stated goals for limiting and mitigating the impacts of growth.

- 26 community members
- 21 public meetings over the course of 10 months.
- Zero attrition
- Recommendations approved on May 17, 2023, with unanimous support from all 26 members.



# Community Growth Advisory Process





# Community Growth Advisory Committee

## Final Report of Recommendations

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# NOTES FROM THE CO-CHAIRS

Mona's Note



# *“Keep This Place Special”*

At the first meeting, the Committee all agreed that the Roaring Fork Valley remains an extraordinary place to live. We also agreed there’s a problem that needs fixing.

## **Doing nothing is not an option**

- We want to maintain the rural character and open lands that define our community.
- We want less reliance on fossil fuels and more energy efficiency for climate action.
- We want to reduce the sense of “overwhelm” that so many residents and visitors are feeling.
- Growth is no longer defined as density, but also intensity and activity.





# Defining Quality Of Life

As the Committee deliberated on how to define the desired outcomes we wish to achieve. The following goal explanations serve as short descriptions of our collective goals and core values and were instrumental in developing the Committee's recommendations.

- Pacing of Development
- Rural/Wild Preservation
- Rural Traffic and Highway Congestion
- Sustainable Economy
- Workforce and Housing Imbalance

## Appendix E: Defining Desired Quality of Life Outcomes

As the Committee deliberated on how to define and apply the available tools, we similarly worked to define the desired outcomes we wish to achieve. The following goal explanations serve as short descriptions of our collective goals and core values and were instrumental in developing the Committee's recommendations.

### Pacing of Development

Runaway growth and development can disrupt community infrastructure, overwhelm residents, and create a sense that things are out of control. Managing growth at a reasonable pace protects our quality of life and supports a sustainable economy by avoiding boom and bust cycles.

### Rural/Wild Preservation

Maintaining our rural lifestyle and protecting our wild lands are values essential to most residents of Pitkin County. Traffic, development in remote areas, air pollution, and houses so large they function more as commercial enterprises (with the associated hours of operation, traffic, lights, and events) than they do as homes all threaten the peaceful, rural sense of community cherished by county residents.

### Rural Traffic and Highway Congestion

Excessive traffic degrades our quality of life, detracts from our rural character, increases greenhouse gas emissions, and harms our economy by making it harder for workers to get their jobs. Suddenly "rural" doesn't feel so rural anymore. Additionally, the jobs generated within the residential sector are almost exclusively car-tied, meaning those workers cannot commute using our transit system. Even if a worker's residence is situated near a bus stop, if their job locations are not, their home's transit connectivity effectively ceases to exist.

### Sustainable Economy

To be sustainable, our economy requires balance, a balance between job offerings and workforce. Between workforce and housing. Between rural and urban areas. Between the pace of growth and the ability of our civic and social infrastructures to keep up with that growth. And between the community costs of growth and our ability to meet those costs. We must ask ourselves how much residential growth should be allowed, limited, or mitigated in order to ensure the right balance.

### Workforce and Housing Imbalance

Businesses, schools, nonprofits, healthcare providers, police and fire departments, and governments all face a critical inability to hire needed people for key jobs. Very big houses that typically hire large staffs (cooks, house managers, gardeners, cleaners, physical trainers, maintenance personnel, etc.) siphon employees away from the "public-facing economy" and into the "privatized economy." To compound the problem, if a worker who has transitioned into the residential employment sector lives in affordable housing, their former employer

# Summary of More / Less of



## Sustainable & Green Design

- Buildings should be energy- and resource-efficient (code)
- + Sustainable, energy- and water-efficient construction
- + Climate-intentional, resilient and integrative planning
- + Electrification
- + Production and use of renewable energy
- + Smaller homes
- **Reliance on fossil fuels**
- **Material waste and consumption**
- **Congestion and traffic**



## Housing & Economy

- Homes should act like homes, not micro economies (limitation/mitigation)
- + Regional collaboration
- + Affordable housing
- + Smaller homes
- + Flexibility in the TDR program
- **Material waste and consumption**
- **Residential-serving jobs**
- **Residential demolition**
- **GMQS complexity, exemptions**
- **Investment homes and STRs**
- **Congestion and traffic**



## Urban Growth Areas

- Location/density of growth should be intentional and contained within defined areas (land use/zoning)
- + Climate-intentional, resilient and integrative planning
- + Regional collaboration
- + Walkable, transit-oriented communities
- **Geographical distance between lodging and places of work**
- **Residential-serving jobs**
- **Sprawl in rural areas**
- **Congestion and traffic**



## Rural & Wild Areas

- Environmental corridors and natural resources should be preserved. Sprawl should be stopped (land use/zoning)
- + Climate-intentional, resilient and integrative planning
- + Regional collaboration
- + Rural/remotely-zoned areas
- + Flexibility in the TDR program
- **Geographical distance between lodging and places of work**
- **Sprawl in rural areas**
- **Congestion and traffic**

**Community Accountability:** Codes should be simple, enforceable and aligned to values

# Big Questions Identified

- Should house size be limited?
- Should the TDR and GMQS systems be overhauled?
- Should we focus on future development and/or what already exists?
- 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?
- Should growth be limited to areas deemed appropriate for increased density?

# Overview of Recommendations



Recommendations incorporates several changes and additions to county policies, land use code, and building code.

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 our community.

In creating our recommendations, the Committee identified five foundational tools that represent the most influential levers at our disposal

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Model Scenario Components	Quality of Life Outcomes (Goals & Values)					
	Climate		Balanced Economy		Community Character	
	Reduction of GHG emissions by 90% by 2050	Residential net zero by 2030	Workforce/housing imbalance	Pacing of development	Rural/wild preservation	Rural traffic & highway congestion
Floor Area Ratio	✓✓		✓		✓	✓
Square Footage Cap (8,000 - 10,000)	✓✓		✓		✓	✓
Tiering System	✓	✓	✓	✓	✓	✓
Performance Standards	✓✓	✓✓✓				
Development Standards	✓✓	✓✓			✓	
GMQS	✓		✓	✓✓	✓✓	✓
Square Footage Quota System	✓✓			✓✓	✓✓	✓✓
TDRs	✓			✓	✓✓	✓
Zoning Overlay/Rural Area	✓		✓	✓	✓✓✓	✓✓
Administrative Policies	✓✓	✓✓	✓	✓✓✓	✓	✓
Affordable Housing Solutions	✓	✓	✓✓	✓	✓	✓✓
Mitigation/Impact Fees	✓	✓	✓			✓
Redevelopment	✓	✓✓	✓✓	✓	✓	✓✓

# Floor Area Ratio & Allowable House Size

Components	Quality of Life Outcomes (Goals & Values)					
	Climate		Balanced Economy		Community Character	
	Reduction of GHG emissions by 90% by 2050	Residential net zero by 2030	Workforce/housing imbalance	Pacing of development	Rural/wild preservation	Rural traffic & highway congestion
<b>Floor Area Ratio/Allowable House Size</b>	✓✓		✓		✓	✓

## Rationale and Recommendation

- Limiting allowable floor area per parcel presents an opportunity to “right-size” a home by scaling it to the size of its parcel and the context of the surrounding community. It helps conserve rural/wild lands and contributes to climate action, but does not address the pacing of growth and development.

## Component Achieves

- Scales homes to parcel size
- Net parcel size/slope reduction conserves rural wild areas
- Reduces total sq ft buildout potential

## Component Does Not Achieve

- Does not address net zero and pacing goals
- Does not address maximum home size

# Square Footage Cap

Component	Quality of Life Outcomes (Goals & Values)					
	Climate		Balanced Economy		Community Character	
	Reduction of GHG emissions by 90% by 2050	Residential net zero by 2030	Workforce/housing imbalance	Pacing of development	Rural/wild preservation	Rural traffic & highway congestion
<b>Square Footage Cap (8,750; up to 9,250 in UGB)</b>	✓✓		✓		✓	✓

## Rationale and Recommendation

- As houses get larger, their energy use per sq ft increases geometrically, as does their GHG impact outside the building envelope and their VMT generation. House size was ranked as the top tool for evaluation by the committee. Many caucuses have already set caps lower than the current 15,000.







## Component Achieves

- Reducing maximum allowable house size reflects our core community values, goals, and quality of life vision for the future

## Component Does Not Achieve

- Does not address net zero and pacing goals

# Tiering System

Component	Quality of Life Outcomes (Goals & Values)					
	Climate		Balanced Economy		Community Character	
	Reduction of GHG emissions by 90% by 2050	Residential net zero by 2030	Workforce/housing imbalance	Pacing of development	Rural/wild preservation	Rural traffic & highway congestion
<b>Tiering System</b>						

## Rationale and Recommendation

- The committee agreed that as homes get larger, their obligations to the climate and the community should increase commensurately. A tiering system establishes a strong baseline of performance and development standards with requirements that get more stringent as house size increases and incentives for smaller homes via streamlined review.

## Component Achieves

- Incentivizes smaller homes
- Requires all electric for new homes across all tiers
- Requires more TDRs in Tiers 3 and 4, thus creating TDR demand



## ***Tiering System***

- Strong baseline of new performance and development standards
- Requirements get more stringent as house size and impacts increase
- Smaller homes are incentivized via streamlined review and larger homes are subject to tiered mitigation/impact fees
- Tiering is based on sq ft and percentage of disturbance to parcel

### **TIER 1**

#### ***Under 3,250 sq ft***

- Meets recommended baseline performance and development standards
- Accelerated review and decreased fee rates for building permits

### **TIER 2**

#### ***3,250 - 5,750 sq ft***

- Mitigating additional on-site impacts/ site constraints
- More review criteria/requirements because of constraints

### **TIER 3**

#### ***5,750 - 7,750 sq ft***

- Has impacts beyond the property that must be directly offset
- Subject to the most review criteria including: special review, quota system, mitigation fees, overlay uses

### **TIER 4**

#### ***Above 7,750 sq ft***

- Most stringent requirements and review for embodied carbon, Passive Housing criteria, etc.
- The highest level of on-site energy production and storage.
- The highest level of mitigation for VMT generation, waste, etc.

# Performance Standards

Component	Quality of Life Outcomes (Goals & Values)					
	Climate		Balanced Economy		Community Character	
	Reduction of GHG emissions by 90% by 2050	Residential net zero by 2030	Workforce/housing imbalance	Pacing of development	Rural/wild preservation	Rural traffic & highway congestion
<b>Performance Standards</b>	✓✓	✓✓✓				

## Rationale and Recommendation

- Performance standards are one of the most powerful tools for achieving our climate goals.
- Require all new and redeveloped homes to be all-electric and powered with 100% renewable energy.
- Go beyond a HERS rating for building efficiency. Include internal amenity loads and external energy use into all energy requirements, including for redevelopment and demolition.
- Create a path for electrifying all buildings in Pitkin County

## Component Achieves

- Dramatically reduces homes' GHG impacts
- Drives innovation and adoption of leading-edge home technology

## Component Does Not Achieve

- Can't get to GHG goal without addressing transportation
- All non-GHG goals are unaffected by performance standards

# Development Standards

Component	Quality of Life Outcomes (Goals & Values)					
	Climate		Balanced Economy		Community Character	
	Reduction of GHG emissions by 90% by 2050	Residential net zero by 2030	Workforce/housing imbalance	Pacing of development	Rural/wild preservation	Rural traffic & highway congestion
<b>Development Standards</b>	✓✓	✓✓			✓	

## Rationale and Recommendation

- Development standards are a critical tool for advancing our climate, economic, and quality of life goals. Standards will be progressively more restrictive as additional amenities and total site disturbance increase.
- Update site constraint standards to include ecological biodiversity, watershed protection, wildlife habitat, and wildfire prevention.
- Establish maximum disturbance area, onsite energy use limits, water-use reduction requirements, and a threshold for material waste.
- Adopt standards that limit exterior amenities based on water and energy requirements (e.g. pools, spas, and exterior ponds)

## Component Achieves

- Helps to address impacts beyond sq ft

## Component Does Not Achieve

- Does not address workforce generation and VMTs or pacing of development

# GMQS

Component	Quality of Life Outcomes (Goals & Values)					
	Climate		Balanced Economy		Community Character	
	Reduction of GHG emissions by 90% by 2050	Residential net zero by 2030	Workforce/housing imbalance	Pacing of development	Rural/wild preservation	Rural traffic & highway congestion
GMQS	✓		✓	✓✓	✓✓	✓

## Rationale and Recommendation

- Refocus GMQS to deal only with pacing through the permitting subdivisions, per its original intent. Square footage competition has been pulled out as its own separate land use tool.
- Maintain current quota, revise scoring and competition to reflect the goals and values in coordination with the special review criteria (see below).
- Remove GMQS competition for square footage and create the **Square Footage Quota System**.
- Update special review criteria to include addressing impacts of: waste, traffic, affordable housing, employee generation

## Component Achieves

- Opportunity to add affordable housing to scoring system
- Simplification



# Square Footage Quota System (SFQS)

Component	Quality of Life Outcomes (Goals & Values)					
	Climate		Balanced Economy		Community Character	
	Reduction of GHG emissions by 90% by 2050	Residential net zero by 2030	Workforce/housing imbalance	Pacing of development	Rural/wild preservation	Rural traffic & highway congestion
<b>Square Footage Quota System (SFQS)</b> *for houses over 5,750 sq ft	✓✓			✓✓	✓✓	✓✓

## Rationale and Recommendation

- There is still value in a quota system for square foot allocation but scoring and competition are subjective and not reflective of the impacts to the community. Replacing the current scoring system with special review criteria better reflects the values and goals of the community and more predictably manages impacts.
- Additional sq ft above 5,750 is required to go through a new SFQS (unless using TDRs), up to maximum house size.
- Update annual sq ft quota allotment to include redevelopment over 500 sq ft.
- Annual square footage allocation shall have a minimum yearly allotment and be determined based on the prior year's development and deduct exemptions, such as TDRs.

## Component Achieves

- Has special review criteria to address specific impacts (e.g., waste, traffic, housing, employee generation)
- Removes subjectivity of scoring "saying what we want and asking for what we need"

# Transferable Development Rights (TDRs)

Component	Quality of Life Outcomes (Goals & Values)					
	Climate		Balanced Economy		Community Character	
	Reduction of GHG emissions by 90% by 2050	Residential net zero by 2030	Workforce/housing imbalance	Pacing of development	Rural/wild preservation	Rural traffic & highway congestion
<b>TDRs</b>	✓			✓	✓ ✓	✓

## Rationale and Recommendation

- TDR system is not broken, but we can get more out of it.
- TDRs now issued in 500 sq ft denominations.
- Landing TDRs is no longer a 1:1, (e.g., 1,000 sq ft TDR = 1,000 additional sq ft) if using TDRs for additional sq ft above 5,750.
- Reduce rural & remote TDR allocation from to the existing 2,500 sq ft. to allocation of 2,000 sq ft
- Maintain BOCC discretion for an award of other TDR sending sites, issued in 500 sq ft allotments.
- Review the TDR market annually and adjust allotments if the TDR market is not achieving the primary goal of preserving the backcountry and landing sq ft in appropriate ways that reduce community impacts.

## Component Achieves

- The use of TDRs now requires eliminating more square footage than is built, thus reducing future development's GHG.
- Continues to prioritize R/R preservation.

# Additional TDR Recommendations

Component	Quality of Life Outcomes (Goals & Values)					
	Climate		Balanced Economy		Community Character	
	Reduction of GHG emissions by 90% by 2050	Residential net zero by 2030	Workforce/housing imbalance	Pacing of development	Rural/wild preservation	Rural traffic & highway congestion
<b>Additional TDR Recommendations</b>	✓			✓	✓ ✓	✓

## Rationale and Recommendation

- Nomenclature: TDRs are TDRs and can be created in two ways:
  - Sterilization of **new development** rights (e.g. rural and remote) and **additional floor area from an existing home** (“residential TDR”)
- Additional floor area from existing homes “residential” TDR sending sites apply only to EXISTING, LONG-TERM, FULL-TIME residential units.
- Pilot the residential and landing ratios and allocations of TDRs to phase implementation and ensure the rural and remote TDR market remains stable.
- Review annually and BOCC has the autonomy to adjust or sunset the program as needed if concerns emerge with rural and remote market.

## Component Achieves

- The use of TDRs now requires eliminating more square footage than is built, thus reducing future development’s GHG.
- Continues to prioritize R/R preservation.
- Strives to keep locals in their homes vs selling them to a non-employee

# Zoning Overlay

Component	Quality of Life Outcomes (Goals & Values)					
	Climate		Balanced Economy		Community Character	
	Reduction of GHG emissions by 90% by 2050	Residential net zero by 2030	Workforce/housing imbalance	Pacing of development	Rural/wild preservation	Rural traffic & highway congestion
<b>Zoning Overlay</b>	✓		✓	✓	✓✓✓	✓✓

## Rationale and Recommendation

- Decrease specific uses and impacts (e.g., TDR landing sites, special events, STRs) as homes get further away from urban services. The overlay categories establish strict standards and use for properties within each overlay area.
- Landing TDRs (per overlay area) will not exceed maximum floor area, house size cap or caucus restriction.
- Where TDRs are not allowed or are limited, additional sq ft may be obtained through SFQS (subject to maximum floor area, house size cap or caucus limit).
- Use overlay for special events permits, for special event venues with an exemption for existing/approved uses, overlay for (STRs)  
\*County should explore closing loopholes for rentals of 30 days or more, in the R/R district, without restricting long-term rentals

## Component Achieves

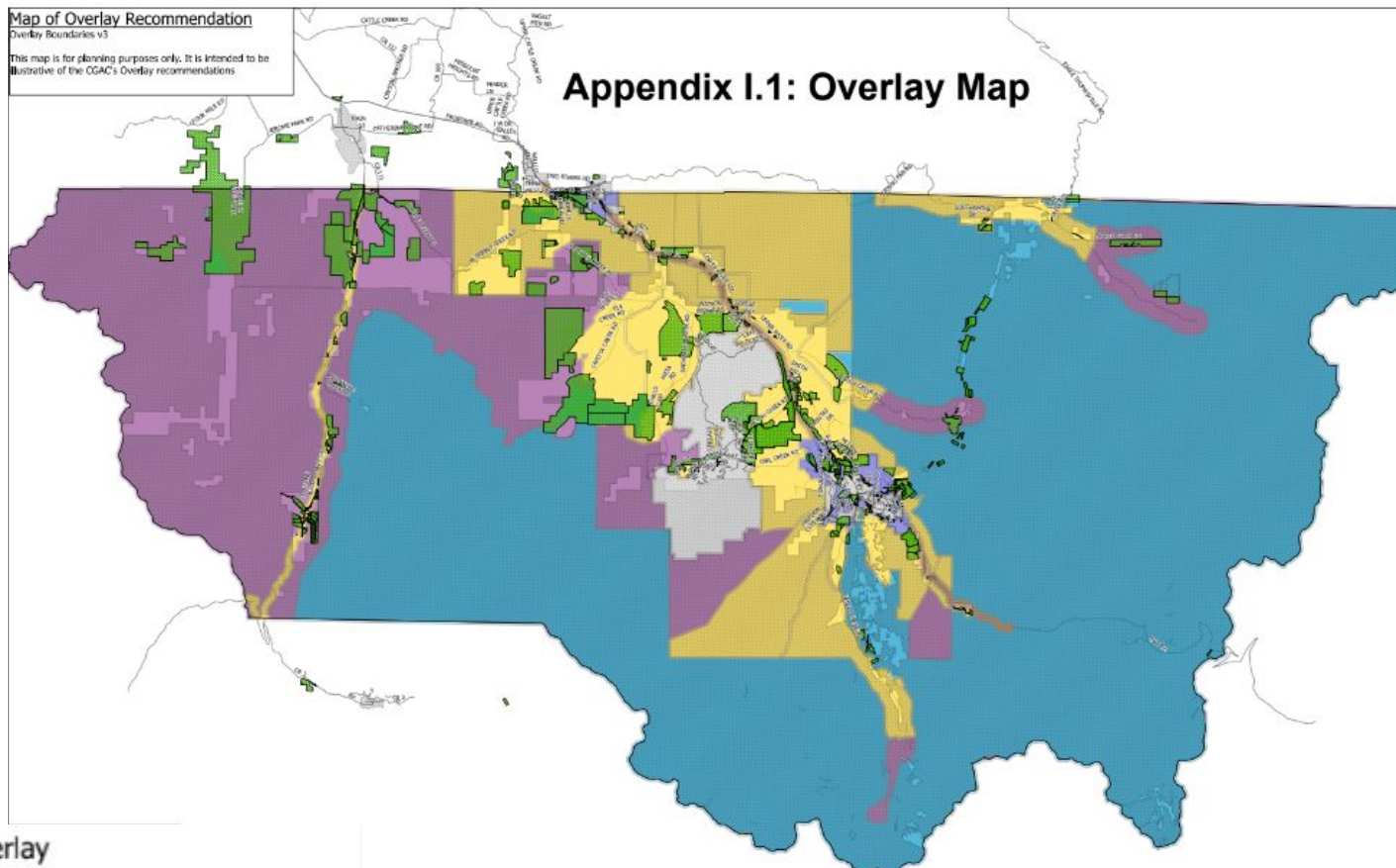
- Helps to preserve rural character
- Reduces rural traffic
- Less cannibalization of workforce from STR/Special Events

### Map of Overlay Recommendation

Overlay Boundaries v3

This map is for planning purposes only. It is intended to be illustrative of the CGAC's Overlay recommendations

## Appendix I.1: Overlay Map



### FAR Overlay

- A: Rural and Remote
- B: Rural Residential / Limited Services
- C: Rural/Valley
- D: Highway 82 Corridor
- E: UGB

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# Affordable Housing Policies

Component	Quality of Life Outcomes (Goals & Values)					
	Climate		Balanced Economy		Community Character	
	Reduction of GHG emissions by 90% by 2050	Residential net zero by 2030	Workforce/housing imbalance	Pacing of development	Rural/wild preservation	Rural traffic & highway congestion
<b>Affordable Housing Policies</b>	✓	✓	✓✓	✓	✓	✓✓

## Rationale and Recommendation

- The Committee's work has largely focused on managing the types of development that are inconsistent with community values; however, more affordable housing is the type of development we do want and that should be incentivized.
- Revise the Land Use Code
- Allow affordable housing beyond the UGB
- Preserve the existing stock
- Establish an Affordable Housing Certificates System similar to the City of Aspen's
- Create additional mechanisms for funding affordable housing
- Work regionally across jurisdictions

## Component Achieves

- Incentivizes smaller/more affordable housing stock
- AH beyond UGB allows housing to exist in the areas of the county where the workforce is being generated.



# Redevelopment

Component	Quality of Life Outcomes (Goals & Values)					
	Climate		Balanced Economy		Community Character	
	Reduction of GHG emissions by 90% by 2050	Residential net zero by 2030	Workforce/housing imbalance	Pacing of development	Rural/wild preservation	Rural traffic & highway congestion
<b>Redevelopment</b>	✓	✓	✓			✓

Rationale and Recommendation

- Addressing remodels and redevelopment is critical to meeting the Committee’s goals. Since 2020, permits for redevelopment comprise the majority of all building permit applications, greater than new build and additions combined.
- Redevelopment of sq ft OUTSIDE the EXISTING footprint area above 5,750 is subject to TDR/Sq Ft allocation. This is considered new development and subject to new code changes in this table of recommendations.
- Apply the tiered system to all redevelopment of more than 500 sq ft of measurable floor area.

Component Achieves

- In some ways, this is the most powerful recommendation. Applying all of the Table of Recommendation changes to redevelopment achieves all of the positives we get with new development but on a considerably larger scale.

# Mitigation/Impact Fees

Component	Quality of Life Outcomes (Goals & Values)					
	Climate		Balanced Economy		Community Character	
	Reduction of GHG emissions by 90% by 2050	Residential net zero by 2030	Workforce/housing imbalance	Pacing of development	Rural/wild preservation	Rural traffic & highway congestion
<b>Mitigation/Impact Fees</b>	✓	✓	✓			✓

## Rationale and Recommendation

- Significant interest exists in exploring innovative ways to expand current mitigation/impact fees to address equity and further contribute to critical community priorities, such as affordable housing and prioritizing energy retrofits of existing housing stock.
- While not a direct mitigation, impact fees provide an effective offset to address adverse impacts and complement many of the other components of the Committee's recommendation
- A re-evaluation of existing impact fees (road, renewable energy, and affordable housing) is recommended, as well an analysis of additional impacts that are not currently accounted for (embodied carbon, VMTs, other large home impacts).
- Mitigation and impact fees will be scaled to recommended tiering system:
  - **Tier 1: Less than 3,250 sq ft** - No mitigation/impact fees
  - **Tier 2: 3,250 – 5,750 sq ft** - Some mitigation/impact fees
  - **Tier 3: Above 5,750 sq ft** - Significant mitigation/impact fees
  - **Tier 4: Above 7,750 sq ft** - Most significant mitigation/impact fees

## Component Achieves

- Mitigation funds are versatile and can pay for community benefits we might not otherwise be able to afford.

# Administrative Policies

Component	Quality of Life Outcomes (Goals & Values)					
	Climate		Balanced Economy		Community Character	
	Reduction of GHG emissions by 90% by 2050	Residential net zero by 2030	Workforce/housing imbalance	Pacing of development	Rural/wild preservation	Rural traffic & highway congestion
<b>Administrative Policies</b>	✓✓	✓✓	✓	✓✓✓	✓	✓

## Rationale and Recommendation

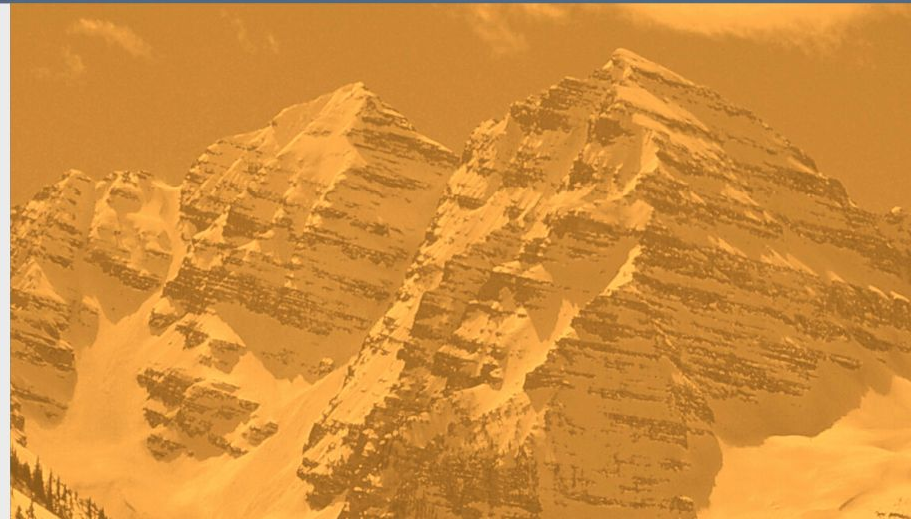
- Development of a program to provide financial incentives for smaller and more energy-efficient homes is consistent with core values and goals.
- Incentivize houses under 5,750 sq ft via streamlined review with baseline performance and development standards.
- Incentivize and prioritize permit review by house size and impact (e.g. disturbance area).
- Review is progressively more stringent as homes get larger and mitigation to code standards/impacts are required (tiering system)

## Component Achieves

- Incentivizes smaller/more affordable housing stock

# Q&A With Committee

Clarifying questions?  
Questions on deliberations?  
Questions on process, compromises?



# Process Ahead



## Develop Recommendations Advisory Committee

## Review Recommendations BOCC

## Recommendations to Implementation Staff

## Comprehensive Plan P&Z

## Code Adoption BOCC

Advisory Committee develops suite of **recommendations** to meet BOCC's stated goals.

BOCC **reviews recommendations**. BOCC will direct staff to proceed with any code changes (land use, building or otherwise) and an implementation approach.

Based on BOCC direction, staff will draft amendments to codes to **turn recommendations into implementation**. *This is where there may be additional work groups to guide the policy recommendations into detailed code language*

Land Use Amendments: Planning & Zoning (P&Z) **amends and approves** Comprehensive Plan *Includes public hearing*

Building Code: BOCC reviews amendments; **formally adopts** by ordinance *Includes public hearing*

Concurrently, P&Z **reviews and refers** Land Use Code amendment(s) to BOCC. *Includes public hearing*

Land Use Code: BOCC reviews Land Use Code amendments and P&Z recommendation. **Formally adopts** by ordinance *Includes public hearing*

**Timeline**  
Recommendations presented to **BOCC/P&Z on June 6th**

**Next Up:**  
**BOCC continues deliberations on June 13th**

**Timeline**  
TBD - subject to BOCC adoption of recommendations

**Timeline**  
TBD - subject to BOCC adoption of recommendations

**Timeline**  
TBD - subject to BOCC adoption of recommendations



Thank You

**PITKIN**  
**COUNTY**  
— *~* —