

MINUTES

CARBONDALE PLANNING AND ZONING COMMISSION

Thursday June 10, 2021

Commissioners Present:

Michael Durant, Chair
Nick Miscione
Jay Engstrom, Vice-Chair
Kim Magee (1st Alternate)
Marina Skiles
Jeff Davlyn

Staff Present:

Janet Buck, Planning Director

Commissioners Absent:

Jarrett Mork (2nd Alternate)
Erica Stahl Golden
Nicholas DiFrank

Other Persons Present Virtually

Keith Walzak/Cushing Terrell
Ted Kamp/Leland Consulting Group
Nora Bland/Cushing Terrell
Dave Dixon/Cushing Terrell
Kathleen Wanatowicz, Project Resource Studio

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

May 13, 2021 Minutes:

Nick made a motion to approve the May 13, 2021 minutes. Kim seconded the motion, and they were approved unanimously, with Jay and Marina abstaining.

Public Comment – Persons Present Not on the Agenda

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

Comprehensive Plan Update – Consultant Team Cushing Terrell (CT) Meeting #1

The consultant team and Commission discussed the organization of the Chapter 2:

Vision and Goals of the 2013 Comprehensive Plan

CT asked the following:

1. Are the goal TOPICS still relevant?
2. Are we missing any new goal TOPICS?
3. Are the goal statements still relevant?
4. Are any revisions/edits required?

5. Are we missing any new goal statements?

They suggested the following goal topics:

- Community Character/Urban Form
- Multi-modal/Universal Access
- Health, Safety and Well-being
- Equity, Inclusivity, Diversity
- Aging in the Community
- Resiliency/Adaptation
- Hazard Mitigation

Some of the specific comments from the P&Z were:

PSC Overview: Current Trends and Perspectives

- Marina
 - o An emphasis of the Plan was to focus on Infill development. This has not happened on Main Street and the cause (likely parking requirements inhibiting redevelopment).
- Michael
 - o Echo Marina's comment – every place in Carbondale is going vertical except for downtown.
- Jay
 - o Everyone is focused on “keeping small town character” – but what is that character? We need to figure out what the unique character of Carbondale is (playful, artistic). Buildings that have been going up are too cookie-cutter, need to encourage developers somehow.
 - Marina: How do we inject personality into the building code?
- Kim
 - o What is our brand? Focused on historic preservation.
- Nick
 - o Echo Kim's comments. Need to preserve the story of Carbondale's historic/cultural fabric
 - o Take a hard look at downtown
 - o Promote vitality through more than just density + infill, everything at a pedestrian scale
 - o Take a second look at development regulations and figure out what works and what's not working
 - o Avoid “Miracle Mile” car-centric strip where no one needs to get out of their car
- Michael
 - o The chairman at the time of the last Comp Plan was a fan of Form Based Codes. Mixed Use zoning district (Hwy 133 corridor) was a nod to FBC. □ However, most

“mixed use” buildings going up are primarily residential

- Kim
 - o People have said they want more creative architecture
 - o Need changes to the code, specifically regarding historic buildings
- Jeff
 - o Somewhat an advocate for use-based code
 - Industrial zone in North Downtown is a good example of use-based zoning ensuring that industrial uses are an important part of downtown
 - What kind of character can we bring to that zone?
 - o Connectivity is important
 - o Open space and parks
 - o Development/economic trends □ Access and technology – what we ask developers to bring to the table
- Michael
 - o What do we want North Downtown to be? Stay industrial? Some sort of hybrid?
 - o N. Industrial was a very energetic discussion during previous comp plan update, this process needs another energetic discussion.
- Jay
 - o I like the idea of form-based planning. So many empty lots downtown – we want redevelopment. There are talks about making downtown a pedestrian mall – FBC could help inform that? All the empty lots right now are used as parking – know there’s a parking structure planned but once those lots are redeveloped, there may be issues with parking

Measures of Success

- Jeff
 - o Level of engagement – we need to hear from a lot of voices □ Communicate that this is the time to speak up – it has been unusually quiet the last few years
- Michael
 - o We’d like to hear from the quiet ones – we’ll have no issue hearing from the usual suspects. Need to intentionally engage those who don’t speak up.
- Nick
 - o Cooperation (both qualitatively and quantitatively). Not isolating any group. Outreach is a tool
 - o Find unplanned opportunities to get feedback and input.

Community Engagement Plan (CEP) Feedback

- Rodeo attracts participants from across the western slope – may be difficult to target the LatinX community there

- Engage with the religious groups – they’re somewhat organized and have a large representation from the LatinX community

There is an event at Sopris Park – 2-3 weeks after Mountain Fair – large representation from the LatinX community

- o Nora looked this up on the Town’s calendar of events – seems like it’s the Mexican Rodeo on August 7th or 14th?

- Stakeholders
 - o Add recreation community

Chapter 2: 2013 Comp Plan

- Needs to be tightened up – measurable goals
- Goals can’t be so broad that they’re meaningless
- Look at case studies of other successful comp plans in comparable communities
- The goals need to match the ambition of this small town
- Consultant team would take a look at structure and bring ideas to team
- Jay: could take lead role in a “goals subcommittee-type discussion”
 - o Subcommittee would provide context and response
- Consultant to come to next session with ideas on goal structure, topics
- Looking at other communities who have successful goal structures
- Goals must match the Carbondale community’s ambition, quirks, history and energy

After discussion, the Commission asked CT to provide specific recommendations.

Staff Update

Janet said that the appeal of 485 Mesa Verde went to the Board on Tuesday night. She said that there were ninety pages of letters and that the Board did a great job. She told the Commission that the Board upheld their decision to approve the ADU, unanimously.

Janet said that the Board reviewed ANB’s application and that they were not comfortable with their proposal. She said that the Board wanted the Lot to accommodate more uses and the Public Hearing was continued. She said that they directed Staff to bring back findings for denial.

Janet clarified that the July meeting with Cushing Terrell was July 15, 2021.

Janet thanked Kae McDonald for filling in.

Commissioner Comments

Jeff said it will be interesting to see how Carbondale’s Comp Plan Update might affect the surrounding areas of the County.

Motion to Adjourn

A motion was made by Jeff to adjourn, and the meeting was adjourned at 9:03 p.m.