

MINUTES

CARBONDALE PLANNING AND ZONING COMMISSION

Thursday May 12, 2022

Commissioners Present:

Jay Engstrom, Chair
Nicholas DiFrank, Vice-Chair
Kim Magee
Jeff Davlyn
Jarrett Mork
Kade Gianinetti (1st Alternate)

Staff Present:

Janet Buck, Planning Director
Mary Sikes, Planning Assistant
Kay McDonald, Town Boards

Commissioners Absent:

Elizabeth Cammack (2nd Alternate)
Marina Skiles
Nick Miscione

Other Persons Present

None

The meeting was called to order at 7:03 p.m. by Jay Engstrom.

April 28, 2022 Minutes:

Jarrett made a motion to approve the April 28, 2022 minutes. Jeff seconded the motion, and they were approved unanimously, with Jay abstaining.

Public Comment – Persons Present Not on the Agenda

There were no persons present to speak on a non-agenda item.

Commission Discussion Work Session – Comp Plan Update

Janet said that Cushing Terrell had been going through the public comments but needed direction from P&Z on some of the comments. The Commission discussed the following items:

FUTURE LAND USE MAP

Rename “Opportunity Area” to “Downtown North.”

Rename “Auto Urban” to “Mixed-Commercial.”

Do not extend New Urban up to Village Road to keep New Urban node at the intersection of Main Street and Highway 133.

Keep the road extensions at Merrill (Industry Way) and at Weant/Lewies Lane and Highway 133.

IMPLEMENTATION MATRIX

Put timeline legend in a footnote that appears on each page, so it is easy to reference as you go through each page.

Remove red, yellow and green. Instead, use the one, two and three dot system in the fifth column on the Implementation Matrix with one dot being a shorter timeframe and three dots a longer timeframe. Make dots turquoise, green or blue. Another option was put the actual timeline in the fifth column, i.e., Near-Term, Medium-Term, etc.

On Page 61, have four categories as follows:

Ongoing – no recommendation on symbol was provided for this item
Near-Term (0 to 3 years) – 1 dot
Medium-Term (0 to 6 years) – 2 dots
Long-Term (0 to 10 years) – 3 dots

Some of the items noted as “Ongoing” are not ongoing and haven’t been started yet. Have Staff and CT go through and finetune the timelines in the fifth column.

Once the Implementation Matrix is done, keep that document intact. Then create a new document called “Timeline” or “Checklist” with the near-term action items lumped together, medium-term action items lump together, etc. It would be a Timeline or Checklist that is behind the Implementation Matrix so a person can easily scan the list to see what needs to be done in the near term vs. a long-term. Try to keep the Categories intact. Put a column that allows you to add status of item.

When CT releases the Draft Plan, Draft should go to the Planning Commission, public, website, etc., at the same time. After giving P&Z at least two weeks to review, set up work session to discuss Draft Plan. Invite the Board of Trustees.

PUBLIC COMMENTS

Roundabout and future extension of Merrill Avenue to Highway 133

This has been a long-range plan over the last 20+ years. Need more east/west connections north of Main Street. What is key is the design of the street connection. There is potential for the extension to work well if it is multi-modal and progressive with a creative design, i.e., integrate greenways. Protect the trees and interweave into Downtown North. Be sure it does not divide neighborhoods, i.e., Colorado Meadows from Downtown North. Care must be taken where it crosses pedestrian connections, i.e., underpass. Function has a business truck loop for the light industrial uses in the Downtown North area. Put a note that the design of the connection is critical. Add language into Downtown North designation description and into the Implementation Matrix for multi-modal.

Consider Extending New Urban north to Village Road.

The New Urban designation was designed to create a node at the intersection of Highway 133 and Main Street to create a sense of arrival. Extending the New Urban north would dilute that design. Change Auto Urban to Mixed-Commercial.

Turn former Little Blue Preschool into Park.

Too detailed for Comp Plan; however, preservation of trees, open space and greenways along the Rio Grande Trail should be emphasized. Put this language in Downtown North and Implementation Matrix.

Have P&Z weigh in on Auto Urban on the FLUM

Change “Auto Urban” to “Mixed-Commercial” to reflect the description of the area more accurately. Make sure the Highway spectrum graphic from the 2013 also reflects the updated terminology.

Worried about Industry Way Extension and
Mixed feelings on the road cutting through Merrill Avenue (Two separate comments)

See response regarding Roundabout and future extension of Merrill Avenue to Highway 133 above.

Staff Update

Janet said that the Board approved the Lot 1 condominiumization of seven land units for Main Street Marketplace. She said that there was discussion of an easement verses dedication and that the Parks and Recreation Commission, recommended approval of the proposal for the park.

Janet said that Luis Yllanes was appointed a Trustee and Erica Sparhawk was appointed the Mayor Pro Tem.

Janet said that the Zone Text Amendment to amend the definition of Household Living was approved.

Janet said that Cushing Terrell would be working on meshing the 2013 Comprehensive Plan with the 2021 Comprehensive Plan Update. She said that the final 2022 Comprehensive Plan would be released sometime in June, with adoption hearings to follow.

Janet stated that Carbondale Center Place would be coming before the Commission for the changes to their application.

Janet said that the Jewish Deli at 1201 Main Street would be opening next week.

Commissioner Comments

Kade noted that at the Board meeting that the language of the Short-Term Rental Moratorium Ordinance was brought up regarding the wording of owner instead of resident.

Janet noted that Aspen's caps for short term rentals was a percentage of all the residential housing.

Nicholas said that he appreciated the Tree Board eliminating the requirement of hard copies for submittals.

Motion to Adjourn

A motion was made by Nicholas to adjourn, Jeff seconded the motion, and the meeting was adjourned at 8:39 p.m.