

MINUTES

CARBONDALE PLANNING AND ZONING COMMISSION

Thursday August 30, 2018

Commissioners Present:

Michael Durant, Chair
Yuani Ruiz, Chair Pro Tem
Nick Miscione, 2nd Alternate
Ken Harrington
Jeff Davlyn
Marina Skiles
Jennifer Gee DiCuollo

Staff Present:

Janet Buck, Planning Director
John Leybourne, Planner

Commissioners Absent:

Jay Engstrom, 1st Alternate

Other Persons Present

Teri Garvey, 633 North Bridge Drive
Jett Wunsche, 3 Inverness Drive East, Englewood, Colorado

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

Michael said that he would like the record to show the Commission's gratitude to Jen and Yuani. He said that they have both made such a huge contribution to this Commission over the last how many years?

Jen said eight years for her and ten years for Yuani.

Michael said that Yuani and Jen were a big part of both the Comprehensive Plan and the Unified Development Code (UDC). He said that he is personally grateful for their service.

August 16, 2018 Minutes:

Jeff made a motion to approve the August 16, 2018 minutes. Mariana seconded the motion and they were approved unanimously with Jen abstaining.

Public Comment – Persons Present Not on the Agenda

Teri Garvey, 633 North Bridge Drive said that she is a retired public health nurse and that she has some safety issues. She said that on North Bridge Drive between Holland and Pioneer Court that there are twenty-one children living there, on their bikes and traveling all over. She said that speed is a problem on North Bridge Drive and that she is representing many families and their concerns. Teri said that there is an unmarked crosswalk on Holland Drive across to the Ross Montessori School. She said that parking is allowed on both sides of the street on Holland Drive and that it is a blind intersection for children crossing at that corner.

Ken said to add to Teri's comments that he knows of another place that has a curb cut but no crosswalk near the driving range in River Valley Ranch.

Janet said that she would let Kevin Schorzman the Public Works Director know of these areas of concerns.

Teri Garvey shared a handout.

PUBLIC HEARING – Verizon cell antenna – Special Use Permit for Substation, Receiving Station or Switching Station
Applicant: Pinnacle Consulting Inc. Location: 1150 Highway 133

John said that the Applicant is proposing to construct a telecommunications facility with antennas screened by Radio Frequency (RF) transparent stealth panels. He stated that all other equipment is located in a separate room on the second floor of the building.

John explained that the applicant in consultation with Staff was able to reduce the size of the antennas and screening materials so that they are now lower than the maximum allowed height.

John stated that there is not a use category in the UDC for a "Telecommunications Facility" therefore Staff has placed the proposed use in the Substation, Receiving Station, or Switching Station use category.

John continued by saying that this use also includes receiving stations intended to receive and transmit radio, electromagnetic, and/or other signals and the necessary parabolic, round, or quasi-parabolic antennae and supporting structures.

John stated that Section 4.3.5 E of the UDC addresses the use specific standards for this classification and that they are outlined in the Staff report. He said that Staff has found the use to comply with those criteria that are applicable.

John said that in addition to the use specific standards, the proposed use must meet the Special Use Permit Criteria. He stated that Criteria A through J are indicated in the Staff report and that Staff has found the use to comply with those criteria that are applicable.

John stated that the recommended findings 1 through 7 are indicated in the report.

John noted that when the application was originally submitted that Ralph Wanner was the owner of the building and that he has since sold the building to Stepping Stones. He said that Stepping Stones does not have a problem with this application moving forward.

The applicant, Jett Wunsche, introduced herself and gave a PowerPoint presentation. She said that this location was selected by Verizon because they have identified a gap in their coverage. She said that this building was found to be the least intrusive to fill this

gap. She stated that it is in the appropriate zone district and that it will enhance communication for those that have Verizon as well as 911 calls. She continued to explain the coverage and design of the screening with her slides.

Jett Wunsche offered options in the screening and explained the possibilities. She added that there are no hazards to health safety. She said that they are in compliance with the conditions of the Special Use Permit that John covered earlier. She stated that they are in complete agreement of the conditions of approval as set forth by Staff.

Points of Discussion

- The Special Use Permit can include design requirements of the antenna and/or screening.
- Is screening needed and how was it determined that it was needed.
- Is the screening more offensive than the antennas?
- The UDC does require mechanical equipment to be screened.
- Is four-sided screening more desirable with two U's.
- RF transfer paint could be used on the screening to create art.
- The Stepping Stones kids could be part of the art creating.

Motion to close the Public Comments

A motion was made by Jeff to close the Public comments. Jen seconded the motion and it was approved unanimously.

Motion

Jeff made a motion to approve the Special Use Permit for the installation of a Telecommunications Facility defined as Substation, Receiving Station, or Switching Station per the UDC within the Commercial Transitional Zone District to be located at 1150 Highway 133 with conditions 1 through 5 recommended by Staff with an added condition of a three sided screen with a one foot return along the front matching the front bump out of the building in the width dimension and the seven findings. Nick seconded the motion and it was approved unanimously.

Yes: Michael, Jen, Marina, Jeff, Nick, Yuani, Ken

No: None

Staff Update

Janet said that she had made an interpretation of the UDC in regards to the River Valley Ranch Driving Range and their request for a rezoning and that her decision is being appealed. She said that we are working on getting Board of Adjustment members seated and that she is putting together a briefing schedule. She said that it will be a public hearing, she reviewed the process of an appeal.

Janet said that we will have three new Commissioners and five to seven new Board of Adjustment members and that we could do a training for the September 13, 2018 P&Z meeting. She said that the current Commissioners are welcome to attend for a refresher.

Janet said that childcare is going to the Board on September 11, 2018 as well as 689 Main Street rezoning.

Janet said that Main Street Marketplace would be before the P&Z on September 27, 2018 with 115 residential units and 10,000 sq. ft. of commercial space.

Janet said that Dr. Stein is trying to sell his property with the development rights.

Commissioner Comments

No comments.

Motion

A motion was made by Ken to adjourn. Jeff seconded the motion and the meeting was adjourned at 8:30 p.m.