

**MINUTES  
TREE BOARD  
February 17, 2022**

**CALL TO ORDER**

Dan Bullock called the in-person/virtual hybrid meeting to order at 6:10 pm on February 17, 2022, in Room 1 at Town Hall.

**ROLL CALL**

The following members were present for roll call:

Members Present:        Lisa Paige, Chair  
                                  Dan Bullock, Member  
                                  Jo Anne Teeple, Member  
                                  Sky Quarto, Member

Town Staff Present:     Mike Callas, Town of Carbondale Staff Liaison  
                                  Marty Silverstein, Board of Trustees Liaison  
                                  Kae McDonald, Boards and Commissions Clerk

**CONSENT AGENDA**

***Motion Passed:*** Jo Anne ***moved*** to approve the December 2021 Tree Board minutes. Dan ***seconded*** the motion, and it was ***unanimously approved***.

**PERSONS PRESENT NOT ON THE AGENDA**

There were no persons present not on the agenda to address the Tree Board.

**MAIN STREET MARKETPLACE PLAN REVIEW**

Michael reminded the board members that the Main Street Marketplace is located adjacent to the City Market. He explained that the developers are undergoing a condominiumization of the parcels and as part of the process the planned park will be available for use by the public. He cautioned that the park will not be built or maintained by the Town of Carbondale. He went on to explain that the original plan included a turf area and a Futsal field, but the updated plan includes a playground and other amenities, as well. Mike related that he had spoken with Richard Camp and the tree varieties that are being considered include two varieties of evergreen, Norway Maple, Honey Locust, Chokecherry, and Hawthorn. He noted that his concern is not with the species, count, or placement, but rather the proposed evergreen screen along the parking spaces on the north side—it is a safety issue that will prevent police officers to easily see into the park. He added that he would also prefer to see a variety of shade trees in the play area rather than just one type but pointed out that this is not the final plan, and they may see more detail later.

Jo Anne asked about the topography and drainage.

Mike replied that he doesn't have the new plans that illustrate those details but noted that there is a dry well and catch basin located next to the chokecherries and the grade is 2% from centerline back to the trees. He wasn't sure if the proposed underground retention pond will remain a part of the plans because there will be a pour-in-place rubberized surface in the playground.

Jo Anne relayed her concerns about the pinyons located in an area of partial shade because they need full sun; she also pointed out how close the pinyons were to the buildings and the lack of defensible space. She was also concerned about the drainage and the potential that the trees will be soaked all winter. She also asked where excess snow will be stored.

Dan questioned the interface between the homeowner's association and the Town, noting the example of River Valley Ranch's HOA and the mismanagement of trees in the public right-of-way.

He emphasized that both the Board of Trustees and the Planning and Zoning Commission need to approve the planting and maintenance plan for the public space, and to make sure the homeowner's association understands the requirements for maintenance with everything spelled out clearly in the approved documents. He suggested that Public Works install the plantings and that a bond is held to provide for park maintenance, pointing out that Orchard Park is a good example.

Mike replied that the key distinction is that River Valley Ranch has a maintenance staff that takes care of the landscaping but that the maintenance of this proposed park will most likely be awarded to the contractor with the lowest bid.

Jo Anne questioned the proposed screening that blocks the view between the parking area and park, pointing out that she thought there wasn't supposed to be any screening.

Mike replied that there are provisions for screening in certain situations.

Jo Anne suggested swapping the location of the trees along the area with parallel parking to prevent damage to the trees.

Dan reiterated that he thought the critical issue is what happens after the park is built and wondered if the Town of Carbondale wants to take responsibility for something it doesn't own.

Jo Anne concurred, noting that there isn't an entity that is responsible for maintenance and replacement costs. She suggested another review before the agreement is finalized.

Mike agreed and pointed out that there isn't a firm timeline specifying the sequence when the park will be built as the buildings are built.

Dan listed the comments and concerns about the proposed Main Street Marketplace plan review:

- Long-term maintenance/repair/replace and Town of Carbondale maintenance contractor approval
- Have an opportunity to review the final plan for park plantings
- View lines into the park/security issues
- Placement of large stature trees along Shorty Pabst Way and resolving the tree/parking/sidewalk conflict
- Clear idea of what the homeowner's association will be responsible for
- More details--irrigation plans
- Distance between trees and buildings in terms of defensible space
- Environmental Bill of Rights and the conservation of water. In particular, the irrigation of turf grass should be rectilinear and there is currently a lot of curviness in the plan
- Don't plan pinyon in areas of shade for six months of the year; include a plan to cage the pinyon against the deer

### **ARBOR DAY**

Michael commented that in lieu of a public event, the assistant arborist is working with the Carbondale 5<sup>th</sup> grade on a poster contest as part of his Colorado Mountain College Senior Project. He added that the Tree Board could also have a booth at Dandelion Days and hand out Arbor Day information and tree whips (to be planted on residential property and not Town of Carbondale right-of-way!). Michael noted that four trees will be planted in front of the Recreation Center as well as a few at Hendricks Park.

Dan suggested encouraging interested youth in applying for the Tree Campers K-12 award sponsored by Arbor Day.

Mike added that Colorado Arbor Day is April 15<sup>th</sup> and National Arbor Day is April 29<sup>th</sup>.

**TREE ORDINANCE**

Mike commented that he had worked with Kevin to clean up the language in the Penalties Section, changing the verbiage to clarify the distinction between penalties and restitution requirements.

Lisa asked if violators have the right to arbitration.

Dan responded that they do not because it is a legally binding part of the ordinance.

Jo Anne clarified that 1) the penalty is assigned and 2) restitution is additional so there is no financial limit.

Dan suggested that the Resolution be provided to the Planning Director, Building Official, Parks & Recreation Commission and Environmental Board for a courtesy review with responses due before the May meeting.

Jo Anne related that she had spoken at length with Mike concerning the penalties section and now has a clearer understanding that there is a distinction between the penalty and required restitution. She was comfortable with the updated language for that section.

Mike agreed to work on that verbiage to essentially reflect shade for environmental benefit.

Sky disagreed, stating that trees shading streets provides aesthetic value.

**BACKYARD FORESTRY**

Dan noted that this topic will be satisfied by participating in Dandelion Days.

**MICHAEL'S TREE REPORT**

Michael noted he is communicating with the contractors to remove ten V-cut trees underneath powerlines. He noted that most of the easy projects have been completed so it is necessary to spend more money to remove the bigger trees but commented that that is why they added extra money to the budget.

**ADJOURNMENT**

The February 17, 2022, regular meeting adjourned at 7:10 p.m. The next regular meeting is scheduled on March 17, 2022 at 6:00 pm.

Respectfully submitted,  
Kae McDonald  
Town of Carbondale  
Boards and Commissions Clerk