

## MINUTES

### CARBONDALE PLANNING AND ZONING COMMISSION

Thursday August 12, 2021

#### **Commissioners Present:**

Jay Engstrom, Vice-Chair  
Nick Miscione  
Marina Skiles  
Kim Magee (1<sup>st</sup> Alternate)  
Jarrett Mork (2<sup>nd</sup> Alternate)

#### **Staff Present:**

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

#### **Commissioners Absent:**

Erica Stahl Golden  
Nicholas DiFrank  
Jeff Davlyn

#### **Other Persons Present Virtually & In Person**

Keith Walzak/Cushing Terrell  
Nora Bland/Cushing Terrell  
Dave Dixon/Cushing Terrell  
Carly Sieff/Fehr & Peers  
Ashleigh Powell/Cushing Terrell  
Katharine Rushton, Clean Energy Economy for the Region (CLEER)  
Nikki Delson, 1056 Village Road  
Ron Kokish, 1056 Village Road  
Sue Zislis, 648 Surrey Road  
Frosty Merriott, 818 Lakeside Drive  
Patrick Hunter, 1131 County Road 106

The meeting was called to order at 7:01 p.m. by Jay Engstrom

#### **July 15, 2021 Minutes:**

Jarrett made a motion to approve the July 15, 2021 minutes. Nick seconded the motion, and they were approved unanimously, with Marina abstaining.

#### **Public Comment – Persons Present Not on the Agenda**

Colin Quinn, **239 Crystal Road** and the Chair of the Environmental Board thanked Janet and the P&Z for working on the Comp Plan. He outlined some points;

- Document how the public input is considered.
- Different groups with equity in the Comp Plan and having a steering committee that is not just the P&Z.

Frosty said that he would engage later.

#### **Comprehensive Plan Update – Consultant Team Cushing Terrell (CT) Meeting #3**

The consultant team discussed Mobility, Aging in Community, Climate Action Plan

Keith stated that they would be producing an “Existing Conditions Memorandum” in the next few weeks, which will summarize all of the presentations and information gathered during the community engagement. He said that there will be a draft of a future land-use map, policy recommendations, implementation strategies and a preliminary draft update formatted as the RFP was requiring us to do so.

### Community Engagement Update - Nora

- Engagement Events – Nora
  - Added an event to the engagement plan with a Spanish-speaking community meeting, August 16 and English-speaking community meeting, August 17, with the same information and format for both meetings.

Janet said that she sent out emails to all the Boards and Commissions as well as the last twenty years of former Planning Commissioners, stakeholders, and property owners in the downtown, inviting them to the design charrettes August 17th.

Nick asked if CT was meeting with the Historic Preservation Commission.

John Leybourne stated that it was scheduled for September 2, 2021.

- Focus Group Meetings
  - August 9<sup>th</sup>: Development/Infrastructure
    - Developers/Property Owners
    - Architects/Engineers
    - LatinX representative
  - August 10<sup>th</sup>: Affordable Housing
    - Affordable Housing Providers
    - Affordable Housing Management
    - Real Estate Representatives
    - LatinX representative
  - August 9<sup>th</sup>: Business Interests
    - Business Owners
    - Chamber/Economic Development
    - Downtown/Downtown North
    - Highway 133 Groups
    - LatinX representative
  - August 19<sup>th</sup>: Access + Mobility
    - Multi-modal
    - Aging in Community
    - Safe Routes to Schools
    - LatinX representative

- August 18th: Arts/Culture
  - Youth Groups/School District
  - Art/Events Groups
  - LatinX representative
- August 23<sup>rd</sup>: Agriculture/Resources
  - Ranching/Farming Community
  - Natural Resource/Environmental Groups
  - Recreation Groups
  - LatinX representative

### Additional Engagement Meetings

- August 17<sup>th</sup>: Meeting with CAFCI + Downtown/North – Downtown Design Charrettes
- August 24<sup>th</sup>: Board of Trustees Update
- August 30<sup>th</sup>: Bike/Ped Meeting
- Follow up meeting with E-Board and/or CLEER

### Highlights of Online Survey Results

Nora noted that the paper surveys were not included because they were still in the mail and that she would be giving a comprehensive report on all of the survey results by the next meeting.

Nora said that there were 524 surveys completed total between July 2<sup>nd</sup> and August 6<sup>th</sup>, which was phenomenal for a community of our size.

Nora said that when the survey asked about growth that most responders felt that residential growth has either been too much or adequate and that commercial growth has been adequate or too little.

Nora said that the top three uses that folks want to see were;

- Neighborhood Parks
- Mixed Use
- Civic Use

She said that medium density housing was preferred over low- or high-density housing.

Nora said that with housing in general that single family homes were the most popular followed by mixed-use buildings, ADU's and the least popular were apartments.

Most important goals for Carbondale's transportation system are:

- Equity
- Sustainability
- Safety

- Choice of Travel Mode

Biggest challenges with walking;

- Not enough sidewalks
- Lack of overall connectivity

Biggest challenges with biking:

- Other, there weren't any challenges or crossing Highway 133 or complaints about the awareness of motorists.
- Lack of overall connectivity
- Discomfort of biking on streets

If you could make one recommendation about the future of Carbondale, what would it be?

- More affordable housing
- Traffic control
- Slow/no growth
- Develop slowly and intentionally
- Sustainable /green development

Keith pointed out that a comment that Colin made earlier in the meeting, how will public comments be linked to the revised draft recommendations. He said that the data that Nora was talking about was consistent with what we would expect to hear. He said that the preference for single family housing is interesting. He said that everyone wants home ownership and that it's the right thing to do. He said how do we reconcile low-density with the demand to provide things like more affordable housing. He said that we are going to have to work to do what Colin has asked us to do, take input from the community and understand it and develop that into policy recommendations. He said that there is a lot of interest in a lot of broad categories.

#### Mobility and Transportation - Carly

- Existing Conditions – Walking and Biking
  - Identification of multi-modal corridors (2019)
    - Need for sharrows and sidepaths
  - Barriers to crossing Highway 133
  - Rio Grande Trail
    - Improve access to trail
    - Enhance trail crossings
    - Implement wayfinding
  - Missing Sidewalks
    - Tradeoffs with on-street parking
- Existing Conditions – Transit
  - Frequent and free Carbondale Circulator to connect to RFTA

- Transit station amenities
- Paratransit service within ¾ mile from Circulator
- Bike parking could be expanded
- Existing Conditions – Driving
  - Frequent and free Carbondale Circulator to connect to RFTA
  - Transit station amenities
  - Paratransit service within ¾ mile from Circulator
  - Speeding is a major challenge
  - Congestion at the round-about during peak hours
  - West of Highway 133 access
  - Traffic calming
- Trends and Looking Forward – 8<sup>th</sup> Street Outcomes
  - Defined a multi-modal corridor
  - Documented community priorities and tradeoffs
  - Identified toolbox of supported traffic calming measures and bike facilities
  - Developed a vision for 8<sup>th</sup> Street
- Corridors
  - Sidepaths
  - Sharrows
- Intersections
  - Curb Extensions
  - Raised Pedestrian Crossing
- Trends and Looking Forward – Aging in Place
  - Regional transit access
  - Walkability
  - Access to key destinations and medical care
  - Design for e-bikes
  - Implement transportation infrastructure that is ADA-accessible
    - Sidewalk quality, curb ramps, crossing
- Findings and Needs and Next Steps – Expansion of Downtown

If the downtown were to expand north of the Rio Grande Trail, what would you like the transportation network to look like? This is an opportunity to envision streets without barriers of existing infrastructure.

  - Extending the transportation network
  - Consider freight implications
  - Creating a park-once community
  - TOD = Trail Oriented Development
- Findings and Needs and Next Steps – Identify High Priority Bike/Ped Investments
  - Re-evaluate the 2019 Bicycle and Pedestrian Corridors. Anything missing?
    - Sidepaths versus sharrows
  - Identify locations for sidewalk gap completion
  - Identify top five locations for enhanced bicycle/pedestrian crossings
- Findings and Needs and Next Steps – Transportation Programs

- What transportation-related programs do you think Carbondale should invest in?
  - Bike parking/repair stands
  - Marketing and education of transportation options
  - Priority parking for carpooling
  - Wayfinding
  - Work with employers on transportation benefits and flexibility
  - Parking pricing
- Findings and Needs and Next Steps – Parking
  - How do you feel like parking supply compares to parking demand?
  - Are there certain locations/land use types that have too much or not enough parking?

### Commissioner Comments

- Sharrows along Highway 133 problematic for bikes
- City Market in and out lanes don't slow cars for pedestrians
- How to promote the use of the sharrows on Main Street
- Report is very informative and is CT aware of the proposal of a second round-about as it relates to traffic calming along Highway 133, which is important for multi-modal transportation. Is this being integrated into the Comp Plan?
- The Circulator could reach a broader aspect of this community.
- Community involvement in the gateways into the community with Carbondale Arts program.
- Parking conflicts

Further discussion ensued regarding parking.

### Public Comments

Nikki Delson, **1056 Village Road** said regarding the Intra municipal transportation, the paratransit cannot be counted as a viable option. She said that very few people use it and you have to make an appointment to use it. She said that it is very inaccessible to many people. She said that you cannot refer to the circulator as a circulator, it's a shuttle that runs from the park-and-ride to downtown and back and excludes the majority of the town. She said when you refer to aging in community that she hopes you are not just referring to aging adults. She said that when we think of aging in community, we are thinking that everyone is aging in community from the time that you are born until the time you leave this earth. She said that when you plan for aging in a community that you have to look at where people are around that continuum. She said that it is true that older adults are a growing population and that it is important that we can get around even without a car. She said that she is on the Bike/pedestrian Commission, and we have a beautiful toolbox but for Eighth Street it became a corridor to not go on Highway 133. She said that it is pretty dense so trying to make it multi-modal when there are so many cars parked and so much traffic there should not be the blueprint for all of the other priority corridors. She said that they are not all exactly the same. She said that we were just looking at the best ways for people to get through towns safely. She said that another topic is the numbers of dangerous cracked and

falling apart sidewalks where we have had people with very serious injuries throughout town. She said there is so much that is not in this that is specific to Carbondale and that she hoped we could become more laser focused in terms of what the town needs moving ahead.

Ron Kokish, **1056 Village Road** said that he is mind-boggled by this report. He said that he worked as a consultant for twenty years and that his reports had to be accepted before he got paid. He said that the Commission may want to really consider whether to accept this report. He said that there was no paper survey available until we asked for one, our organization, KAFKE. He said that we submitted fifty paper surveys apparently that haven't been tallied. He said that no matter how many surveys you get that this is not a random survey, this is a survey of people who chose to fill it out and that there is bias. He said that his hunch is that it is the people that can afford to spend the time thinking about it and looking at it. He said that when you look at your housing responses and that you are puzzled by the preference for single-family housing that you probably have a bias for people that are in single-family housing and what to maintain their neighborhoods or people that are somewhere that have a shot at it. He said that there a lot of people out there looking for apartments and that he knows two people that have been pushed out of their apartments and are planning on living in a van. He said that the paratransit is close to worthless in Carbondale. He said that in 2019, where COVID wouldn't have been a factor, Carbondale used 829 rides. He said that Rifle has four times that number and they have twenty percent more seniors and they use four times as many. He said that Glenwood has about forty percent more seniors and that they use five times as many. He said could that be because the vans are stored and stationed in Rifle and Glenwood. He said that the people he talks to in Carbondale say that when they call for paratransit that the County makes it very difficult to be eligible. He said that in short that you really need to look at this survey as far as it has gone with a lot of skepticism because to base the next ten years on planning that has so little precise data behind it that it is not going to go well for Carbondale.

Sue Zislis, **648 Surrey Road** said that she is concerned about mobility and transportation building on what both Nikki and Ron have said. She said that we are all heading in the direction of getting older. She said that there are so many wonderful things to do in Carbondale and that it is such a common part of aging to not be able to see well and driving at night. She said that you are still a functional, active citizen and you still want to participate but driving at night becomes not a good idea. She said that you have no options other than to beg for a ride to go to an evening event. She said that the circulator is useless and that it doesn't go anywhere that people want to go.

Frosty Merriott, **818 Lakeside Drive** said that the Town of Carbondale dedicated quite a bit of sales tax to RFTA for the circulator bus, which is not a true circulator as people have pointed out. He said that could get people out of their cars to fewer cars. He asked what other subjects we are gong to cover so he knows when to weigh in.

Keith explained the topics to be discussed today and in future meetings.

Ron Kokish, **1056 Village Road** said as a citizen that he is not clear how committed Carbondale is to what, when it comes to automobile use. He said that traffic congestion, convenience are all part of the same coin. He said that if there is a clear policy, he doesn't know what it is. He said that there seems to be a general expressed intent that he thinks is in the 2013 Plan to reduce automobile use. He said that if we really want to do that you will have a lot of people mad at you. He said that it is more of Carbondale setting a clear policy and setting a clear goal and that is not the consultant's job. He said that it is our job and that we can't really move forward unless we know what we are moving towards.

### Aging in Community – Key Observations - Dave

- Represents full demographic of ages and abilities, more than just senior citizens.
- Carbondale population over 60: 18.5%
- Registered voters over 60: 17.6%
- Needs expected to double within the next ten years.
  - Are existing housing/networks/facilities adequate?
  - Where are the opportunities to better engage, coordinate or formalize efforts?
  - What are mobility/access issues?
  - What is the unmet need – where should the solution go?
  - Where are the economic opportunities for caregivers?
- Six Guiding Policies for Planners:
  1. Actively engage the aging perspective in the planning process.
  2. Provide a range of affordable and accessible housing options.
  3. Ensure access to a variety of quality transportation options.
  4. Use land-use and zoning tools to create welcoming communities.
  5. Support the economic well-being of older adults and their caregivers.
  6. Strengthen the community assets of and supports for older adults.
- Key Observations: Housing
  - 78 new senior housing units (Sopris Lodge, North Downtown: continuity of care, partially independent, assisted living, and memory care)
  - Assisted Living: Heritage Park and Care Center
  - Affordable Senior: Crystal Meadows (HUS, 62+, 30% AGI)
  - Trends and Needs?
    - Rise in seniors, decline in kids
    - What's the largest demographic rise or housing need among all cohorts?
      - 60+: Downsizing households, active senior homes, assisted living.
- Key Observations: Access
  - RFTA Traveler: on-demand
  - RFTA free for 65+
  - Bench projects, paths projects
  - AARP Walk Audit: 8<sup>th</sup> Street in need
- Key Takeaways



- Carbondale Age-Friendly Community Initiative is currently an 'ad hoc' committee – are there ways to formalize?
- Is Carbondale 'pulling its weight' in supplying needed housing types or facilities? Compared to rest of the valley.
- Formalize the accessibility audit and other age-friendly projects through Capitol Planning.
  - Install benches along pathways by housing.
  - Install sidewalks connections where most needed.
- How can the Comp Plan set the community up for more success?

Nikki Delson, **1056 Village Road** said something to add to the mix of housing that a lot of people retire here when they are in their early part of retirement and as they get older...there is very little housing where bedrooms are on the first floor. She said that there are communities that have made that a standard for the universal design, making sure that there is a bedroom on the first floor. She said that she lives in a townhome that has three floors and that it's much harder to retrofit that so that she can age in her own home, rather than planning from the beginning for people to stay in their own home. She said that there are a lot of people in Carbondale who have been here a long time that have big houses, but they are house poor, and they would like to provide space for a caregiver. She said that don't necessarily have the finances to retrofit their house in a way that is in line with zoning and planning. She said that looking at those types of things are important when looking at aging in community when we move forward updating the Comprehensive Plan.

Nick said that what he is noticing around town again is sidewalks and promoting pedestrian scale and the links between pedestrian activity and aging in place. He said that with the conditions and constraints that we have currently and the streets that don't have sidewalks. He said he wondered if we could incentivize homeowners to improve the sidewalks in front of their homes along the right-of-way. He said what policies could we talk about or start to study, as a group in implementing a sidewalk installation.

Dave said that in communities that he has lived in it is not incentive it is required if there is an issue with accessibility.

Nora said that in some communities they do a cost share with the city and the city takes care of all the contracting. She said that there are usually programs for those that need financial assistance.

Further discussion ensued regarding sidewalks and disabilities.

Frosty Merriott, **818 Lakeside Drive** said that he gives kudos for forward thinking. He said that he'll be seventy-four next month and that he tried to downsize and couldn't make it happen that it made any sense. He said that he would have loved to build an ADU on top of their garage in River Valley Ranch but that he is unable to because you are limited to fifty. He said that we have five hundred homes and only fifty ADU's. He said that he has been pushing to expand that to one hundred or one hundred fifty ADU's. He said that we would have to redo the PUD but that it could be done and that

would provide senior housing as well as community housing. He said that this is an opportunity that we shouldn't miss. He said that the ratio of affordable to free market 20/80 should be flipped to 80/20 and tell the developer to bring it back to us. He said that we should be able to get fifty senior housing units out of the Overlook Development. He said that he was on P&Z for four years from 2004 to 2008, and Trustee from 2008 to 2018 and that he is on the Chamber and Environmental boards now. He said that he tries to stay involved and that he's anxious to put his input in. He said that the Circulator bus running out to RVR with another fifty ADU's out here with seniors in it would be a great deal for Carbondale.

Patrick Hunter, **1131 County Road 106** said in the west-end up in Aspen, which was a bunch of little mining houses back when and now are million-dollar homes. He said that there are no sidewalks or gutters. He said that they seem to get by and maybe that's not priority for Carbondale's situation right now.

Sue Zislis, **648 Surrey Road** said that she wants to bring everyone's attention to the fact that sidewalks and accommodations that we are talking about doing is not just for the old folks. She said that sidewalks keep children safe and parents push their kids in strollers and not down the middle of the street. She said that kids that are learning how to ride bikes need a sidewalk. She said that if you are talking about climate change and reducing the carbon footprint of this town if we make it safer and more welcoming for people to walk that may help, so you don't have to drive into town. She said that if we had better sidewalks and a better Circulator, we are going to make a dent towards our carbon footprint goals as well as our accommodations for folks that are not using the sharrrows. She said that she wants to get the focus away from old folks and that it benefits everybody.

#### Climate Action Plan and Sustainability – Ashleigh/Dave

- 2013 Comp Plan – Vision, Goals and Strategies Focus:
  - Review 2013 Comprehensive Plan Topic: Ecology and Renewable Energy
  - Evaluate the policies and programs in the Climate Action Plan and Preparing for Drought, VCAP's report
- Provide Recommendations
  - Are the goal TOPICS still relevant?
  - Are we missing any new Topics or goal statements?
  - Are there updated sustainability goals which should be established in the Comp Plan?
- 2013 Comp Plan, 2.6 Ecology and Renewable Energy

#### Vision for a Sustainable Future

- Community - Carbondale has a long established ethos of protecting local and regional natural assets, reducing impacts on climate, and aspiring to a sustainable lifestyle. This respect for the environment is a key part of what people love about living here.

- Ecology -The community wants to establish Carbondale as a leader and innovator in energy efficiency and local energy production. A healthy environment with clean air, water, plenty of trees and healthy river corridors is a necessary condition for Carbondale's success.
- Economy - Because Carbondale has a sustainability ethos, it is already a center for sustainability enterprises offering anything from local food advocacy to renewable energy research and design. There are many opportunities for sustainability enterprises that have yet to tapped and Carbondale is poised to expand this sector.
- Ecology and Renewable Energy – Goals and Strategies
  - 1) Reduce the demand for energy and produce energy locally
    - A. Develop and adopt a green building program for new commercial development.
    - B. Establish Carbondale as a center of sustainable enterprises.
    - C. Update and revise the 2005 Town of Carbondale Energy and Climate Protection Plan and continue to implement the policies contained in this plan.
    - D. Maintain a compact small town form connected by an integrated and functional bike, pedestrian and transit system.
  - 2) Embrace the river corridors by preserving them and making them more accessible for recreation.
    - A. Identify key riparian areas for acquisition and conservation.
    - B. Maintain and enhance the riparian tree canopy.
    - C. Develop safe boating and shoreline access points using natural materials.
    - D. Develop river trails where terrain and access allow, that are carefully designed to support water quality through reductions in sedimentation and erosion.
  - 3) Improve watershed health and water quality.
    - A. Continue participating in regional watershed planning and projects.
    - B. Employ naturalized stormwater treatment techniques such as naturalized detention, bio-swales, rain gardens, trees, terracing and porous pavements.
- Carbondale Climate Action and Resiliency Developments From 2013 to 2021 Accomplished:
  - 2013: Adopted International Green Commercial Construction Code
  - 2015: Water Efficiency Plan
  - 2015: Source Water Protection Plan
  - 2017: Updated Climate Action Plan: Set a goal of Net Zero Community by 2050
  - 2018: Preparing for Drought – Vulnerability, Consequences and Adaptation Planning Scenarios (VCAPS)
  - 2019 Released Net Zero for New Construction report and Code roadmap To reach net zero in new construction by 2030.
  - 2019: Single Hauler Trash Program

- 2020: Revised Residential Efficient Building Program (REBP): Increased Energy efficiency and on site solar requirements

In Progress:

- 2021: Adopting 2018 IGCC with amendments and revised renewable Energy requirements for new commercial buildings
- 2021: Tracking progress on CAP action items and categorizing strategies As high/medium/low priority
- 2021: Researching potential to address energy use in existing buildings Through code mechanisms

➤ 2017 Carbondale Climate and Energy Action Plan

The plan seeks carbon neutrality, and imagines a community with a thriving economy in which:

- All buildings have a net-zero emissions
- All energy is powered by renewable sources
- The majority of trips are made by walking, biking or public transit, and all the vehicles we use run on low-carbon fuels
- All waste is recycled or reused
- An abundance of locally raised foods and products are available

The 2017 Carbondale Climate and Energy Action Plan is our community's Roadmap for the next decade.

We strive to become a net-zero community by 2050, with the systems, policies and practices in place that will allow our community to thrive without leaving a carbon footprint.

➤ 2018 VCAPS – Preparing for drought in Carbondale – Vulnerability, Consequences, and adaptation Planning Scenarios

- Facilitated discussions about building **resilience** towards weather and climate hazard and impacts.
- Carbondale's key concern for the workshop was **drought**.
- Systematically examined **local climate concerns**.
- Evaluated the experienced and **anticipated impacts of climate hazards**.
- Reviewed past, current, and **planned efforts to mitigate climate risks**.
- **Identified potential new solutions** to address risks across town operations.

➤ Trends and Trajectory For Climate Action and Resilience

United States, Colorado, Garfield, Eagle, Pitkin Counties were outlined.

➤ Global Trends and Trajectory For Climate Action and Resilience

Key Takeaways:

- It's unequivocal that human activity is warming the planet.

- We're now unlikely to keep the rise below 1.5 degrees C and we will breach 2 degrees C without immediate and deep cuts.
  - Heatwaves, floods, droughts, and wildfires are all becoming more frequent. This will continue under even a 1.5 degree C scenario.
  - To limit warming to 1.5 degrees C, we must emit no more than 400 billion more tonnes of CO2 but we're on course to emit that within a decade.
- We can avert the worst impacts of climate change if we can drastically cut greenhouse gas emissions in the next decade and reach net-zero emissions globally by 2050 we still have a chance to meet the 1.5 degree C target.
  - Framework for a Sustainable Future – 2013 Framework and Proposed Framework For the 2021 Comprehensive Plan:
    - Climate Protection
    - Resilience
    - Equity

Jay stated that he appreciated the addition of equity in the framework.

Jarrett said that he thought it would be a great addition to the Comp Plan if urban agriculture could be added. He said that Carbondale was founded on potato growers, which we celebrate every year.

Nick said that there seems to be some great frameworks in place that could be adopted, IECC, IGCC, HERS reports. Do we just need to adopt something that is already put in place in order to achieve the goals we set forth?

Frosty Merriott, **818 Lakeside Drive** said that this is his passion and he put solar on his house in 2008 and the first person in RVR to do it. He said that they made him promise to change his roof color if he put solar panels up. He gave kudos to Ashleigh for her presentation. He said that y'all should see my garden that is full of tomatoes and squash, it's really cool. He said that this is a real passion for him. He said that we have to figure out priorities. He said are going to spend millions of dollars on a swimming pool before we have monies committed to individuals who can't afford to do solar and storage. He said that he wouldn't and that it's a discussion that should be worked into this. He said another think he would throw back at Janet is that we wrote an E-Board, Environmental Bill of Rights, and that he wrote from the mission statement of Carbondale, and I bet most of you haven't even seen it. He said please go look at that thing because we wrote it off the mission statement with the Environmental Board, Heather Henry helped do it, we presented to all the Town Boards. He said that we had public meetings and it was unanimously passed by the Trustees and signed as a resolution in 2017. He said that he thinks it is more and more relevant over the last few years. He said that it is important to realize that Denver was the most polluted city in the world last week, with a 176 air quality index. He said that same day Carbondale was 154, unhealthy air to breath. He said that we are running out of time on this and we have to have a sense of urgency here. He said we were the first on the west slope to do commercial green building and residential green building and Carbondale needs to lead on these issues.

Katharine Rushton said that she is with CLEER and that she has been working with Ashleigh to review the 2013 Comp Plan and provide information on what has happened in Carbondale between 2013 and now, in terms of new actions and new plans. She said some of the points made in this discussion are really around not only the importance of climate action but also the strategies we could be including in a Comp Plan update. She said what we are really trying to figure out is do all of these new strategies, new ideas and new actions that we need to be taking fit within this narrow framework that we see in the 2000 Comp Plan of community, ecology, and economy. She said that the sustainability portion of the Comp Plan is extremely limited. She said we are only talking about let's produce more energy and that there is so much more we need to be doing. She said does this framework still service as a community when climate action is such an urgent response. She said someone else mentioned that there are other frameworks such as the IGCC etc., which are actually strategies, updating codes, which is what we have been working on as a community. She said that is a strategy that would fall under this proposed framework of climate protection.

Nick clarified that we he said that there are other frameworks in place, that in no way implies that those other frameworks that already exist that are international, are not stringent. He said that in his opinion now is not the time to be thinking creatively but rather to implement strategy that has already been put in place in order to achieve our goals, in this particular department, as it relates to aggressive climate action response.

Keith said that he understood his comment, do we need to re-invent the wheel and the short answer is we don't. He said that we have such good collateral out there at the global, national, state level. He said what we need to do is make sure that we are bringing you up to speed on the most current trends, even beyond on what you've been accomplishing over the last eight years, since the Comp Plan. He said we need to have a get together at Frosty's house with the garden to listen to Jarrett's dissertation on his thesis, that's what he just heard.

Further discussion ensued about strategies and tactics.

Patrick Hunter, **1131 County Road 106** said here is the minority report, maybe some of you guys saw that movie with Tom Cruise. He said what it really boils down to is that we are producing too much green house gas on this planet and does anybody disagree with that. He said the idea behind the Climate Action Plan was to find a way, set a target for the Town of Carbondale. He said a lot of other places have set these goals. He said that the problem is that there is no accountability about getting to those goals. There's a lot of discussion and there's a lot of people working on the strategies and some work is being done. He said some good things are being done but we're not actually getting there. He said we haven't turned that trend around yet, nor has Carbondale. He said in the years that we've had Comp Plans and Climate Plans we've been flat. He said the reason we've been flat is because the energy companies that give us electricity have been improving the quality of their electricity, they have been greening it up. He said that even though we've been using more BTU's, we've been able to hold our greenhouse gas component fairly level. Unfortunately, recently we are in a development spurt along with most of the State he would guess and that we are continuing to put up

buildings that continue to burn greenhouse gas, which is illogical. He said that we have the technology today, not to do that and that we can put up buildings that are electrified. He said that there's some that have gone up here and up the valley, yet we are not mandating that the new construction be that way. He said that we are working on it, the Board of Trustees just agreed to go forward with some more advance codes and to put more emphasis on attempting to remove natural gas lines from new buildings. He said that his concern, going back a couple of decades now, is that we haven't really set up a plan whereby we have specific targets, how much greenhouse gas will we cut by year what. He said we don't have an interim plan that says by what year. He said that we haven't identified the things we are going to do to get ourselves there. He said that we don't really have a working plan. He said that when reviewing some of the documents we have for the Town of Carbondale with our 2030 goal, which is a fifty percent reduction in greenhouse gas. He said that sidewalks and curbs are not going to get us there. He said that he says these things but that he doesn't hear a response, is what he just said dumb, is it wrong, is it not appropriate in this discussion.

Marina said that she hears him and that she really appreciates both you and Frosty's comments. She said that we are all listening and that she's sorry that there's not direct feedback.

Jay said that he agrees with Marina and that he does appreciate everything that he has brought up. He said that the process that we are going through and that we have a lot to cover in a very short amount of time. He said that we are trying to absorb as much as we can.

Nick said Patrick responding to you directly, he is a huge fan of whole house electrification and push it in every project we do. He said that this isn't about him and that he doesn't think there's anyone in this room right now who doesn't agree with climate action plan but that it is not the only topic.

Jarrett said that he appreciates Patrick's sense of urgency.

- Next Steps – Keith
  - Small Group Stakeholder Sessions – Ongoing
  - Community Engagement Events - August 16-17
  - Project Steering Committee #4 - September 16, 7:00 – 9:00 p.m.
    - Policy Recommendations (Draft), in categories

Further discussion ensued regarding the community survey and the CT process.

### **Election of Chair and Vice-Chair**

The Commission decided to wait for other members of the Commission to be present, so the election was postponed to September 16, 2021.

**Staff Update**

Janet asked if the Commission would prefer a Zoom meeting for the next meeting? The Commission decided that Zoom would be best for them.

Further discussion ensued regarding the next meeting and the Comp Plan update.

**Commissioner Comments**

There were no further comments.

**Motion to Adjourn**

A motion was made by Jarrett to adjourn, and the meeting was adjourned at 10:00 p.m.