

MINUTES

CARBONDALE PLANNING AND ZONING COMMISSION

Thursday May 13, 2021

Commissioners Present:

Michael Durant, Chair
Nick Miscione
Jarrett Mork (2nd Alternate)
Kim Magee (1st Alternate)
Nicholas DiFrank

Staff Present:

Janet Buck, Planning Director
John Leybourne, Planner
Mary Sikes, Planning Assistant

Commissioners Absent:

Marina Skiles
Jay Engstrom, Vice-Chair
Erica Stahl Golden
Jeff Davlyn

Other Persons Present Virtually

Bobby Almazan, Owner/Developer

The meeting was called to order at 7:00 p.m. by Michael Durant

April 29, 2021 Minutes:

Nick made a motion to approve the April 29, 2021 minutes. Jarrett seconded the motion, and they were approved unanimously.

Public Comment – Persons Present Not on the Agenda

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

Resolution 4, Series of 2021 – 1629 East Dolores Way – Approving the Special Review/Kay PUD

Jarrett made a motion to approve Resolution 4, Series of 2021, approving the special review for Kay PUD. Nicholas seconded the motion, and it was approved unanimously.

CONTINUED VIRTUAL HEARING – Major Site Plan Review

Location: 156/160 12th Street

Applicant: Almdin Holdings LLC

Janet stated that this is a continued public hearing for a seven-unit townhome project. She said that the Commission considered this item on April 29th and continued to tonight to allow the applicant to address a number of items:

Janet said that the first was the rear yard setback. She stated that the building was shifted to the west to bring the structure into compliance.

Janet stated that another discussion item was the building height. She said that the building elevations were revised to lower the stone veneer section of the building on the west side to comply with the 35 ft. height limitation.

Janet said that the Commission and the applicant also talked at length about the roof decks. She said that the new proposal is that the rooftop deck will be accessed via an internal stairway that will have a motorized door/hatch system.

Janet stated that the roof top deck will be about 31.5 ft. in height. She said that the door/hatch system will be below the 35 ft. building height allowance. She stated that she talked about this with the Building Official, and it appears that this may work. She said that he will need to review the plans at the time of building permit.

Janet said that this just brought up another issue and that is what would be allowed on the rooftop decks, i.e., permanent shade structures, walls between the individual rooftop decks, lighting, etc. She said that we want to avoid light patio furniture that might fly off the side of the building.

Janet stated that the plans were revised to show additional overhead bulk storage in the garage. She noted that the calculations on the amount of cubic feet of storage wasn't included in the supplemental material but based on her conversation with the applicant, it would be about 96 cubic feet.

Janet said that they did demonstrate that the 20 ft. by 20 ft. parking area in the garage is unencumbered by the stairway.

Janet stated finally, the floor plans still need to be revised to reflect a three-bedroom AMI deed restricted unit. She said that she has spoken to the applicant, and this was just an oversight.

Commission Questions

There were no questions for Staff.

Bobby thanked the Commission for letting them get back before them so quickly. He said that he really appreciated the feedback received. He said that the modifications were pretty straight forward, and they didn't change the architecture intent. He said that the design is almost identical from what we had planned at the beginning. He said that we were challenged to find a solution to access those roof tops. He said that we found a unique solution out of the East coast that gives a custom-built enclosure that has a motorized switch, which encloses the staircase at the top. He said that we can continue the handrail to the top of the step on the deck. He said that it is going to make these places functional, unique and very usable for the future owners.

Commissioner Comments and Questions

- Clarification that Glazing Vision is the manufacturer.
- Safety backup for power.

- Glazing Vision systems have been used in areas of the East with very stringent codes.
- The applicant was commended for finding a very practical solution and thinking critically.
- Great garage storage.
- The Commission expressed interest in a tour when completed.
- Clarification of the stone mass location and design.

There were no members of the public to comment.

Motion to close the comment portion of the public hearing

Nick made the motion to close the comment portion of the public hearing. Jarrett seconded the motion, and it was approved unanimously.

Commission Discussion

- Solutions meet the criteria.

Motion

Nicholas made a motion to approve the Major Site Plan Review with the conditions and findings in the Staff report. Nick seconded the motion, and it was approved unanimously.

Yes: Michael, Nick, Jarrett, Kim, Nicholas
No: none

Michael thanked the applicant for his hard work and that we look forward to seeing this.

Staff Update

Janet said that the Board considered the contract for Cushing Terrell (CT) for the Comp Plan update on Tuesday night. She said that they approved the contract and that they thought there was a lot of meat to the scope of work. She said that she met with CT today to start the organizational scheduling. She said that we wanted to move this along so we could piggyback on the events this summer.

Janet said that the consultant team is scheduled to come before the Commission on June 10. She said they will be checking in regarding the existing Comp Plan and do you have the tools to do what you need to do.

Janet said that the Commission is acting as the steering committee. She thanked the sub-committee, Michael, Jay and Marina for all of their time.

Janet said there are not any items for the May 27th meeting and that John, and she have a big Board meeting on May 25.

The Commission decided that the meeting should be canceled.

Janet said that Mark Hamilton and she met with Jarrett and Kim for training. She said that it was a good refresher.

Janet said that the appeal is going to the Board for 485 Mancos Street on June 8, 2021, appealing the Commissions' decision to approve the ADU.

Commissioner Comments

Nicholas said that he would like to talk with Mark Hamilton regarding his boundaries with the Commission and his professional practice.

Michael said that we have two Jay's, Jay the Town Manager and Jay on this Commission. He said that it would be helpful to clarify and use last names since some Commissioner's don't know who is who yet.

Jarrett said that the question of the funk of Carbondale haunts him and is his number one question for CT.

Motion to Adjourn

A motion was made by Nicholas to adjourn, Jarrett seconded the motion, and the meeting was adjourned at 7:30 p.m.