



Town of Carbondale
511 Colorado Avenue
Carbondale, CO 81623

AGENDA
PLANNING & ZONING COMMISSION
THURSDAY, May 12, 2022
7:00 P.M. Carbondale Town Hall & Via Zoom

ATTENTION: All regular Carbondale Planning and Zoning Commission Meetings, will be conducted in person and virtually via Zoom. If you wish to attend the meeting virtually, and you have a comment concerning one or more of the Agenda items, please email jleybourne@carbondaleco.net by 4:00 p.m. on May 12, 2022. If you would like to comment virtually during Persons Present Not on the Agenda please email jleybourne@carbondaleco.net with your full name and email address by 4:00 p.m. on May 12, 2022

<https://zoom.us/webinar/86352615929>

1. CALL TO ORDER
2. ROLL CALL
3. 7:00 p.m. – 7:05 p.m.
Minutes of the April 28, 2022 meeting..... Attachment A
4. 7:05 p.m. – 7:10 p.m.
Public Comment for Persons not on the agenda (See instructions above)
5. 7:10 p.m. – 8:00 p.m.
Comprehensive Plan Discussion..... Attachment B
6. 8:00 p.m. – 8:05 p.m.
Staff Update
7. 8:05 p.m. – 8:10 p.m.
Commissioner Comments
8. 8:10 p.m. – ADJOURN

Upcoming P & Z Meetings:
5-26-22 – 1150 Highway 133/Condo Exemption

Please note all times are approx.

MINUTES
CARBONDALE PLANNING AND ZONING COMMISSION
Thursday April 28, 2022

Commissioners Present:

Marina Skiles
Jeff Davlyn
Nick Miscione
Jarrett Mork
Kade Gianinetti (1st Alternate)

Staff Present:

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

Commissioners Absent:

Jay Engstrom, Chair
Nicholas DiFrank, Vice-Chair
Kim Magee
Elizabeth Cammack (2nd Alternate)

Other Persons Present

Lisa Paige, Chair of the Tree Board
Patty Lecht, 102 Main Street
Mark Chain, Mark Chain Consulting
Ramsey Fulton, bldg seed architects
Angela Bruno, Director of the Clay Center

The meeting was called to order at 7:00 p.m. by Janet Buck. She said that Nicholas had planned to chair the meeting, but he is unable to attend.

Motion

Jeff nominated Marina to chair the meeting, Kade seconded the motion and she was nominated unanimously.

Public Comment – Persons Present Not on the Agenda

Lisa Paige, Chair of the Tree Board said that she wanted to make sure that this board was aware of some changes that they are recommending to the Board of Trustees. She said that it is the Tree Board Ordinance, which she said that the Commission should have a copy in their email. She said that it was put in place in 2002 and that we wanted to update, she said that it would allow developers to submit plans electronically instead of eight paper copies. She said that under Section 7.10.60, trees on public property, was rearranged to emphasize the enforcement parts of this ordinance. She said that this is based upon our observation along with the Town Arborist regarding situations with trees on the public right-of-way that don't always receive the kind of care that we think is needed. She said that we also added some language to the penalty section so that if there were trees that were damaged or not cared for as indicated in the ordinance that the developer would be held accountable for the replacement value of the particular tree.

She said in addition, we made some specifications to the size of the tree.

Nick asked who would be responsible for enforcement and penalties?

Lisa said that it is spelled out in the ordinance, and it is under Public Works.
Marina asked if the Board would vote on this?

Lisa stated yes that we are an advisory board. She explained that Public Works would be the enforcement department for this ordinance.

Patty Lecht, **102 Main Street** said that the two items that she wanted to comment on are on the agenda and that she is doing a fly-by endorsement for the Clay Center. She said that she wanted to say how wonderful they are and that she lives across the street from them and that it is such an incredible endeavor. She said that it is so inspiring for the community.

Patty said that Laura Bartel is doing an ADU on her property and that she is an amazing builder.

April 14, 2022 Minutes:

Jeff made a motion to approve the April 14, 2022 minutes. Jarrett seconded the motion, and they were approved unanimously.

Resolution 3, Series of 2022 – Minor Site Plan Review/Special Use Permit – 728 Euclid Avenue

Jeff made a motion to approve Resolution 3, Series of 2022, approving the minor site plan review/special use permit at 728 Euclid Avenue. Marina seconded the motion, and it was approved unanimously.

PUBLIC HEARING – Rezoning

Owners: Carbondale Clay Center/Stephen Zlotnick

Applicant: Carbondale Clay Center

Location: 135 Main Street/66 N. Second Street

John stated that this is an application for Rezoning, the Planning Commission is required to hold a public hearing and make a recommendation to the Board of Trustees to approve the application or deny it. He said that the Commission may also continue the public hearing.

John stated that 135 Main Street is located on the 100 block of Main Street in between the Rio Grande Trail corridor and Main Street. He said that 66 N 2nd Street is located to the south of the Rio Grande Trail corridor along the east side of 2nd Street. He stated that each of the properties are currently zoned Commercial Transitional (CT) and each of the properties is surrounded by Commercial Transitional (CT), Historical Commercial Core (HCC) and Transit zoning.

John continued by saying that the current zone district for these properties is Commercial Transitional (CT). He stated that the proposed zone district is Historic Commercial Core (HCC). He said that the rezoning would only apply to the two parcels, 135 E. Main Street and 66 N. 2nd Street. He stated that no subdivision or development of the parcels is proposed at this time and the three remaining CT parcels are not included in this application and would remain CT. He explained that the south side of Main Street was rezoned in 2014 to HCC to better align with the Future Land Use Map in the 2013 Comprehensive Plan as being designated as Downtown.

John stated that in order to approve a rezoning, the Town would need to find that the rezoning will promote public health, safety and welfare; is consistent with the Comprehensive Plan; is consistent with the purpose section of the UDC and the proposed zone district; does not have adverse impacts on the natural environment and adjacent or nearby properties; and that facilities are available to serve the development.

John stated that the Parcels are designated as Downtown by the 2013 comprehensive plan and the 2013 Future land use Map.

John outlined the following;

- Chapter 4 of the adopted 2013 Comprehensive Plan describes the Downtown designation as follows: Downtown is the thriving, historic, identifiable center of commerce, town culture, civic life, and celebrations and is the heart of the community.”
- The most important priority for the future of Downtown is to maintain and enhance the characteristics that have proven so successful in the past. The Historic Commercial Core has a finite area, so it is important to make the best use of the land available to continue to build on the vitality to the community.
- One of the criteria which must be met in order to approve the rezoning is as follows: “The amendment is consistent with the Comprehensive Plan and the purposes stated in this Unified Development Code.”
- The “Downtown” designation calls for the preservation of existing historic buildings and to allow for a variety of design while honoring the historic nature in the design of new buildings. This designation is also the historic center of commerce, culture, civic life, and celebrations, the heart of the community.

John said that The Clay Center has long been a center of culture and civic life on the eastern end of Main Street. He said that the new designation will allow for a possible future expansion of the use to provide more services to the community.

John stated that 66 N 2nd Street is currently being utilized as a single-family residence and it will become a non-conforming use. He said that non-conforming uses are governed by the Unified Development Code (UDC) Section 7.3., an expansion of the

use would not be allowed. He said that the owner of the property is aware of the change from an allowed use to a nonconforming use.

John said that 66 N 2nd Street was constructed 1888 and has not been surveyed as a Structure of Merit but would fall under Chapter 16, Historic Preservation of the Municipal code.

John stated that the proposed rezoning of the parcel provides a level of protection for the historic structure in keeping with the Purpose of Chapter 16, and the purpose of the Comprehensive Plan Designation, Downtown.

John said that Staff is supportive of the rezoning of each of the parcels. He stated that while it is not ideal to rezone only two of the five parcels along the northern 100 block of Main Street that the rezoning is keeping with the goals of the adopted 2013 Comprehensive Plan and to align with the Future Land Use Map.

Jeff asked why these two properties are paired.

John said that they did approach all five of the property owners and only two wanted to go forward with the rezoning.

Jarrett asked if any other parcels qualify for rezoning in this area or are these the only two that want to?

John explained that these are the only two that want to but that the entire 100 block, as designated by the Comp Plan could be rezoned to HCC.

Jeff asked if it had to be a voluntary process to kick it off or could the Commission take it under their purview to rezone the whole block?

John said that we would rather have the owners come forward with rezonings.

Jarrett asked if it would be more difficult for future parcels to rezone?

John answered no.

Marina said that she was here in 2014 when the other side of Main Street was rezoned, and we rezoned the entire block. She asked if the other owners are averse to this change or have, we received any comments against the rezoning.

John stated that we have not received any negative comments.

Mark Chain introduced himself and said that he is helping with the rezoning. He said that Ramsey Fulton of bldg seed architects and Angela Bruno, the Director of the Clay Center and some Board members and supporters present tonight.

Mark said that the entire block has been talked about going to HCC since 1990. He said that historically that there have been concerns about parking. He said that the code has been confusing at times. He said that if it were up to him that he would rezone the whole block HCC. He said that what has changed since the 1990's is that the unknown demand in the future for brick and mortar commercial that he can understand why some might want to retain their single-family home designation. He said one option might be to make the single homes a conforming use if they already exist.

Mark recalled when Diane Kenney the founder of the Clay Center came into his office, twenty some years ago, proposing to have this organization. He said that it is great to see this property blossoming over the years and that right now they are bursting at the seams. He said that is why the Clay Center would like to go with the HCC zone district. He said that we conform with the Comprehensive Plan and all of the other guidelines in the Town code.

Mark said that we did meet with everyone on that block and asked if they would like to join in this rezoning application, either virtually or in person. He said that Mr. Zltnick did decide to join with the rezoning application.

Mark said that we support the Town's recommendation for HCC designation for both properties. He said that we did reach out to some of the property owners outside of that block.

Commissioner Questions

- Clarification of ownership of the two addresses with this application and alley access not possible with this side of Main Street, Block 100.
- Reasons other owners were not wanting to rezone.

Public Comment

Buck Dean, owns property next door, said that he is in favor of doing this and he thought that they were going to be involved in this and that he was surprised today to find out that we are not. He asked if the rezoning was for the whole block, we they be bound to commercial use.

Mark Chain said that he could develop a portion of the property residentially and that the first twenty-five off the right-of-way would need to stay commercial, on the first floor. He said that parking for residential uses would need to be provided. He said that if you want commercial that you could be lot line to lot line, but with residential you would have to have space for parking.

Further discussion ensued regarding HCC parking for residential.

Buck said that he was in favor of it and to have a good time.

Carey Shanks, **Marble Distilling Co 150 Main Street** said that it sounds like there has been a turn of events. He said that he supports everything that they are doing and that they get granted this change. He said that he doesn't think their business would thrive as much as it does without the Clay Center and that we would like to see it continue to grow. He said that to reiterate a part of the history from 2014, we came forward with a proposal that was under the current zoning. He said that he asked the Town like ten or fifteen times, are you sure we shouldn't look at what the Comp Plan is saying and look to a rezoning. He said that the answer came back to harm no foul and go ahead and submit. He said at the last minute he was asked to come before the P&Z and he was asked if we would rezone to HCC. He said that we went back and redid our plans and that he lost a lot of money on the original plan close to one hundred thousand dollars. He said that it may not seem appropriate to some to rezone the whole area and incentivizing people through the rezoning for the downtown to grow and be vibrant. He said that it is something to think about with Highway 133 that it is a valuable thing to look at before making the decision on spot zoning, which we would support.

Amy Kimberly, **Carbondale Creative District/Carbondale Arts** said that this is an entrance to our downtown, which is a creative district and historic core. She said that the gateways to our town gets discussed quite a bit and that the Clay Center has been such a strong part of this community for so long. She said that it makes sense to do the whole block, if possible, because it is a part of our downtown. She said that she feels that Marble feels that it's far away and that it is going to get less faraway. She said that she supports the Clay Center and thank you for listening.

Rosemary Burkholder, **111 Main Street** said that she is to the east of the Clay Center and the entrance to Carbondale. She said that her sister and her have owned this property since 2000, love it and it's been a little gem and that we have received many compliments from people. She said that it is up for sale and the reason why we decided not to go HCC is that she wanted the next owners to make that decision. She said that after twenty-three years that she is tired of making those decisions. She said that she is happy for the Clay Center, she said that when they say they are busting at the scene what is that going to do with parking. She said that is her main issue, our parking was taken away when the pavement moved out to the street so 111 Main Street does not have parking at this time. She said that it has been rented out for the last year and a half and that there have been complaints that they did not have a place to park when they came home. She said that she is happy for the Clay Center but when they are bursting at the seams what does that mean for people on the street.

Hillary Brock, **480 Settlement Lane** said that she is a member of the Clay Center and that part of what drew her to Carbondale was the art. She said that her kids have been taking clay classes since they moved here and that she just started taking classes too. She said that it is a fantastic place and that it is so welcoming for all ages. She said that she hopes they can expand to make it bigger and better.

Motion to close the comment portion of the public hearing

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

Commissioner Comments

Jeff said that he appreciates how it was all pulled together and the questions of how it all came together were answered. He said that it was interesting to know about Harmony's plans, knowing that HCC was exempted the effective moratorium on STR's. He said that he appreciates the Town/Staff's approach to this and that it is meaningful that it is voluntary. He said that if those landowners get there over time, then the block would see a benefit and that he sees it as an upzone with more opportunity for those landowners. He said that he is supportive and excited for the Clay Centers' plans.

Kade said that as Carbondale grows that our Main Street it is going to have to lend itself that way and that it is an entry point and that it makes sense.

Nick asked if Harmony Scott would be further securing her STR eligibility and entitlements by becoming a part of HCC.

John said yes.

Janet said because HCC is exempt from the STR licensing.

John said that they still have to get the lodging tax license but not the permit process that the Town is currently working on.

Nick asked if it was true that those licenses are going to be going for a very good price at least initially?

Janet said that the Board decided to keep the prices low at this time to encourage people to go ahead and get licensed. She said that right now it is low and that we are only in the first phase of the STR regulations. She said that the Commission will be talking a lot about it as time goes.

Nick asked for clarification regarding the parking on the Burkholder lot and what happened there?

John said that the lot is definitely eligible for parking and that the property owner did speak to the Public Works Director about how she could provide a driveway and a rollover curb to have parking on her lot. He said that he did not know the history of the Main Street expansion.

Marina thanked the applicant for his presentation and to everyone that spoke. She said that when she was part of the rezoning on this block when Marble Distillery was affected. She said that she thought that the intent that both sides of the street would up zone. She said that she understands that this would connect the Clay Center to the heart of downtown and making it an entrance to Aspen. She said that Carbondale Arts has a huge role in this because of the sculptures and the gardens that are put there. She said that parking is a concern to her but that is probably a question for another day. She said that the rezoning seems cut and dried to her.

Motion

Nick made a motion to recommend to the Board of Trustees approval of the rezoning of 135 E. Main Street and 66 N. 2nd Street with the recommended conditions and findings, in the Staff report. Jarrett seconded the motion, and it was approved unanimously.

Yes: Marina, Nick, Jeff, Jarrett, Kade

No: None

PUBLIC HEARING – Subdivision Exemption, Minor Site Plan Review, Conditional Use Permit, Variance - ADU

Applicant: Laura Bartels

Location: 340 S. Second Street

Janet stated that this is an application for:

1. A Subdivision Exemption to amend the Kiernan Subdivision Exemption Plat to vacate the plat notes on that recorded plat and instead adhere to the Town's Unified Development Code (UDC).
2. Minor Site Plan Review and Conditional Use Permit in order to construct an Accessory Dwelling Unit (ADU) behind the existing single-family home.
3. Variance to exceed the allowed square footage of an ADU in order to provide necessary wheelchair access and turning radius in the one-bedroom unit.

Janet said that the Commission is required to hold a public hearing and approve the application, deny it, or continue the public hearing.

Janet stated that this property is Lot 2 of the Kiernan Subdivision. She said that this two-lot subdivision was approved by the Town in 2003. She said that Lot 1 of the Subdivision is located just to the north of this property.

Janet said that the land use application in 2003 included a request for a number of plat notes on the Kiernan plat. She explained that the then-property owner at that time indicated that the purpose of the plat notes was to restrict future development on Lot 2 to lessen any impacts on Lot 1. She said that the restrictions affected setbacks, building height, roof angle, and square footage of development on Lot 2. She stated that the Kiernan Subdivision Exemption plat was approved, and Lot 2 was eventually sold.

Janet continued by saying that the current applicant constructed a single-family home, which was constructed on Lot 2 which was in compliance with the plat notes and restrictions on the Kiernan Subdivision plat. She said that the applicant would now like to build an ADU toward the rear of the lot. She stated that the plat notes on the recorded plat would prohibit construction of the ADU, specifically the 20 ft. rear yard setback and limitation on allowed square footage. She said that the applicant submitted a Subdivision Exemption in conjunction with the ADU request to vacate the plat notes

and instead adhere to the UDC. She said that the patio easement, fence easement, landscape, utility, and irrigation easements would remain in place.

Janet stated that Staff is supportive of the request for a Subdivision Exemption to remove the plat notes.

Janet said that the proposed ADU is in compliance with the standards in the UDC, with the exception of the allowed square footage. She stated that the code would allow a 504 sq. ft. ADU, and that the proposal is for a 599 sq. ft. ADU. She said that the applicant explains that they are proposing to build an accessible housing unit for an elder family member with increasing physical needs and that the ADU is designed to provide necessary wheelchair access and turning radius.

Janet stated that one of the variance criteria provides flexibility from the strict application of the code if there are exceptional circumstances, including “a physically or mentally impaired occupant.”

Janet said that she recommends approval of the variance to allow increased square footage to provide an accessible ADU. She stated that the request of an additional 95 sq. ft. is not excessive and appears to be the minimum necessary. She said that we have used this in the code previously.

Janet said that the code requires four parking spaces. She stated that the proposal is to construct three parking spaces on the northwest corner of the lot, one of which is tandem. She said that a fourth space is located on the southwest corner of the lot. She explained that the location of the parking spaces is driven by the desire to preserve the tree located in the front yard.

Janet stated that the UDC allows the Planning Commission to reduce the requirement of two spaces per ADU to one space when there is space reserved to construct the space in the future. She said that there is a reserved space on the southwest corner of the lot.

Commissioner Questions

- ADA accessible ADU, snow melt for the path to the ADU?
- ADA compliance?
- Condition that it is accessible but not ADA.
- Clarification that ninety-five square feet will meet accessible design desired.
- Fourth parking space is not needed.
- Striking language on the subdivision plat.

Laura Bartels gave her slide presentation, she explained the original fence easement, along with the history. She explained the changes to the fence easement, eliminating it through the parking area and recording it properly. She said that her neighbor is supportive of this reconfiguration to the fence easement.

Public Comment

There were no public comments.

Motion to close the comment portion of the public hearing

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

Nick explained the ADA compliance is prohibitive, ninety-five square feet more is enabling accessibility. He said that to go further to make it ADA would be a lot. He said that he was concerned about precedent.

Further discussion ensued regarding accessible verses ADA.

Jeff asked what the building materials were for the existing house?

Laura said that the existing house is a straw bale home. She said that there isn't enough square footage to do strawbale for the ADU.

Further discussion ensued regarding design and flexibility of materials.

The Commission agreed that there were no conditions of approval that relate to the design.

Janet stated that they have to build to what is approved and that if they make a substantial change, it will come back to the Commission. She said that plaster verses wood siding would not be substantial.

Further discussion ensued regarding the Commission being the final approval for this application.

Laura stated that what was important to her was durability, longevity and low carbon. She said that there is a carbon estimating tool that is coming out May 3, 2022, which she will be implementing. She wanted to clarify that she had flexibility with regards to her materials.

The Commission agreed that she had flexibility with regard to the materials.

Motion

Jarrett made a motion to approve the subdivision exemption to vacate plat notes on the Kiernan Subdivision Exemption Plat, Minor Site Plan Review and Conditional Use Permit to construct an Accessory Dwelling Unit and a Variance to exceed the allowed square footages to provide an accessible unit with the findings in the Staff report and to note reconfiguration of the fence easement. Jeff seconded the motion, and it was approved unanimously.

Yes: Marina, Nick, Jeff, Jarrett, Kade
No: None

The Commission thanked the applicant and Staff for the presentation.

Staff Update

Janet said that CT has been sorting through the comments from the Comp Plan Update. She said that she has another meeting with them next week and some items may be brought back before the Commission to weigh in on some of the more challenging comments.

Janet said that she may be asking the Commission for their opinion to a change for the Carbondale Center Place and if it is a substantial change, at the next meeting.

Janet said that she did reach out to Elizabeth and that she hasn't heard back from her.

John said that the documents were recorded for the purchase of the Coop property, Argento building, by the Town of Carbondale. He said that it will be a great addition for the Public Works Department.

Commissioner Comments

There were no further Commissioner comments.

Motion to Adjourn

A motion was made by Jeff to adjourn, Jarrett seconded the motion, and the meeting was adjourned at 8:26 p.m.



TOWN OF CARBONDALE
511 COLORADO AVENUE
CARBONDALE, CO 81623

Memorandum

TO: Planning and Zoning Commission

FROM: Janet Buck, Planning Director

DATE: May 12, 2022

RE: Draft Comprehensive Plan – Review of Public Comments and Implementation Matrix “Timeline”

ATTACHMENTS: Public Comment Spreadsheet
Draft Chapter 6.1 Implementation Matrix

Here is the email I received from Nora Bland, Cushing Terrell, along with the attached documents:

“Fehr + Peers used some of their remaining budget to thoroughly review the mobility recommendations and implementation strategies/actions and significantly consolidated them (there was a lot of duplication). In addition, we got through the remaining comments in the attached spreadsheet. Color coding is as follows:

- **BLUE** comments are to be reviewed by P+Z
- **YELLOW** comments we would like to talk through with you on Friday
- **PURPLE** comments are FLUM map changes that Dave is working on

If you wouldn't mind marking up the attached PDF version with “timeline” categories since I carried them over from when we assigned priority (i.e. high priority = short-term, medium priority = medium-term, low priority = ongoing), that would be great. I think they also just need a thorough thinking through with the addition of new action items. Of course, all other mark-ups besides the timeline are welcome.”

So the first item that the Commission should focus on is reviewing the comments highlighted in blue and provide direction to CT. I may have to send information on the Industry Way extension, i.e., the Access Control Plan so you have the background.

The second item is the new prioritization system, or “Timeline” system, in the Implementation Matrix. I think we may need to steer clear of the red, green and yellow since that was not well received by many community members.

In the meantime, CT is working on merging the 2013 and 2021 plans into a new 2022 Comprehensive Plan.

Thanks and let me know if you have any questions.

Date	From	Topic	Comment	Recommended Action To CT	Addressed in Update	
11/18/2021	Eric Doud	Implementation Matrix	Mother Earth 6.4 O • Require in higher density neighborhoods open space that is dedicated to household “pocket” gardens. 6.4 P • Provide in town based “green waste” disposal t coupled with composted mulch for citizens use. ACCEPT 6.4 Q • Phase out the town’s gas powered parks maintenance equipment converting to electric. ACCEPT	Have privatge common open space regs in UDC	Addressed - Action 1.4.11, Action 4.2.18, Action 4.2.19	
1/27/2022	Amy Kimberly	Opportunity Area	In the matrix there is no mention of the connection to increased , improved outdoor spaces and the ARTway. In fact, the ARTway does not exist as anything in the comp plan yet it is creating just what the Comp Plan says is wanted. Instead of using the word "Start" one might acknowledge the work that has been done, and continues, by using the word Continue and furthering the work that has been done by calling the one mile stretch of the Rio Grande Trail through Carbondale as the Rio Grande ARTway because that connects to the goal of branding, as laid out in. 2.1 stated below.	Accept	See redlines from Janet	
1/27/2022	Amy Kimberly	General	Community Character - 1.3.."continue to expand" and 1.3.5 "Continue to create opportunities".	Accept	Yes	
1/27/2022	Amy Kimberly	General	Economic Development - 2.1 - "Continue to promote" and 2.1.1 - "Further the community brand and marketing program" 2.9 Continue to promote local food sources etc.	Accept	Yes	
1/27/2022	Amy Kimberly	Climate Action	Sustainable Development under section 4.5 When listing assets of Open Space and parks in Carbondale do we only include Town owned properties? How do we quantify the parks created along the Rio Grande ARTway, which also address multi model transportation per the original Comp Plan. Can we look at advanced ways to promote public/private partnerships that enhance our health and wellness?	Accept	See redlines from Janet	
1/27/2022	Amy Kimberly	Multi-Modal	5.7.2 and .3,.4 etc.- In talking about the Rio Grande Trail as a connection to other areas, gateways, muti model opportunities, there is, once again, no mention of the work that is happening so how do we approach building upon the work that has been done?	Accept	See redlines from Janet	
1/27/2022	Amy Kimberly	Implementation Matrix	6.1.1 - The Rio Grande ARTway has the Latino Folk Art Garden and is in process of a Youth Art Park that addresses inclusion and equity. How do we integrate this into Town assets if that is a goal?	Accept	Yes	
11/17/2021	Dan Bullock	Multi-Modal	traffic calming is not mentioned. I believe this is important as we emphasize pedestrians, bikes and the like. We need to be safe. I see calming as slowing traffic to close to the speed limit, stopping at stop signs, and having the police working to make the law enforcement side a major priority.	Accept	Add to Complete Streets strategy (5.1.7)	
11/18/2021	Eric Doud	Implementation Matrix	Community Character Highway 113 Corridor Visual Attractiveness 1.1 D • Work with the current or new property owner of 520 SH133 to develop a town “Welcome Center” at the intersection of 133 and the Rio Grand Art Trail.	Accept	Yes	
2/16/2022	The Bike Ped & Trails Commission	Implementation Matrix	The BPTC recommends that the implementation of item 5.1 (5.1.1 through 5.1.6) in the implementation matrix, develop a comprehensive town-wide transportation master plan (TMP), be designated as a high priority (green) action item rather than medium priority (yellow).	Accept	Priority is being removed	
2/16/2022	The Bike Ped & Trails Commission	Multi-Modal	BPTC believes the best long-term solutions for our street scape will be guided by a TMP	Accept	Yes	
2/18/2022	Environmental Board	Climate Action	Put the Carbondale Environmental Bill of rights up front/as a forward	Accept	To be addressed in the merge?	
2/18/2022	Environmental Board	Opportunity Area	Prioritize open and community space in new opportunity area (formerly downtown north)	Accept	Yes	
2/19/2022	Historic Preservation Commission	Downtown	The CHPC is generally in support of the aforementioned draft. However, there is legitimate concern around mixed-use projects popping up along Highway 133 which will threaten the vitality of the historic core: A town built for cars rather than people will be our future if current development standards are allowed to continue. The CHPC is suggesting edits to the following key recommendations from section 5.6 in effort to abate this ongoing Highway 133 development pattern: 6. Consider ways to encourage and incentivize future development toward key areas of vacant or underutilized parcels of Downtown. 7. Consider meaningful ways to promote pedestrian and bicycle connectivity as the primary methods of transportation between the Historic Commercial Core (HCC) and other areas of Carbondale. 8. Consider ways to promote the HCC zone district as the primary hub of activity for the town of Carbondale, by encouraging local and essential businesses, food and beverage establishments, entertainment destinations and a diverse mix of housing in the HCC, and strategically discouraging these activities along Highway 133. Highway 133. We would also like to discuss the intent of recommendation 3, which is vague: 3. Work with property owners to ensure historic area boundaries are accurate and clear.	Accept	Add language into recommendations (#8 under Community Input) 3. "to ensure future historic area boundaries" move to after #5	
2/22/2022	D. Fuller	Downtown	Clarification. P. 42 “Why excluding old town”? Connectivity: • Build the mobility network around the original town grid pattern and early annexations adjacent to the town grid (excluding Old Town). • Incorporate design and access to connect adjacent uses and nearby pathways, landscaping screening and a sense of place created through placement of amenity and gathering spaces. • Pedestrian connectivity is direct to nearby mixed use or commerce nodes.	Accept	Yes	
2/22/2022	D. Fuller	Housing	2. Agree! P. 47, #3 “Allow Accessory Dwelling Units” Accessory Dwelling Units (ADUs) for single-family residential zones, to add housing capacity and increase financial flexibility for owners. Consider adding an educational component to inform homeowners with guidance on ADU construction/conversion. Research best practices from peer communities for enforcement and monitoring.	Allow Accept	N/A	
2/23/2022	Parks & Rec Commission	Implementation Matrix	the definition of priority structure was difficult to understand.	Accept	Yes	
2/23/2022	Parks & Rec Commission	Implementation Matrix	there wasn’t a clear explanation on meeting or achieving the listed goals.	Accept	Priority is being removed	
2/23/2022	Parks & Rec Commission	Implementation Matrix	many of the goals listed under Section 4.0 are already in progress or currently being planned for.	Accept	N/A	
2/23/2022	Parks & Rec Commission	Implementation Matrix	would like the stated goals to be more specific, timely and action oriented	Accept	Acknowledged, different direction provided by P+Z	
2/23/2022	Parks & Rec Commission	Implementation Matrix	the update lists supporting Colorado Mountain College by allowing the use of TOC facilities, noting that it was given a priority of seven to ten years, and pointed out that she thought that was ongoing.	Accept	Priority is being removed	
2/23/2022	Parks & Rec Commission	Implementation Matrix	about the color coding and suggested changing the label that refers to priorities.	Accept	Priority is being removed	
2/23/2023	Parks & Rec Commission	Implementation Matrix	Category #2.1.2 "Create attractive, consistent wayfinding and gateways along Highways 82 and 133" should be a high priority. She also suggested adding a different color code that reflects an ongoing strategy not limited by time.	Accept	Priority is being removed	

2/23/2023	Parks & Rec Commission	General	"RFC" stands for Roaring Fork Conservancy and noted that he highlighted that because the Crystal River Project would fall under it.	Accept	Spell it out
2/23/2022	Parks & Rec Commission	Implementation Matrix	Category 1.1.2 "Highlight the future intersection and roundabout at Highway 133 and Lewies Ln/Weant Blvd as the southern entry into town..." could be moved into the high priority category because the closest signalized crosswalk is 0.8 miles from that intersection.	Accept	Priority is being removed
2/23/2022	Aaron Aeschliman	Downtown	Many lots throughout the core are vacant, it'd be nice to see those fill out before expanding new development into the more open/natural spaces	Accept	Yes
2/23/2022	Aaron Aeschliman	Housing	More thorough descriptions of ADUs and options for tiny houses Personally, I'd like to see the Town have a Tiny House Park, almost like an RV park but better managed. I think that could fit very well into Carbondale's funky character	Accept	Amend the UDC to define and allow tiny homes (3.4.3)
2/23/2022	Aaron Aeschliman	General	Infill in general would add to the eclectic feel of the architecture	Accept	Yes
2/23/2022	Aaron Aeschliman	General	Is there a way to encourage HOAs (or future HOAs/PUDs) to allow for a broader range of materials/forms so as to fit within Carbondale's "Funky" culture and architecture? Many developments (like my neighborhood) are very restrictive and add to a feeling of suburbia/nameless/placeless architecture	Accept	When reviewing subdivisions or PUDs, encourage a variety of design to promote different designs between buildings (1.4.10)
2/23/2022	Aaron Aeschliman	Climate Action	I am a bit discouraged by the lack of mention of sustainable/water sensitive landscaping. I'd prefer specific strategies for limiting water usage starting with plantings/landscaping. The drought and its affects are real and our continued usage does affect communities downstream. I believe we, as a community, are more considerate than what is currently (or not currently) in the Comp Plan.	Accept	Amend the UDC and building code to encourage sustainable / water sensitive landscaping (4.2.12)
2/23/2022	Aaron Aeschliman	Opportunity Area	Downtown North I'd prefer a better vision for this area. I understand the bubble diagram in the Comp Plan will be removed - I think this is very helpful. I believe there can be a vision that is great walkable urbanism, responds to the community's concerns, and allows for money making development. I have had fairly extensive talks with Hannah-Hunt Moeller (whom I also work with) regarding this area and, while I don't agree with everything she has shown in the alternate plan, I think it is a step in the right direction compared to what is in the Comp Plan and some of my comments are incorporated in it	Accept	Yes
2/23/2022	Aaron Aeschliman	FLUM	Roundabout and future extension of Merrill Ave to 133 I think this is a terrible idea! It feels forced and unnatural, have too many interruptions close together on the RGT (biking/pedestrian crossing becomes choppy), will cut a such a harsh angle that accidents are guaranteed (vehicles can see as well when not perpendicular), and will draw traffic away from main street and the economic core where it is a benefit not a nuisance	Accept	For consideration of P+Z
2/24/2022	Joani Matranga	Climate Action	2. I am surprised that we do not have more of a holistic goal around protecting our environment while accommodating growth and citizens. For example we are stating that we want to absorb growth in the town as infill instead of pushing it to our local ranches. But we really should be engaging with the ranchers to support their way of life and create more local food production.	Accept	The Town should continue to do certain analyses to ensure that development is sustainable (7.4.3)
2/24/2022	Joani Matranga	Climate Action	3. I think we have the obligation in the opportunity areas to make a significantly different type of development using a partnership with the developers. The town plan lists sustainability goals but these future development and new urban development areas could offer a balance of job creation and housing when paired with the donated parcels and high performance sustainability goals. I do think the town does have a lot to gain from keeping the community focused on sustainable practices and looking for models or creating one for environmental design, walkability, social equity, affordability, etc.	Accept	Yes
2/24/2022	Joani Matranga	Multi-Modal	3. We are missing goals for traffic reduction, reductions in the use of cars and asphalt. This is implied by various measures as pedestrian friendly and maybe part of multimodal but it is missing the mark. It should be stated. For example, a developer/town supported, car sharing program could be very helpful. especially for HD developments. This should be high priority when paired with limited parking. Limited parking has been a problem for Wheel Circle area, car sharing could be started to remove pressure for this development and New urban areas and City Market developments on multiple cars per unit.	Accept	Add 'explore car sharing' as line item under TMP
2/24/2022	Joani Matranga	Climate Action	5. Tree planting and gardens: I recently read that the city of Medellin reduced temperature by development of green corridors. They planted over 900,000 trees and more than 600 acres of gardens to bring down summer temperatures by as much as 8 degrees F. The town has promoted tree planting in the past but we will need more intensive programs to keep intown temperatures lower in summer and keep our liveability high.	Accept	Yes
2/24/2022	Joani Matranga	Multi-Modal	6. I realize that multi-modal does not necessarily mean easier car access to downtown, but it seems that the connectivity outlined in the plan is not for pedestrians but for more access for cars. If it is for pedestrian improvements that should be stated. For example: the roundabout at 6th and 133. There is a need for pedestrian and multimodal access improvements from RVR, Hendricks and other properties on the west side of 133 to City Market and HCC. But is the roundabout the right way to do this. We have seen that building better roads in other parts of the country only means more traffic. We really have look for alternatives to the car, more connections will disperse the car traffic but are we inviting them in or protecting the pedestrians.	Accept	Yes
2/24/2022	Joani Matranga	Climate Action	7. More density should not produce more impacts to the old town or downtown areas. Do we have enough water if the drought cuts our water supply in half? What are we doing to enhance or protect our quality of life that makes Carbondale better as we think about increasing the town population by 10-30-50 % ?	Accept	Yes
2/24/2022	Joani Matranga	Housing	8. The existing trailer parks create affordable housing, these areas support our ethnic vitality. I am not sure how these are improved for quality of life for the residents but the residents and owners will advise: trees and gardens, walkability and car sharing?	Accept	Consider a buy down program for Carbondale's existing affordable housing stock (any HDR area or mobile home park) to preserve affordability (3.2.3)
2/24/2022	Joani Matranga	Housing	9. Existing PUD's offer an opportunity for additional ADU construction. Have we considered this option? There was an article in the NYTimes about allowing ADU 's to be sold as separate housing.	Accept	Yes
2/24/2022	Joani Matranga	Climate Action	10. Is there any planning regarding a potential fire in town with the fire department and citizen notification, etc?	Accept	Continue to collaborate on the County-wide Natural Hazard Mitigation Plan that addresses fires, floods, mudslides, etc. (4.3.6)
2/24/2022	Joanne Teeple	General	Aspen photo - 1: tree not suitable for planting in town. 2: dead tree - defensible space.	Accept	N/A
2/24/2022	Judith Blanchard	General	agree with the comments regarding the confusion surrounding the 2013 plan being synthesized into the update and the new document still being called an update. It seems the more appropriate title of the new 2022 document would be the 2022 comprehensive plan. The 2022 comprehensive plan would then contain what is still relevant from 2013 as well as additions from the update. Otherwise, you are looking at another comprehensive plan in the not too distant future.	Accept	Rename 2022 Comprehensive Plan
2/15/2022	Board of Trustees	Implementation Matrix	Want to see redlined 2013 Implementation Matrix. Serve as an index. Make sure copies of plan are available.	Accept	Yes

2/27/2022	Nick Miscione/Planning Commission	Multi-Modal	Commission would like to see the “Complete Street” strategy in the Implementation Strategies and that you would also like to see some sort of strategy that addresses when new streets are constructed that the Town considers making a “Complete Street”. doesn’t want us to protect the existing as much as he would like to see us improve on the existing.	Accept	Yes (5.1.7)
1/27/2022	Amy Kimberly - Carbondale Arts Director	Opportunity Area	She said one of the top priorities in that was Creative District certification. He said that it has helped guide this town and brand this town and bring us all together in a positive fashion. She said that with this update that she felt that a lot of this work would be built upon or even recognized. She said for the fact that the Creative District is not even mentioned once after it was a top priority in the 2013 Comp Plan. Creative District was an actual physical boundary place so it could help inform land use when making decisions and how we are moving forward. maybe we should put this brand in this document so we can bring it forward. She said the one mile stretch of the Rio Grande Trail is the Rio Grande Artway and that we have created two parks and that we are about to create another amazing youth art park, which will be a big conversation between Downtown North and the Rio Grand Artway. She said that it is going to create some things that are going to inform the “Opportunity Zone” will move forward because we have created some entryways and gateways of connection	Accept	
2/10/2022	Niki Delson -1056 Village Road	Implementation Matrix	one of the hardest things to understand was the implementation matrix and the low, medium and high priority designations. She said that she is on the Bike-Ped Commission and understanding the criteria that go into those three categories with complexity like a low priority is not so complex.	Accept	Priority is being removed
2/24/2022	JoAnne Teeple -192 N. Tenth Street	Climate Action	said that she does not recall any mention of fire or disaster readiness or defensible space. She said that given the recent events in our State that she believes in order to update a plan with community aspirations this aspect of life in our town bears mention.	Accept	Addressed in natural hazard mitigation plan
2/24/2022	Colin Quinn - 239 Crystal Road	Climate Action	there is lack of landscape code focusing on native landscape. He said what the final product looks like is really important and that if you put the previous plan together with this update that it will be a really long document that seems like it won’t be implemented and digested by people in the public. He said that we recommend that the Environmental Bill of Rights up front as a forward to the plan, which was passed in 2017. He said that he agrees that, with all the fires that we have seen around our community, that there are six mentions of drought in the plan but zero about fire. He said that he encourages the Commission to discuss what the hurry is to finalize this plan.	Accept	Put EBOR in as a forward to plan - reference the resolution number
2/24/2022	Frosty Merriott -181 Lakeside Drive	Aging in Community	is aging in place. He said that where he lives in RVR that we wanted to put a garage apartment so that we would have a place to move into and that our daughter could live in the house, while we age in place. He said that you can’t do that in RVR and that it is only permitted for a certain number of ADU’s, which is an opportunity for Carbondale and RVR to work together. He said that it would be beneficial to the community.	Accept	Yes
2/24/2022	Frosty Merriott -181 Lakeside Drive	Climate Action	Frosty said that the defensible space topic that was brought up and we used to do a drill every year. He said that we had a drill that a fire came down over the west side of RVR. He said that we really need to look at that possibility in view of what happened near Boulder because it can happen here. He said that people in RVR need to do a defensible space.	Accept	Yes
2/24/2022	Patrick Hunter, 1131 County Road 106	Climate Action	we can take the Climate Action Plan areas in the current Comp Plan and include those in the UDC that might get us where we need to go.	Accept	Yes
2/24/2022	Commissioner Discussion	FLUM	•Future Land-use designations are too similar to zoning districts, which makes for confusion.	Accept	Yes
2/24/2022	Commissioner Discussion	General	•Agreed to call blended document – “2022” plan.	Accept	Yes
2/24/2022	Commissioner Discussion	General	•ET should not touch the language of the 2013 Comprehensive Plan, which will be retained.	Accept	Yes
2/24/2022	Commissioner Discussion	Matrix	•Add fire safety to matrix.	Accept	Addressed in Hazard Mitigation Plan
1/25/2022	Sue Zislis	Aging in Community	On page 12, more appropriate wording might be considered under "Aging in Community"; Instead of "(including kids and/or people with mobility devices)"Use "mobility challenges"	Accept	Yes
2/24/2022	Joani Matranga	Multi-Modal	4. There should be higher priority for goals concerning river access and water quality issues: As the valley warms, water resources will be more stressed. We need more action in this area and access improvements. Are our own water rights enough to handle the growth we anticipate with ½ the allocation as we go into more drought with climate change?	Accept (2013?)	Yes
2/8/2022	Fred Soldow	FLUM	on the Future Land Use Map that two of the County islands, outlined in bold black lines, between Ross Montessori and the Keator Grove neighborhood are designated as Residential/High Density (R/HD). I feel that R/HD would not be an appropriate zoning for this large parcel of property, which is 2.769 acres and is across from another island of four additional lots in the County that are also designated as R/HD. Consider changing these County islands to either Residential Medium or Residential Low-Density zoning	Accept MAKE RESIDENTIAL MEDIUM DENSTIY (R/MD)	Map update
2/10/2022	Marc Winkler -319 Linden Circle	FLUM	said that regarding the R/HD with the parking situation his recommendation is for medium to low density for the county properties.	Accept MAKE RESIDENTIAL MEDIUM DENSTIY (R/MD)	Map update
2/10/2022	Oscar Carlson -2747 Graceland Drive	FLUM	He said that the property, in the island, better matches with R/MD like the current built Thompson Park and Keator Grove.	Accept MAKE RESIDENTIAL MEDIUM DENSTIY (R/MD)	Map update
2/16/2022	CAFCI	Aging in Community	term “aging in community” seems to still be misunderstood and is often confounded with “becoming old.” Some sections of the plan unnecessarily address specific age groups. This implies that being a certain age involves being part of a “special interest” group competing for resources to meet age-specific needs. Although the plan certainly represents an effort to address all groups fairly, we think that this inadvertent “ageist” language misses the point of aging in community, which implies a cooperative and inclusive approach as opposed to being aged in community.	Accept, see CAFCI redlines.	Yes

2/16/2022	CAFCI	Aging in Community	The term "accessibility" also seems to be misunderstood. Its usage often defaults (at least by implication) to ADA compliance. However, although accessibility concerns include people covered by the ADA, the term addresses a much larger slice of the population. For example: ☐ People with arthritic knees or hips or chronic back pain may need an entry-level bedroom to avoid steps that aggravate their condition. ☐ People of all ages undergoing slow recovery from an illness or surgery, having reduced stamina, or sun sensitivity may need shaded benches to enable them to walk around town and rest when necessary. ☐ People whose balance is undependable may not be able to enjoy even a short nature walk if there are no hand railings where walking surfaces are uneven. ☐ People with loss of reliable night vision may need low-level lighting to safely attend an evening event or walk a dog after dark. Most people with these kinds of limitations do not need an ADA-compliant home or major renovations. But they do need to be supported and encouraged to stay active and involved. Acknowledging and accommodating this wide range of abilities and needs is our intended interpretation of inclusivity and accessibility.	Accept, see CAFCI redlines.	Yes
2/16/2022	CAFCI	Aging in Community	This plan update is a complicated document. We anticipate unwarranted difficulty for planners, developers, and concerned residents having to consult both the 2013 plan and the 2022 update for guidance in the coming years. Therefore, we recommend that the completed version be integrated into the 2013 plan as a single, stand-alone document.	Accept, see CAFCI redlines.	Yes
2/16/2022	CAFCI	Climate Action	Sustainable development is listed as the fourth of eight goals. However, it is undefined there or in Appendix 1. We think it needs defining and that the definition should be entirely consistent with the description of climate protection. Further, this goal should be given overall priority. In a sense, it needs a matrix color all its own. Transportation, housing, economic development – anything proposed in any of these and other areas – ought to be viewed first and foremost through the lens of climate protection and sustainability.	Accept, see CAFCI redlines.	Yes
1/27/2022	Amy Kimberly	Downtown	Under Downtown I feel that it is important to mention that this area is a Historic and Certified Arts District which is a big part of why vibrancy was maintained through uncertain times. In fact, the Carbondale Creative District is an actual physical location that runs from the Rio Grande ARTway to Thompson House and encompasses many of our arts institutions, cultural and historical. Nowhere do I even see the Creative District mentioned. It is mentioned in the 2013 Comp Plan as a high priority for certification, which we received. This is a state certification through the office of economic development. Since Economic Development holds a few pages in this plan it feels like that specific program should be mentioned somewhere as something that is important to denote and build upon.	Accept. Add map of Creative District. Staff has info to add.	Add map to Downtown
1/27/2022	Amy Kimberly	Opportunity Area	No where do I see mentioned that the connection to the Rio Grande ARTway(already a real thing that has created 2 parks and is about to embark on a third) can fulfill and enhance some of the goals laid out here including gathering spaces and multi model transportation, can be as simple as noting that the one mile stretch of the trail is called the Rio Grande ARTway and that the Opportunity zone should connect to the work and parks that are already created along this stretch.	Accept. Add map of Creative District. Staff has info to add.	
2/24/2022	Joani Matranga	Downtown	1. This plan does not have input on the land recently donated in the HCC to the town. This land offers the town the ability to create affordable housing units and provide some relief to the pressure for the opportunity areas and should be included.	BOT planing outreach	P+Z's guidance is that it will be a separate process
2/25/2022	Frosty Merriott	Climate Action	Anyhow I was wondering what the Comp Plan definition of Sustainable Growth/Development was? Wikipedia says Sustainable Development can be defined as development that meets the needs of the present without compromising the ability of future generations to meet their needs. I would also add in environmental protection for future generations	Check definition	Yes
2/22/2022	D. Fuller	Multi-Modal	Addition. P. 48 "Multi Modal Access & Circulation" Acknowledge Carbondale's participation in the League of American Cyclists Bicycle Friendly Community award program. We were first awarded at the Bronze level in 2011, then earned the Gold level award in 2015, and then again in 2019 (each of these awards came with a report card with recommended next steps, these may be of interest to reference or to help direct ongoing efforts). 3.2. Add to 2nd paragraph. Acknowledge bike share and dedicated voter passed 7A funding source, along with the public-private partnership between RFTA and We-Cycle. We-Cycle is nimble enough to help customize bike share for Carbondale's unique needs and desires (and Carbondale can benefit from the history, experience, and track record that We-Cycle has in Aspen, Basalt, and Snowmass Village). 3.3. Emphasize point in 3rd paragraph. Acknowledging problems include the relatively high speed limits around and through town. Speed contributes to many concerns acknowledged here including high speeds having impacts to pedestrian and cyclist safety, and the ability to freely traverse back and forth from the east and west sides of town, as well as impacts to Safe Routes to Schools for our communities children.	Check multi-modal recommendations	Confirm - edit 3.2 (add first sentence) and 3.3
11/18/2021	Eric Doud	Implementation Matrix	Neighborhood Light Industrial Mixed Use Zone 1.6 C • Consider traditional lot/block with street/alley configuration. 1.6 D • To maintain the small town feel, consider building height to be a 2 1/2 story maximum, ie; 2 stories above a garden level basement similar to 1100 block of Main Street, not 3 stories.	Defer to CT	Confirm 1st bullet (update action) - disagree with 1.6D - 3-story massing seems appropriate
11/18/2021	Eric Doud	Implementation Matrix	Economic Growth Support of local food and agricultural organizations 2.12 A• Also consider the open area at 6th and Main for a Farmers Market. 2.13 B • Develop a "Ditch" Master Plan that preserves and expands the local "ditch" system as a critical element of food production at both a household and a community garden scale with the goal to provide expanded access to existing properties and to insure developing properties have ditch access. 2.13.C • Open the Rio Grand Trail to agricultural food production.	Defer to CT	2.12A - too specific for a Comp Plan - master planning for donated Town parcels will address 2.13B (add action) - Consider alternative ditch water allocations and locations (e.g. trails or public rights of way) for possible local food production
1/27/2022	Fred Porter	Climate Action	"Climate Action" update should be moved to a separate process. Most of the "action" items seem to still be "planning to make a plan." A long, long list is provided of actions/strategies, most of which are green/high priority, but are vague or not truly actionable. There are far too many other important actual and actionable changes to the town planning in the rest of the document, and putting this with it has diluted community, staff, consultant and board involvement.	Defer to CT	Partially resolved by priority level being removed, Climate is a section within the plan that is not intended to replace the CAP

12/7/2021	Frosty Merriott	Downtown	Imply priorities on the Strategies I do agree Community Character should be number one. I don't agree with some of the sub points. For instance I am not sure that we need to do anything with our current height restrictions. Right now our Downtown is the envy of the West Slope according to Sam Mamet presentation to the BOT in 2017. Remember?	Defer to CT	We did not imply priority by the organization of the document. Acknowledged - reviewing the height restrictions does not require changing them and will be addressed in the LUC update process
12/7/2021	Frosty Merriott	Downtown	We need more parks and open space downtown not less and we need less parking and fewer cars as we move people into circulator buses and onto bikes and into electric autos.	Defer to CT	Acknowledged - should be addressed in the TMP
12/7/2021	Frosty Merriott	Opportunity Area	The "Downtown North" that somehow emerged from the Overlook Development is a real euphemism.. No way is that property in any way "Downtown" Its light industrial and anyhow we may very well need it to grow food on in the next 5 years if we can find enough water. Whatever we do we cant rezone this residential giving a developer a "use by right" which was the big mistake made at the Sopris Shopping Center.	Defer to CT	Older comment - no longer called Downtown North. Recommendation is not to rezone to residential but to mixed use.
12/7/2021	Frosty Merriott	Housing	I was bothered a little by the comments that Carbondale is doing more "affordable housing" than any other town in the Valley. That may be true but that would mean we are also building more unaffordable housing as well as only 20% of Sopris Center is affordable the other 80% is not. Does everyone on P Z understand this concept. It does not seem they do.	Defer to CT	Acknowledged - we believe this has been addressed in subsequent drafts (action 3.3)
12/7/2021	Frosty Merriott	Climate Action	We need to be prepared for a redevelopment at the old City Market with building codes in place that dictate all new construction is 50% net zero now and a plan to be 100% net zero by 2030.	Defer to CT	Acknowledged - this metric should be addressed in the CAP (not the Comp Plan)
12/7/2021	Frosty Merriott	Multi-Modal	There has to be a way that any residential outside town limits has to use circulator buses to make trips to grocery stores.	Defer to CT	Unrealistic to mandate that people use transit, but encouraging the use of transit is great.
12/7/2021	Frosty Merriott	Housing	You have to ask why are we doing all this housing that isn't affordable when according to our census from 20160 to 2020 we only grew 7 people? And we have already built about 70% of our projected growth for 2030 and its not even 2022? WTH We need to be leading on all this like we used to now Glenwood and Basalt are in the lead?	Defer to CT	Acknowledged - amend Action 3.3.1 to establish a baseline through inventorying, then evaluate based on community need and amend ordinance as needed
12/7/2021	Frosty Merriott	Housing	Any new single family homes need to pay into a fund for the work force housing they generate and be allowed to build an affordable adu which be rented to police, fire, and other town employees.	Defer to CT	Acknowledged - see answer above.
12/7/2021	Frosty Merriott	Climate Action	The Climate Action Plan and EBOR need to be cut and pasted into UDC so everyone knows where the majority of Carbondalians stand.	Defer to CT	Acknowledged - will be addressed in UDC update
2/16/2022	CAFCI	Implementation Matrix	We found the implementation matrix confusing, and several people we spoke with outside our organization did as well. We believe this is because several types of priorities are being collapsed into a single-color scheme. This has led us to the following questions about each priority: a. How important is this when weighed against other priorities? b. How quickly can work on this begin? (Has work already begun?) c. Is this a project that can be completed by a certain date (e.g., a transportation master plan) or is it something that will be ongoing for the foreseeable future (e.g., housing options along a continuum of affordability)? d. If it is a project that can be completed, does it have a near, intermediate, or distant completion date?	Defer to CT	Acknowledged - priority is being removed. Timeline of implementation is based on staff resources and funding availability
2/18/2022	Environmental Board	Implementation Matrix	In the responsibilities section, more than the planning and zoning commission and the planning department should be involved in planning policy and decisions making - the policy decisions should be broader in particular (page 67-68, categories #1.4-1.6)	Defer to CT	The responsibilities section points to lead agencies and partner agencies
2/18/2022	Environmental Board	FLUM	The road connecting industry place to merrill needs to have much more community input and public discussion before a decision is made - that will impact the vitality of the current community there (especially around cleveland place) and walability and bikability and the Rio Grande.	Defer to CT	The intent of the FLUM is to show future connections, not to design the road. Recommendation is that new roads should be designed as Complete Streets
2/22/2022	D. Fuller	Multi-Modal	Throughout the community engagement process, and through an assessment of existing conditions, the community identified key challenges for people traveling in Carbondale, including lack of connectivity, high vehicle speeds making walking and biking uncomfortable, missing, or deficient sidewalks, barriers to crossing Highway 133, poor coverage of the RFTA Carbondale Circulator bus, gaps in the low-stress bicycle network, and insufficient parking supply. Poor connectivity comes in the form of a street network that is curvilinear, presents gaps in the bicycle and pedestrian network, and barriers to direct access due to physical impediments as rivers, railroads, and major arterial streets.	Defer to CT	Acknowledged - no action item
2/22/2022	D. Fuller	Multi-Modal	3.4. Addition/ Clarification. P.49, Please clarify that Transit service is inclusive of bike share solutions and not limited to motorized bus service. "Transit models" should include First and Last Mile bicycle and other mobility solutions, including e-mobility solutions. Also, potential funding should include RFTA's dedicated 7A funds as an example for helping fund bike share in the valley.	Defer to CT	Glossary - Broaden the definition of transit to include multi-modal connections
2/22/2022	D. Fuller	Multi-Modal	Additional local transit service within Carbondale is desired and demanded. Conduct a study to determine the best model for providing this service. The study should include an assessment of transit models in other communities in the valley, potential funding models, provider models, service area.	Defer to CT	Addressed in Action 5.10.1
2/22/2022	D. Fuller	Multi-Modal	3.5. Add. P. 49, add a 12th point: "Explore lowering speed limits road diets, and other traffic calming strategies. Prioritizing safe routes to schools." 3.6. Add P. 50, add a 13th point address the very dangerous and congested intersection at Hwy 133 and Dolores Way. another round-about? Light? 3.7. Emphasize. P.55, #26 [now #4], and e-mobility bike share opportunities to this recommendation. Successful current e-bike share examples exist in the valley and can be scaled to meet Carbondale's unique desires and needs.	Defer to CT	3.5 - will be addressed in TMP 3.6 - will be addressed in TMP 3.7 - addressed with glossary change
2/22/2022	D. Fuller	Multi-Modal	Integrate electric bikes into the transportation system by educating users, implementing parking for e-bikes, and considering e-bikes in the design of bike facilities (e.g., width of bike facilities).	Defer to CT	Addressed in Action 6.4.4
2/22/2022	D. Fuller	Aging in Community	Emphasis and addition. P. 55, that all of these points (#1-4) also benefit all citizens. Age-friendly transportation solutions are often universal.	Defer to CT	Acknowledged
2/22/2022	D. Fuller	Multi-Modal	3.10. Addition. P. 61, Opportunity to direct development with pedestrians and bicycle mobility as a priority. Complete streets approach.	Defer to CT	Add Complete Streets to glossary
2/22/2022	D. Fuller	Multi-Modal	3.11. Increase priority. P. 66, "Access and Mobility" 1.2.2 Green - high priority!	Defer to CT	Removing priority
2/22/2022	D. Fuller	Implementation Matrix	3.12. Increase priority. P. 73, "Land Use and Zoning" 3.4.2 Green - high priority!	Defer to CT	Removing priority

2/22/2022	D. Fuller	Implementation Matrix	3.13. Addition. P. 78. Add continued participation in the league of American Cyclists Bicycle Friendly Community program. Green, high priority. Carbondale is due to re-apply to retain its Gold level award by May of 2023.	Defer to CT	Confirm
2/22/2022	D. Fuller	Implementation Matrix	3.14. Increase priority. P. 79. Pedestrian Safety. 5.3.2. Safe Routes to schools needs to be Green - highest priority!	Defer to CT	Removing priority
2/22/2022	D. Fuller	Implementation Matrix	3.15. Add/ clarify. P. 80, 5.10.1. The study needs to acknowledge the nexus between bus-based circulator service and bike share opportunities. Examples of both exist throughout our valley.	Defer to CT	Find a place to add this in the transportation discussion (page 48)
2/22/2022	D. Fuller	Implementation Matrix	5.10.1 Conduct a study to determine the best model for providing additional local transit service. Include assessment of transit models in other communities in the valley, potential funding models, provider models, service area and other operational characteristics.	Defer to CT	Not sure what the comment is here - this is the language in the Action
2/23/2022	Downtown North Neighborhood Caucus	Opportunity Area	EXPAND LATINO FOLK GARDEN TO NEIGHBORHOOD POCKET PARK This lot contains mature spruce trees which are the only evergreens in all of the Opportunity Area. The open space is already a neighborhood asset with direct connection to the Rio Grande ARTway. Enlarging this park benefits current and future neighborhood families and preserves existing trees and green space. Future development should invest in this open space. IMPLEMENTATION ACTION: Add Strategy #4.5.5: Parks & Rec, Tree Board, Bike & Ped Commission, and Future Developers should invest in pocket parks in the Opportunity Area to protect existing mature trees. This specific location for a pocket park achieves the strategies of Section 6.1.1 and 5.8.1.	Defer to CT	Yes
2/23/2022	Downtown North Neighborhood Caucus	Opportunity Area	CREATE AFFORDABLE RESIDENTIAL MEDIUM DENSITY NEIGHBORHOOD (R/MD) Single-family and townhomes should extend the full-length of Merrill and the entire length of Lincoln Ave. This should prioritize affordable owner-occupied housing that allows locals to stay and invest in Carbondale. Neighborhoods must include open space between homes, walking paths to connect to adjacent neighborhoods, porches, dimensional facades, and a strong sense of place. This should provide a smooth transition to higher-density mixed-use to the East and South. A peer community example of developer-led affordable medium density development in Frisco, CO: Peak One Neighborhood: https://peakoneneighborhood.com/ . IMPLEMENTATION ACTION: Add Strategy #3.2.2: Town Board, Planning Department, and Housing Organizations should prioritize affordable medium-density housing inventory in the Opportunity Area and incentive developer-led affordable housing.	Defer to CT	Yes (3.2.4)
2/23/2022	Downtown North Neighborhood Caucus	Opportunity Area	LOCATE GREEN PLAZA AT PROMENADE TO MAIN STREET Locate a Green Plaza as a primary gathering space along the Promenade and enhance the future Youth Art Park. This gathering space should include vegetation, trees, and outside seating. Mixed-use storefronts can spill out onto this plaza to activate this Green Plaza day and evening. This central gathering space creates a destination along the Rio Grande Trail and reinforces the current Promenade connection to Main Street. IMPLEMENTATION ACTION: Add Strategy #4.5.7 and #5.8.2: Planning Department, Public Works, Parks & Rec and Future Developers should identify the Promenade and Rio Grande Trail as a strategic location within the Opportunity Area for a new vegetated public plaza that reinforces the primary connection to Downtown.	Defer to CT	Acknowledge -Comp Plan is not designing the Opportunity Area site. Included the recommendation of a central green space and green connections within the Opportunity Area
2/23/2022	Downtown North Neighborhood Caucus	Opportunity Area	PRIORITIZE SPACE FOR LOCAL BUSINESSES IN MIXED USE DEVELOPMENT New mixed-use development should bolster our current local businesses through achievable rents and sufficient office space. Mixed use should activate the street frontage on both sides of 4th Street and surround the Green Plaza. IMPLEMENTATION ACTION: Add Strategy #2.5.4: Town Board, Planning Department, Economic Development, and Future Developers should focus on providing mixed use development in the Opportunity Area that supports the needs of local businesses.	Defer to CT	Added action (2.4.4)
2/23/2022	Aaron Aeschliman	General	Lastly, I'd encourage the Town to hire a firm to do the masterplan that is smaller, has more personality, and understands smaller/funkier places. Personally, I think Jaime Correa would do a fantastic job here.	Defer to CT	N/A
2/23/2022	Ross Kribbs	General	the editing of a combined 2013/2021 document will also involve consequential choices and decisions. (An \$8,000 fee is not a simple copy and paste situation — and I hope you're being consulted on the process.) As a result, it is misguided to ask for public approval/comments regarding a document that has yet to be delivered.	Defer to CT	N/A
2/24/2022	Joanne Teeple	Opportunity Area	is now the Opportunity Area	Defer to CT	N/A
2/24/2022	Joanne Teeple	Opportunity Area	What are the green dots on the southern border? Who is responsible/liable for area?	Defer to CT	N/A
2/24/2022	Joanne Teeple	Opportunity Area	Allow all stake holders to determine, maybe have a voice - who is the ultimate decision board?	Defer to CT	N/A
2/24/2022	Joanne Teeple	Climate Action	Sustainable development - define your terms.	Defer to CT	Include in glossary
2/24/2022	Joanne Teeple	General	Social equity - ensure all people can, how about have the opportunity to.	Defer to CT	Acknowledged
2/24/2022	Joanne Teeple	Aging in Community	Strange ordering of priorities.	Defer to CT	Removing priority
2/24/2022	Joanne Teeple	Housing	Housing and jobs - Launch a program - is Carbondale not already involved in such an endeavor, 2nd and Main?	Defer to CT	Confirm - change language to "continue"
2/24/2022	Joanne Teeple	General	Engagement process - volunteer boards - when/was the Tree Board invited? Where is the Tree Board? How does this decision (to not invite the Board) related to environment, climate action, sustainability, protect natural resources (see top priorities), page 21. Where's the oxygen?	Defer to CT	Janet sent the draft to Boards + Commissions (including Tree Board)
2/24/2022	Joanne Teeple	General	Virtual public meetings "affordable housing" define your terms.	Defer to CT	Affordable housing is defined in the glossary
2/24/2022	Joanne Teeple	General	p.20 Built environment - define your terms: is built environment used interchangeably with environment in this document?	Defer to CT	Add built environment to the glossary
2/24/2022	Joanne Teeple	General	Goals and guiding principles - #1 community character, protect the physical and natural environment - define natural environment. #5 provide for safe and enjoyable access - try walking in town.	Defer to CT	Add natural environment to glossary
2/24/2022	Joanne Teeple	General	P. 34 - Future land use maps, DMU/Oppo - color correct ?	Defer to CT	Look at NU vs DT coloring
2/24/2022	Joanne Teeple	General	P. 37 - new urban - how do you landscape for the environment with this directive? - private property vs. town ROW?	Defer to CT	Will be addressed in the merging of 2013 _ 2021 plans
2/24/2022	Joanne Teeple	Opportunity Area	P. 38 - Opportunity area relationship - emphasize street trees. Please define . Extend Carbondale's urban forest into the Opportunity Area - define, street trees - define.	Defer to CT	Too detailed for Comp Plan
2/24/2022	Joanne Teeple	Climate Action	P. 40 - Res. Med. Density - no mention of the urban forest canopy.	Defer to CT	Continue to nurture the urban forest canopy
2/24/2022	Joanne Teeple	Multi-Modal	P. 53 - Multi-modal access overview - dense downtown street grid. P. 49 #2 Where might I find these? That prootes walkability. Rec's - parking over pedestrians? 3. 8th street corridor - be aware that this includes zero options for urban forest canopy - exclusively built environment, no provisions for green.	Defer to CT	Acknowledge the need for adequate landscape strips for trees in street improvements and new developments

2/24/2022	Joanne Teeple	Climate Action	P. 75 4.2.16 - plant rees in aprking lots, death sentence for trees ex: percentage of arable land removed in City Market vs survival of what is in the existing landscape? * especially damage to trees from vehicles. * Fragility of irrigation system.	Defer to CT	In our experience, planting trees in parking lots can be done in a way that is not a danger to tree health
2/24/2022	Joanne Teeple	Climate Action	P. 76 4.2.4 define ecosystem.	Defer to CT	Add to glossary
2/24/2022	Joanne Teeple	Multi-Modal	P. 79 multi-modal - pedestrian safety - what is the role of law enforcement?	Defer to CT	N/A
2/24/2022	Joanne Teeple	Multi-Modal	Highway crossing - ditto.	Defer to CT	N/A
2/24/2022	Joanne Teeple	Multi-Modal	P. 81 - 5.2.3 Informal parking even though there are signs throughout stating that parking in these areas is illegal?	Defer to CT	Yes
2/24/2022	Joanne Teeple	Multi-Modal	P. 82 - 6.4.1 - residents and businesses are required to keep sidewalks clear of snow and ice - where is the role of CPD code enforcement in this scenario? 6.4.5: what about CPD and CDOT?	Defer to CT	Acknowledged
2/24/2022	Joanne Teeple	General	P. 52 - Recommendations - zero energy or net zero?	Defer to CT	Net zero
2/24/2022	Joanne Teeple	General	P. 53 - Equity #20 MDST, P&Z full, town advisory boards have vacancies, note #21 includes #22.	Defer to CT	N/A
2/24/2022	Joanne Teeple	General	P. 55 -5.5 Aging, transportation #23 - there is already an ordinance requiring sidewalks less than six feet to be cleared of snow, it is rarely enforce.	Defer to CT	Acknowledged
2/24/2022	Joanne Teeple	General	5.6 hist. prgs - recs - #9 - credit for on street parking - define the town owns the street.	Defer to CT	Move #9 to downtown
2/24/2022	Joanne Teeple	General	P. 58 - Comm. Input - rec's #3. how will these be maintained? Not enough labor now?	Defer to CT	Acknowledged - Parks + Rec would maintain
2/24/2022	Joanne Teeple	General	P. 59 - UDC recs #5 now would this work in reality?	Defer to CT	This recommendation is based on a (future) more robust transit system and should be tied to specific locations
2/24/2022	Joanne Teeple	General	#6 - see P. 55 - 5.6 ditto	Defer to CT	Edited sentence for clarity
2/24/2022	Joanne Teeple	General	P. 61 #2 see above ditto	Defer to CT	N/A
2/24/2022	Joanne Teeple	General	P. 62 #14 ditto	Defer to CT	Yes
2/24/2022	Joanne Teeple	General	P. 66 1.1.3 LDS - sho even notices? 1.2.2 this is called law enforcement.	Defer to CT	N/A
2/24/2022	Joanne Teeple	General	P. 75 - sustainable development no redundancy in NRG providing. Solar vs opacity - then what?	Defer to CT	N/A
2/24/2022	Kevin Kreuz	General	Page 14 states that this new Comprehensive Plan Update addresses community needs and values, changing conditions, and priorties of the community. I don't believe that the TOCCP adequately addresses the 6 community priorities listed on page 124. Specifically, the recommendations listed on pages 44 through 63 have not been evaluated in light of the 6 community priorities listed on page 124. The most egregious omission is that there are no recommendations that satisfactorily address the community priority #4: Traffic congestion needs to be addressed. There are several reasonable recommendations about providing safer vehicular, bicycle and pedestrian travel within town, but there are no recommendations on how to deal with the real traffic congestion problem of people trying to get in and out of town on Highway 133. Perhaps there should be recommendations that require developers of new projects to pay a traffic congestion fee to provide for: •Reducing the number of vehicles on 133 by negotiating with RFTA to provide more BRT buses and express routes serving both up and down valley destinations. •Widen the 133 bridge over the Roaring Fork river so that traffic doesn't back up waiting to make a turn.	Defer to CT	Defer to recommendation to develop a TMP
2/24/2022	Kevin Kreuz	General	•Community Priority #1 "More locally-attainable housing for Carbondale's workforce": Require a higher percentage of affordable housing units in any new residential development.	Defer to CT	See strategy 3.3 in implementation table
2/24/2022	Kevin Kreuz	General	•Community Priority #5 "Focus on Sustainability and Climate Action Plan": Require all new residential units to have electric hook-ups for electrical vehicles.	Defer to CT	Update the UDC to require all new development to have electric hook-ups for electric vehicles (4.2.17)
2/24/2022	Kevin Kreuz	General	•Goal #7 Financial Solvency on page 31 which states, "Ensure the long-term fiscal health of the community. growth should not burden the community's capacity to provide infrastructure": Require developers of new projects to pay an "infrastructure fee" to pay for future community infrastructure needs caused by their project, including upgrades to community water, sewer, schools, streets, etc.	Defer to CT	Continue to require new developments to pay fees in lieu of water rights, sewer tap fees, school district fees, and park development fees (7.4.3)
2/24/2022	Kevin Kreuz	General	In summary, the recommendations in this Comprehensive Plan Update may be fairly reasonable. However the recommendations need to be evaluated in light of two general criteria: •How much additional financial burden will be placed on Carbondale's existing residents. •How the recommendations address the 6 Community Priorities listed on page 24.	Defer to CT	Yes
2/25/2022	Meredith Bullock	AUTO URBAN	4.10 Relationship to Highway. "Buildings set back, emphasizing landscaping and parking in the front, along the highway/street." This section suggests we want south Denver suburban development, softened by landscaping. Every committee assembled to address Highway 133 has stressed the importance of cross-road connection, for bicycles, children and pedestrians especially. We need to start thinking of this road as a boulevard instead of a State highway. Buildings should move closer to the street, maybe one story with three stories at the current set back. We also need crosswalks every few blocks. (More on that under mobility.)	Defer to CT	Yes
2/25/2022	Meredith Bullock	OPPORTUNITY AREA	Terrible name. I agree with comments about giving the developer all the opportunity and leaving the town with no bargaining chips	Defer to CT	N/A
2/25/2022	Meredith Bullock	Opportunity Area	Building Mass and Scale "Break up facades and rooflines to avoid monotonous, box-like structures." Delete this sentence. To be blunt, these facade measures are usually lipstick on a pig. If the scale and public access (public pathways, roads, open space) are good for human beings on foot, there will be no problem of big boxes. There could also be a large, box-like building with a public passage at ground level and wonderful, lively entrepreneurship inside. It's really the negative space we care about more than the buildings. A little grittiness would be okay in this neighborhood too.	Defer to CT	Yes
2/25/2022	Meredith Bullock	Opportunity Area	Building Mass and Scale "Harmonize development with the scale and pattern of downtown..." This seems to be contradictory with live work type space. Respect for adjacent neighborhoods seems more important than extending downtown. And again, how is the negative space designed?	Defer to CT	Disagree with 1st statement, agree with second statement - intent is not to extend downtown but to complement
2/25/2022	Meredith Bullock	Opportunity Area	Relationship of development to mobility network. "Public connection to the Nature Park. This sentence is too weak. Development in this area will put huge stress on the park. A single developer should build stairs and fund maintenance to a large degree, because they will surely be using this public amenity for marketing.	Defer to CT	Language is proper for a Comp Plan (we are not designing the site)
2/25/2022	Meredith Bullock	4.11 NEW URBAN	Consider extending this area north to Village Road	Defer to CT	For consideration of P+Z
2/25/2022	Meredith Bullock	4.2 OLD TOWN	Uses: ...ADU's that are attached and/or visually accessory to the primary dwelling Delete the wording and requirement that ADUs be attached. "Visually accessory to the primary dwelling unit" is good and enoug	Defer to CT	Consider amending the UDC to allow detached ADUs (3.4.3)
2/25/2022	Meredith Bullock	RESIDENTIAL MEDIUM DENSITY	Relationship of development to mobility network: Provide modest front, rear or side yards where possible. Delete "where possible. "Modest yards" is not too much to ask. Also, should outdoor storage be addressed here?	Defer to CT	Defer to future UDC update
2/25/2022	Meredith Bullock	Multi-Modal	MOBILITY PLAN P.35 or p. 95 in the 2.24.22 packet The lack of vision for pedestrian crossings at 133 is telling. Highway 133 is becoming more of a barrier and dividing line between the two sides of our town. We must have a document showing a lot of pedestrian crossings similar to the one at Sopris, which only slows traffic if someone is there pushing the button. I would also start calling round abouts pedestrian links rather than auto oriented solutions. See attached plan.	Defer to CT	
2/25/2022	Frosty Merriott	Climate Action	Clearly what has happened in Carbondale the last 4 years is not Sustainable. Based on this definition I could make the case not to build anything the next 4 years unless it is workforce (affordable) housing? And we need to develop our open spaces parks public transportation etc. and try to turn spending away from making us more dependent on cars not less.	Defer to CT	Yes
2/25/2022	Frosty Merriott	Climate Action	an article on a poll from Colorado College which you have probably seen but I want to make sure P Z see as well as C T as it buttresses the reasoning for using the EBOR as the intro to new Comp Plan. It confirms the large increases in Colorado on public concern over Climate Change and specifically water and fire and the environment. This year 86% of Colorado respondents say a politicians stance on the Environment are important or very important in how they vote. I meant to bring this up last night. It also says people are changing their recreation habits over crowding and the environment which directly affects our tourism economy which to me includes our arts, restaurants, spas etc.	Defer to CT	Yes

1/27/2022	Nick Miscione/Planning Commission	Multi-Modal	Nick said that was great to hear. Why would we make it easier for cars as opposed to making it easier for pedestrians and bicycles? He said why do we spend more dollars, time and energy as a community making it easier for cars.	Defer to CT	N/A	
1/27/2022	Ross Kribbs - 799 Garfield Avenue	General	with the public outreach component, things that were promised and weren't delivered. things weren't followed and that it was a deliberate decision to change direction, to not do Facebook ads, to not do Facebook events. He said that if that is a decision that the P&Z made, which is what has been said in the document, then he would like to hear some of that discussion and what went into changing the originally proposed community outreach plan and why those decisions were made. He said that he thinks that it is an issue that there isn't an advertising budget for this. He said that he doesn't know if he is the only one that finds himself on the Aspen Daily News, Glenwood and Aspen Times, much more frequently than he does on the Sopris Sun. He said that those are the areas to reach citizens of Carbondale and that it is great to support our local paper but if we are going to be as active as possible with public outreach, a lot of leaning on public support for this and his comment is that he feels at present that this document does not represent our public. He said that outreach has been insufficient and mis-guided. Ross said that he would like to go back to square one or square one A and one B. He said how do we address a desire, on many folks for affordable housing along with a desire to maintain our very small-town character. He said that we haven't discussed those things, they are discussed in this update and that is a real big failure.	Defer to CT	N/A	
1/27/2022	Hannah Hunt-Moeller	Opportunity Area	the former Little Blue Preschool has the largest and most dense tree canopy on the whole site. She said that her comment would be to use that area and be a gateway into Downtown North and a great opportunity for a park. She said that an existing connection that is already there is connecting to the Civic Center and the Rec Center, in the center where it is called Mixed-Use. She said that acknowledging that as a key corridor already that works well connecting Downtown to Downtown North. She said it would be a great opportunity for a gathering space plaza to connect the southern part of downtown to the northern part of downtown.	Defer to CT	For consideration of P+Z	
1/27/2022	Ross Kribbs	Downtown	He said new 1.6 acres that were hush hush transferred to the city in the last couple of days, prime spots for new affordable housing. He said that he would like discussion of why Downtown North is so front and center when we have lots of other areas or priorities	Defer to CT	N/A	
1/27/2022	Ross Kribbs	General	we print fifty to a hundred copies to be available at each of the Reading Rooms	Defer to CT	N/A	
2/10/2022	Ron Kokish/CAFCI -1056 Village Road	General	support combining these two documents into one once the amendments are completed.	Defer to CT	Yes	
2/10/2022	Anne Krimmer -501 Mesa Verde Avenue	FLUM	said that relabeling is needlessly confusing to the general public. She said that she noticed that Downtown North is now the Opportunity Area and has a new designation on the FLUM. that she would have preferred a larger budget on community interaction on this.	Defer to CT	N/A	
2/10/2022	Patrick Hunter - 1131 County Road 106	Climate Action	although he is speaking as a private citizen, is that our main concern has always been how do we get the Climate Action Plan front and center in the decision-making of this Town? we have a Climate Action Plan that has a lot of great suggestions in it but it is not getting attended to. He said that he would hate to see us sign off on a new document that really hasn't answered that question.	Defer to CT	N/A	
2/10/2022	Holly Buell - 445 N. Eighth Street	Opportunity Area	She said that she would like to see some more R/MD type housing. she would like to see the mixed-use development stay along Fourth Street, where it has better access to the downtown and less around Merrill Avenue.	Defer to CT	Yes	
2/10/2022	Ralph Gunning -690 Merrill Avenue	Opportunity Area	is a multi-family owner on Merrill Avenue he has been waiting to bring that building up to its potential, which is basically an industrial zoned property we bought property on Merrill because of its zoning. the fact that it may be changed to a residential does not help his plan moving forward and that it degrades the value of his property. there should be some kind of compensation for people like him that bought into that area thinking that they had industrial property. for the public to say that we don't want that anymore and we want to make it residential, it's not fair for people like him.	Defer to CT	Will be addressed in UDC Update	
2/10/2022	Susan Rhea - 901 Wheel Circle	Implementation Matrix	said that what she hears over and over again is confusion, uncertainty, what it does mean, what does it say, what are these green, yellow and red dots. the green, yellow and red dots beside the implementation items are disturbing She said looking at what the industrial could be is a great vision and that she wonders how we get from here to there	Defer to CT	Priority is being removed	
2/10/2022	Hannah Hunt Moeller -785 Merrill Avenue	Opportunity Area	said that a big piece for neighbors is connectivity to the neighborhood, with pedestrian and bike access. She said this area is currently a large barrier between where are neighborhoods are and being able to access the Rio Grande Trail and the downtown, as well as connecting the promenade. She said with the now owned City property around this is can be a really strong access that allows connection from the Main Street and back up. another piece that has been in discussion is supporting existing and future pocket parks along the Rio Grande and looking at locations where there are already pocket parks.she wants the Comp Plan to respect and speak to the already existing connection points. from a local housing need that prioritizing property that can be owner occupied that allows people to stay in Carbondale as well as mixed-use for local businesses.	Defer to CT	Yes	
2/10/2022	Ross Kribbs -799 Garfield Avenue	FLUM	He said there is no reason to add for confusion to labeling. He said that if the FLUM is a pre-zoning document, which is used for future land use decisions. it makes sense to combine the documents. he hopes that there are matching funds for public outreach. one of the questions that has not been answered is what the media budget was for public outreach. He said that all we have seen is a decreasing and shrinking community engagement plan. He said that blame has been put on P&Z and that he doesn't know that you guys have had discussions about not deciding to do things that were discussed and proposed in the original document. . He said that on page sixteen it says these changes were made with your support or direction. He said that anything that can be done to increase user friendliness and outreach so someone can see where they live, what their lot size is, what their current zoning is and the proposed basis for new zoning is. He said that a couple thousand bucks for some full-page ads, instead of sixteenth page ads and a reinvestigation of how we put the word out to the community is in order.	Defer to CT	Yes	
2/10/2022	Sheri Gaynor -319 West Eighth Court	FLUM	said that her biggest concern is the potential road that would connect Merrill to Industry Place. she feels that it is better to be on the map so we are all on the same page.	Defer to CT	For consideration of P+Z	
2/24/2022	Chris Hassig -244 Seventh Street	Opportunity Area	He said that we should be careful around the Opportunity Zone and make sure that we are not giving away things and that we can negotiate with the developer. He said continued inclusion of the auto urban zone designation is problematic as it is in opposition to any environmental rights. by beautifying it just means putting water down, which is a major issue. screening buildings and setbacks lacks creativity of what the corridor is. there has been a long debate on whether Highway 133 is a highway or is it a street. we wanted to move to making it a street and that you can cross and that a pedestrian has an equal right. He said that round-abouts are automobile infrastructure. He said that the park-and-ride area on Dolores Way is not even addressed. Downtown North that the key is phasing, diversity of ownership and development and affordability inclusion.	Defer to CT	Continue to negotiate with developers when rezoning to address phasing, diversity in housing, and affordable housing requirements (3.4.7) Have P+Z weigh in on Auto Urban areas of FLUM Sustainable landscaping addressed in previous comment Explore Complete Streets in the Transportation Demand Management Plan	
2/24/2022	Frosty Merriott -181 Lakeside Drive	Multi-Modal	Frosty said that public transportation is a big issue and that we have opportunity to improve to try to get people out of their cars as part of our climate change. He said that when we looked at Highway 133, back when, CDOT wanted to do a four-lane highway through town. He said that we made the decision as a community that wasn't want, we wanted. He said that we have to get cars off of Highway 133 and that public transportation is the way to do that.	Defer to CT	Yes	
2/24/2022	Frosty Merriott -181 Lakeside Drive	Opportunity Area	Frosty said hates the name Downtown North, Overlook is a catchy name it overlooks the dog park. caution to stay away from a use by right, whenever we can	Defer to CT	Yes	
2/24/2022	Frosty Merriott - 181 Lakeside Drive	General	Frosty asked if everyone has read our Town Mission Statement? He said that if you the Environmental Bill of Rights were hung in these chambers so every growth decision and that every major decision that Carbondale made would be referenced. he is a believer in slow measured and thoughtful growth.	Defer to CT	Yes	

2/24/2022	Hannah Hunt Moeller, 785 Merrill Avenue	Opportunity Area	neighborhood caucus: •Downtown North/Opportunity Area should invest in pocket parks, especially protecting the existing mature trees, close to the Latino Folk Garden. •Prioritizing affordable medium density housing. •Identifying the Promenade and the Rio Grande Trail for a vegetated public plaza, where the future youth art park is going. •Providing mixed-use development that supports the needs of local businesses through office/retail space, within the mixed-use portion of Downtown North.	Defer to CT	
2/16/2022	CAFCI	General	Definitions appear in Appendix 7.1. Other terms are defined in the document body and omitted from the appendix. Sometimes, the ways a term is used in the document is not entirely consistent with its appended definition.	Definitions have caused confusion.	Review definitions for consistency
2/18/2022	Environmental Board	Climate Action	Strengthen focus on sustainable landscape codes	Landscape - Sustainable	
11/18/2021	Eric Doud	Implementation Matrix	Expand Historic Preservation capacities 1.3 B • Update Historic design guidelines for both additions to existing buildings and new infill projects 1.3 K • Review and update Carbondale’s Historic Preservation Code to strengthen preservation efforts that are balanced with property owners rights.	Should reflect CHPC comments	Yes
11/18/2021	Eric Doud	Implementation Matrix	Sustainability (Infrastructure, Health + Wellness) 4.5 B • Promote a “open ditch” policy understanding that an open ditch raises the water table and supports the “urban forest”. This lowers ambient surface temperatures reducing the need for artificial air conditioning, allows for easier access to ditch water as well as promoting psychological health. 4.5 C • Integrate eatable landscape concepts with town parks and private landscape requirements.	Sustainable Landscape is mentioned a number of times	Maintain an open ditch policy (4.4.4) Integrate eatable landscape concepts in parks and in streetscapes (4.2.15)
2/25/2022	Meredith Bullock	General	Found one error on P. 53, #22 si the exact same as the preceding sentence in #21. The sentence structure is awkward at best without a clear verb anyway and should be removed from #21 and rewritten as #22 if it can be phrased to make sense or just remove 22 and work on 21.	TMP	Yes
2/18/2022	Environmental Board		Provide an executive summary, or short, easily accessible, form (it is way too long).		
3/30/2022	Public Comment at Open House	FLUM	Attached and detached in Old Town		
3/30/2022	Public Comment at Open House	FLUM	Restrict Short-term rentals in new urban areas		Consider a land-use based STR policy and utilize the FLUM as a tool to explore where they are appropriate
3/30/2022	Public Comment at Open House	FLUM	Garfield County pockets should be transition zones, or keep high density and walkable to open space, etc		Outside of the Town's boundaries - staff guidance was not to include on the FLUM
3/30/2022	Public Comment at Open House	FLUM	Zoning labels are confusing		Labels are being updated
3/30/2022	Public Comment at Open House	FLUM	Transition zone Old Town/HD		Address with FLUM changes - 8th or Garfield
3/30/2022	Public Comment at Open House	Sheet Environmental Integration	Water use and conservation		Added (4.3.6)
3/30/2022	Public Comment at Open House	Sheet Environmental Integration	Add a fire/natural disaster response and protection plan		Added
3/30/2022	Public Comment at Open House	Sheet Environmental Integration	Lead with the Environmental Bill of Rights		
3/30/2022	Public Comment at Open House	Sheet Environmental Integration	Encourage drought tolerant landscaping, native grasses, and restrict HOA’s from requiring grass/lawns		Work with HOAs to explore alternatives for grass lawn requirements
3/30/2022	Public Comment at Open House	Sheet Environmental Integration	Allow for increase of RFTA parking to accommodate increase in population		Addressed - added to recommendation #9 in Mobility section
3/30/2022	Public Comment at Open House	Sheet Environmental Integration	Read Alex Steffen’s climate Futurist. Don’t get mired in “predatory delay.”		N/A
3/30/2022	Public Comment at Open House	Sheet Environmental Integration	Maintain or grow building code standards to implement this great stuff		Acknowledged
3/30/2022	Public Comment at Open House	Priority Multi Modal Corridors, Future Connections and Highway Crossings			
3/30/2022	Public Comment at Open House	Priority Multi Modal Corridors, Future Connections and Highway Crossings	Require new streets to be “complete streets” Narrow Hwy 133 to slow traffic and create more pedestrian welcoming zones and crossings. Specifically, I’d like to see pedestrian crossings near Montessori, Third Street Center and new Thompson Park neighborhood (existing paths/rights of way are there). Slow Hwy 133 from Prince Creek to Hwy 82 Pedestrian community – cars are our guests. Integrate more green infrastructure, capturing urban stormwater runoff. Build it into design featuring it as a focal point. Educate public as to why this is important		Narrow Hwy 133: From F+P: "Several recommendations mention the need to study more crossings in the future. Specific recommendations for additional locations require further study so are not included in this plan but would be considered more specifically in a Transportation Master Plan." Slow Hwy 133: From F+P: "Recommendation 5.2.3 is to create speed reduction zone where traffic calming infrastructure and enforcement mechanisms can be targeted to reduce vehicle speeds. Determining where specifically these zones are will require further study and discussion."
3/30/2022	Public Comment at Open House	Priority Multi Modal Corridors, Future Connections and Highway Crossings	Hwy 133: - Traffic signals, not circles, 5 lanes (2nd note added to this “No 2x”)		From F+P: "While there is an additional roundabout already planned on Highway 133, additional controlled intersections types will be evaluated in later studies to determine where additional controlled intersections are needed and what type of intersection control (roundabout or signal) would best address the issues at that location."
3/30/2022	Public Comment at Open House	Priority Multi Modal Corridors, Future Connections and Highway Crossings	Minimize new street crossings on Rio Grande trail at OPP area (2nd note added to this “Yes”)		Addressed - added this to Action Step 5.6.2
3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Upper left portion of map and middle	Hendricks and Hwy 133 traffic light		From F+P: "Several recommendations mention the need to study more crossings in the future. Specific recommendations for additional locations require further study so are not included in this plan but would be considered more specifically in a Transportation Master Plan."
3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Upper left portion of map and middle	Keep old trees		Addressed
3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Upper left portion of map and middle	Row houses with small backyards		Addressed
3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Upper left portion of map and middle	Mixed use: maker space, residential, public outdoor space, will help to keep downtown vital if pedestrian/bike connections are easy		Addressed
3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Upper left portion of map and middle	R/O Residential only, no short-term or second residences		
3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Upper left portion of map and middle	Need more public open space/parks		Addressed
3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Upper left portion of map and middle	We need more “middle” housing – townhomes, duplexes that are aimed towards first time home buyers. Bigger than an apartment, not single family		Addressed

3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Upper left portion of map and middle	Mix of all income levels	Addressed
3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Upper left portion of map and middle	Include a mix of both rental and purchase housing; provide a higher percentage of affordable housing in this specific zone (OA) then that is typically required of developers, i.e., 20%.	Consider higher percentages of included affordable housing in zoning on subsequent zone changes
3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Upper left portion of map and middle	Like buffer area	N/A
3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Upper left portion of map and middle	Best place for open space/parks (This note was placed at the northeast corner of Merrill Avenue)	Addressed
3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Upper left portion of map and middle	Lower level buildings from Merrill transitioning to taller buildings closer to town	Addressed
3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Upper left portion of map and middle	Address stormwater: pollution, volume, minimize impervious areas, existing lack of drainage infrastructure, mitigate health risk to watershed from (dog) "Nature Park."	Addressed
3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Upper left portion of map and middle	Need pedestrian sidewalks along 4th Street. Curve along 4th and Merrill is very dangerous	Addressed
3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Upper left portion of map and middle	Carbondale needs industrial. Delores is built out	Addressed
3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Upper left portion of map and middle	Mix of light industrial with maker space or creative housing	Addressed
3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Upper left portion of map and middle	Woodshop maker space	Addressed
3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Upper left portion of map and middle	Need open and community spaces; corridors connecting to downtown	Addressed
3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Upper left portion of map and middle	Concern on streets from "OPP" across the Rio to downtown (No!)	Prioritize pedestrian connections over vehicles when connecting Opp area to downtown across the Rio Grande Trail
3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Upper left portion of map and middle	Art District?	Expand art district to include opp area? If so - where does this belong?
3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Upper left portion of map and middle	Pedestrian oriented – commercial access to trail; residential more trees and low building heights	Addressed
3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Upper left portion of map and middle	Missing middle?	Addressed
3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Upper left portion of map and middle	Live/work craft spaces	Addressed
3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Upper left portion of map and middle	Engage Rio	Addressed
3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Upper left portion of map and middle	Mixed use boutique shops	Addressed
3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Upper left portion of map and middle	Basalt Mountain and Sopris Mountain views	Addressed
3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Upper left portion of map and middle	Improve safety for dog park users crossing the road	Addressed
3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Upper left portion of map and middle	75% residential 25% commercial, open spaces, some deed restricted condo/townhomes below \$500,000, minimal roads to service the above	Addressed
3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Upper left portion of map and middle	Specialty shops	Addressed
3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Upper left portion of map and middle	Creative culture	Addressed
3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Upper left portion of map and middle	Preserve Aspen Tree and Cement lot as mobility hub	Identify key areas for mobility hubs (this example) - under TMP
3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Lower portion of map	Light industry – more jobs in town, fewer people commuting from town	Addressed
3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Lower portion of map	Prioritize biking and walking in downtown "op area".	Addressed
3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Lower portion of map	Worried about "dense" and the traffic impact that is brought into the area. Industry Place road concerns me as it is a residential area – lots of kids next to bike path. No hotels, keep it local	
3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Lower portion of map	Mixed feelings on the road cutting through from Merrill; moving traffic out of neighborhood or 8th becoming a freeway	
3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Lower portion of map	Keep mixed use – additional notation "second this"	Addressed
3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Lower portion of map	Public/Private partnership to create the best possible solution of affordable housing	Addressed
3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Lower portion of map	Why isn't 99 Garfield in the City? By Michele Buchman	
3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Lower portion of map	Safe area for kids to move around independently	Addressed

3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Lower portion of map	More residential – low/mid/high density; ADU, Micro housing; less mixed use; don’t compete with Hwy 133 and Main St. -Plan great public space with views to Basalt and Sopris mountains. -Create activity hub – bike, run, hike, ski along Rio Grande	Addressed
3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Lower portion of map	Affordable housing, mixed use with more residential and perhaps a boutique hotel; plenty of open space	Addressed
3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Lower portion of map	Diversity of the community for me is the most important issue! Affordable housing	Addressed
3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Lower portion of map	Possible private and public collaboration to help develop property to be the best it can be.	Addressed
3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Lower portion of map	Higher percentage of affordable housing	
3/30/2022	Public Comment at Open House	Map of Opportunity Area Sheet - Lower portion of map	Affordable housing that is mixed; small hotel; artist live/work; small stores; industrial/commercial	Addressed
3/30/2022	Public Comment at Open House	Implementation Matrix	Sec 1.6 – 3 dots Sec 2.3 – 1 dot Sec 2.5 – 1 dot Sec 2.6 – 3 dots Sec 2.9 – 1 dot Sec 2.10 – 1 dot Sec 3.1 – 6 dots Sec 3.2 – 3 dots Sec 3.3 – 1 dot Sec 4.1 – 3 dots Sec 4.2 – 3 dots Sec 4.3 – 1 dot Sec 4.5 – 4 dots Sec 4.7 – 1 dot Sec 5.2 – 3 dots Sec 5.6 – 2 dots Sec 5.10 – 2 dots Sec 6.3 – 8 dots Sec 7.1 – 1 dot Sec 7.4 – 2 dots Sec 8.1 – 2 dots	
3/30/2022	John Williams	General Notes	Allow detached ADUs in all zone districts, including OTR. Encourage infill and pedestrian bike in town	Addressed (3.4.4)
3/30/2022	Becky Young	General Notes	Error on Future Land Use Map - North of Garfield between 2nd and 3rd Streets	Address in FLUM changes
3/30/2022	Leslie Lamont	General Notes	Goals of 2013 plan are sound – New Urban. Thrilled we are not expanding boundaries	
3/30/2022	Public Comment at Open House	General Notes	Ref 5.12 – Improve car free pedestrian access to Red Hill and crossing safety at State Highways 82 and 133	Added - 5.13.5
3/30/2022	Public Comment at Open House	General Notes	Ref 8.1 – Hold the conversation in the community where people feel comfortable and then LISTEN	
3/30/2022	Public Comment at Open House	DIVERSITY!	Solar everywhere – one government block. Help property owners solarize	Addressed in on-site renewable strategy
3/30/2022	Public Comment at Open House		Ref 4.5 – And stormwater -Expand on “sustainability” with regards to water quality -Prioritize urban runoff, filtration of pollutants, peak flows. -Integrate education to help inform the public of this type of infrastructure.	Addressed
4/15/2022	Ross Kribbs	General Notes	<p>The new FLUM included in the online version of the Comp Plan Update changes the designation of 13 lots in Carbondale from Med Residential to Old Town. This suggested downzoning is for the area north of Euclid, between 7th and 8th streets, and the stated goal is to “protect the existing housing stock”. I have two concerns with this change: 1) It encourages teardowns rather than protecting existing homes, and 2) it creates a harsh transition from Old Town to Downtown.</p> <p>1) Because many of these small old homes have no basement, decreasing the allowable buildable footprint (as an Old Town designation would suggest) would encourage owners to scrape homes, dig a full basement, and rebuild to maximize the square footage possible within the smaller footprint, instead of keeping the original home and perhaps adding an addition or a 2-level ADU (prohibited under OTR guidance).</p> <p>2) Planners took efforts to suggest a “transition zone” along 2nd Street, addressing a need to smooth the transition between adjacent, low density Old Town and High Density Residential zones. If the Garfield neighborhood discussed above must be designated Old Town, then a similar transition zone should be drawn on the alley-side of lots on the north side of Garfield avenue between 7th and 8th. There’s no good reason to demand that ADUs abutting this alley be limited to 14 feet (OTR rules) vs 22 ft (current R/MD rules), when commercial buildings of 40+ feet currently abut the other side of the alley. Furthermore, given the desperate need for more housing close to downtown, this is exactly where ADUs should be encouraged, not downscaled.</p> <p>The residents of this block and this neighborhood are always open and eager for discussions about how best to juggle our town’s character and its needs. We have serious concerns about the unanticipated outcomes associated with the new designations in the proposed FLUM.</p>	Residential Transitional FLU for both blocks north and south of Garfield

6.0 Implementation Strategy



ation



6.1 | Implementation Matrix

Plan implementation means carrying out the Plan Update's scope by creating a process and series of actions that aim to deliver successful outcomes.









Many strategies and actions have been completed since the previous update. Those that are still valid or incomplete are carried forward. Several added actions address issues that emerged in the update process.

Strategies have a number of associated implementation actions, as well as a responsible department/agency and timeline in the Implementation Matrix.










The Implementation Strategies in the matrix below address subjects from the Plan Update Recommendations. It is intended as a guide for future decision making and programming.







- Short-term (0 to 3 Yrs)**
- Medium-term (4 to 6 Yrs)**
- Ongoing**

GOAL TOPIC 1: COMMUNITY CHARACTER









CATEGORY	#	STRATEGY / ACTION	RESPONSIBILITY	TIMELINE
Gateways	1.1	Protect and enhance the gateways into Town.		
	1.1.1	Consider placemaking and community character features when doing the Highway 133 Corridor Study and other future studies.	Town, Arts + Culture Organizations	
Arts + Culture	1.2	Support Carbondale's identity as a place that fosters creativity, collaboration, innovation, and artistic exploration.		
	1.2.1	Continue and further the work done on the one mile stretch of the Rio Grande Trail known as the Rio Grande Art Walk.	Town, Arts + Culture Organizations	
Historic + Cultural Resources	1.3	Continue to expand historic preservation opportunities and cultural resources and maintain the historic scale of Downtown Carbondale.		
	1.3.1	Develop a historic preservation program that includes an asset inventory study and strategies to help ongoing historic preservation resource needs backed by a dedicated funding source.	Town, CHPC, Town Board	
	1.3.2	Update the historic design guidelines for both additions to existing buildings and new infill projects.	CHPC, Planning Commission	
	1.3.3	Adopt form-based residential infill development standards to ensure new development, additions and ADUs are compatible with adjacent historic and neighborhood context.	Planning Commission & Planning Department	
	1.3.4	Create a facade renovation improvement program and funding source.	CHPC & Town Board	
	1.3.5	Continue to create opportunities for public spaces and green spaces in the Downtown, Opportunity Area + Rio Grande Trail and include policy and CIP updates to the Town's Parks and Recreation Master Plan.	Town, Parks & Rec Commission	
	1.3.6	Review and update Carbondale's Historic Preservation Code to strengthen preservation efforts that are balanced with property owners' rights.	CHPC, Planning Commission	

GOAL TOPIC 1: COMMUNITY CHARACTER










CATEGORY	#	STRATEGY / ACTION	RESPONSIBILITY	TIMELINE
Zoning + Land Use	1.4	Amend the Unified Development Code to support community and Downtown vitality.		
	1.4.1	Evaluate opportunities for flexible development standards associated with parking requirements. Adopt language that provides a credit for on-street parking to support retail and residential uses, as well as community events	Planning Department, Planning Commission, Town Board	
	1.4.2	Evaluate development incentives as parking reduction credits for projects located adjacent to public transit services.	Planning Department, Planning Commission	
	1.4.3	Provide credit for on-street parking to support project related ground floor retail uses and event parking requirements (on-street parking must be located adjacent to the project site).	Planning Department, Planning Commission	
	1.4.4	Amend the ground floor commercial use standards to acknowledge more flexible design solutions intended to address ground level activation in certain areas Downtown. The design standards would include variations for certain ground floor conditions based on primary (Main Street and intersection corners) and secondary street frontage conditions. Ground floor variations may consider active retail, commercial office and other acceptable ground floor uses and forms – to help make adjustment where the HCC zone transitions to non-HCC residential areas.	Planning Department, Planning Commission, Town Board	
	1.4.5	Review current UDC building height requirements and amend as necessary.	Planning Department, Planning Commission	
	1.4.6	Evaluate the feasibility of a joint venture, shared parking investment strategy in the downtown to improve efficiencies between day-use retail, employment uses and night-time residential uses.	Planning Department, Planning Commission	
	1.4.7	Incentivize redevelopment in Downtown (particularly vacant and underutilized parcels) to establish a mixed-use hub of activity with small, local and essential businesses, food and beverage establishments, entertainment destinations and a diverse mix of housing.	Planning Department, Planning Commission, Town Board	
	1.4.8	Encourage incremental development to occur over a long period of time as needed.	Planning Department, Planning Commission	
	1.4.9	Consider ways to adopt form-based code language that places larger emphasis on character, massing and scale, building articulation and adjacencies rather than building use.	Planning Department, Planning Commission	
	1.4.10	When reviewing subdivisions or PUDs, encourage a variety of design to promote a difference in design between buildings	Planning Department, Planning Commission	
	1.4.11	Develop regulations in the UDC for private common open spaces.	Planning Department, Planning Commission	

GOAL TOPIC 1: COMMUNITY CHARACTER				
CATEGORY	#	STRATEGY / ACTION	RESPONSIBILITY	TIMELINE
Zoning + Land Use	1.5	Re-evaluate light industrial use areas in context to adjacent neighborhoods and the community as a whole.		
	1.5.1	Implement the Future Land Use Plan Light Industrial/ Mixed Use designation by updating the land use code and strengthening applicable design standards.	Planning Department, Planning Commission	
Zoning + Land Use	1.6	Implement a new Opportunity Area zone classification.		
	1.6.1	Streets and blocks in the Opportunity Area should prioritize pedestrian-focused street frontages with side- and rear-loaded vehicle access.	Planning Department, Planning Commission	
	1.6.2	Establish design guidelines and standards to reinforce appropriate massing and scale and architectural compatibility to create suitable transitions to adjacent uses/densities.	Planning Department, Planning Commission	
	1.6.3	Neighborhood scale retail commercial uses should be concentrated near the 4th Street and Rio Grande Trail intersection.	Planning Department, Planning Commission	
	1.6.4	Integrate light industrial/commercial and creative makerspace units that include increased floor to ceiling area, flexible floor area and access doorways / roll-up doors.	Planning Department, Planning Commission	
	1.6.5	Orient new redevelopment near the Rio Grande Trail corridor to keep the possibility of future transit opportunities.	Planning Department, Planning Commission	






GOAL TOPIC 2: ECONOMIC DEVELOPMENT

CATEGORY	#	STRATEGY / ACTION	RESPONSIBILITY	TIMELINE
Arts + Culture	2.1	Continue to promote Carbondale as a destination for arts, performances, festivals, and cultural events.		
	2.1.1	Maintain and further the community branding and marketing of the Carbondale Creative District.	Economic Development Organizations	
	2.1.2	Create attractive, consistent wayfinding and gateways along Highways 82 and 133.	Town, CDOT	
	2.1.3	Support and contribute to public art, especially downtown.	Town, Carbondale Arts, Chamber, Downtown Businesses	
	2.1.4	Support the continued success of the keystone events, such as Carbondale Mountain Fair, Potato Day, Dandelion Day, the Farmers Market, rodeo, street dances and other festivities.	Town, Carbondale Arts, Chamber, Downtown Businesses	
	2.1.5	Support Event Space for events, performances, rehearsals, or community gatherings.		
Recreation, Tourism + Scenic Beauty	2.2	Enhance recreational and scenic amenities unique to Carbondale to attract and sustain economic activity.		
	2.2.1	Build off of Roaring Fork Conservancy's management plans to enhance preservation efforts and access.	Town, Land Conservation Organizations, property owners, Garfield County	
	2.2.2	Continue land conservation strategies for areas on the town periphery.	Town, Land Conservation Organizations, property owners, Garfield County	
	2.2.3	Increase the capacity of the community sports fields inventory, and accessibility to those sites for observers and fans.	Public Works and Recreation Departments, Roaring Fork School District	
	2.2.4	Continue to support cultural tourists through integrative marketing efforts and partnerships		
Local, Regional Business	2.3	Continue to cultivate a business climate that fosters locally owned and growing professional services sectors.		
	2.3.1	Provide leadership and support for business enterprises.	Environmental Board; economic development groups, business / professional organizations	











GOAL TOPIC 2: ECONOMIC DEVELOPMENT

CATEGORY	#	STRATEGY / ACTION	RESPONSIBILITY	TIMELINE
Local, Regional Business	2.4	Support local, regional and state government agencies and organizations to enhance existing businesses and promote new businesses in town.		
	2.4.1	Promote the Carbondale Revolving Loan Fund and continue to seek funding.	Town, Economic Development Organizations	
	2.4.2	Invest in geographically referenced business inventory data /software such as Reference USA that could be available for economic development and business use.	Economic Development Organizations	
	2.4.3	Work with Garfield County Economic Development to seek out state economic development programs through the Dept. of Local Affairs, Office of Economic Development and International Trade or others.	Economic Development Organizations	
	2.4.4	Prioritize mixed-use development in the Opportunity Area that supports the needs of local businesses	Town Board, Planning Department, Economic	
Higher Education + Trade Schools	2.5	Support higher educational and vocational programs and facilities aimed at expanding the capacity of the workforce.		
	2.5.1	Work in partnership with CMC to plan for future facilities needs.	Town, CMC	
	2.5.2	Support CMC's use of town facilities such as the 3rd Street Center, parks, multi-modal facilities.	Recreation & Public Works Departments, 3rd Street Center	
	2.5.3	Explore opportunities for CMC internship programs with the town.	Town, CMC	
	2.5.4	Support talent and workforce development programs to nurture a vibrant economy through the Arts	CMC, Carbondale Arts, Roaring Fork School District, Clay Center	
	2.5.5	Support maker space or teaching space to provide a collaborative space for teaching, learning, making, exploring and sharing that uses high tech to no tech tools	CMC, Carbondale Arts, Roaring Fork School District, Clay Center	
Business Recruitment + Retention	2.6	Develop a clear, consistent, and cost-effective business attraction and recruitment strategy for target industries as defined by the community.		
	2.6.1	Identify existing business clusters and interview owners to document the reasons they located their businesses in Carbondale. Using this information, establish a list of proven business assets and promote them.	Economic development organizations	
	2.6.2	Support existing business development centers to provide start-up assistance including location and planning assistance.	Economic development organizations	
	2.6.3	Work with Garfield County Economic Development to promote the local lifestyle and economic assets to targeted industries.	Economic development organizations	







GOAL TOPIC 2: ECONOMIC DEVELOPMENT

CATEGORY	#	STRATEGY / ACTION	RESPONSIBILITY	TIMELINE
Facilitate the coordination of business and economic	2.8	Facilitate the coordination of business and economic development groups.		
	2.8.1	Seek funding for a professional local/regional economic development coordinator.	Town, Garfield County, economic development organizations, State of Colorado	
	2.8.2	Continue to partner with non-profits and businesses on specific projects. Assist in the formation of non-English-speaking business groups or commerce associations.	Town, Garfield County, economic development organizations, State of Colorado	
	2.8.3	Develop a requirement check-list for new businesses and post prominently on the town website.	Town Administration & Finance Departments	
Local Food Sourcing	2.9	Continue to promote local food sources and distribution methods.		
	2.9.1	Secure a long-term lease agreement for a location for the farmers market.	Town, Public Works Department, Downtown business organization	
Local Food Sourcing	2.10	Support local food and agriculture organizations to strengthen the local food system (i.e., growing, processing, marketing, and consumption).		
	2.10.1	Support efforts of local/regional organizations to develop regional food system inventory of food assets, and promote opportunities to create a diverse and holistic regional food system.	Planning Department, local food and agriculture organizations	












GOAL TOPIC 3: HOUSING + JOBS

CATEGORY	#	STRATEGY / ACTION	RESPONSIBILITY	TIMELINE
Local & Regional Approach	3.1	Address housing affordability at the local and regional level concurrently.		
	3.1.2	Establish a task force to develop a comprehensive policy on multi-generational housing, housing affordability, anti-displacement and social equity, small-businesses retention policies in the community.	Housing Organizations	
	3.1.3	Identify land use impediments, gaps, opportunities, design guidelines, new funding sources and opportunity sites for multi-family housing to increase affordable housing opportunities.	Town Board	
	3.1.4	Explore programs and policy tools to prevent displacement (e.g., rent stabilization, commercial linkage fees, impact fees, or rent review boards) for all susceptible communities.	Town Board & Housing Organizations	
	3.1.5	Partner with Garfield County to leverage County efforts to encourage production of affordable housing, including participation in State (CHFA) and federal (HUD/HOME, USDA) programs including Low-Income Housing Tax Credit (LIHTC) subsidies.	Town Board & Housing Organizations	
	3.1.6	Consider allocating Town resources or reducing infrastructure and permitting fees to assist qualifying affordable housing developments.	Town Board	
Housing Inventory	3.2	Work with housing entities/providers to expand the inventory of affordable housing in a variety of configurations, addressing the full diversity of needs (e.g. entry level bedroom units, housing with elevator access, co-housing, options for both affordable rental and homeownership).		
	3.2.1	Identify funding mechanisms and possible sites for affordable rental housing.	Town Board	
	3.2.2	Expand deed-restricted housing through Community Land Trusts (CLTs) either by partnering with an existing CLT (e.g., Elevation CLT, primarily active in the Front Range today) or by helping to organize a similar partnership in the Roaring Fork Valley.	Town Board & Housing Organizations	
	3.2.3	Consider a buy down program for Carbondale's existing affordable housing stock (any HDR area or mobile home park) to preserve affordability.		
	3.2.4	Prioritize affordable, medium-density housing inventory in the Opportunity Area.	Town Board, Planning Department	
Ongoing Monitoring	3.3	Evaluate performance and outcomes of the Town's inclusionary residential requirements and adjust accordingly.		
	3.3.1	Establish a baseline of housing through inventorying, then evaluate the Town's inclusionary residential requirements based on community need and amend as needed.	Planning Department, non-profit housing organizations	
	3.3.2	Evaluate market disincentives of inclusionary community housing.	Planning Department, non-profit housing organizations	
	3.3.3	Evaluate inclusionary zoning regulations to ensure they do not discourage mixed-use developments that would otherwise include needed housing. Explore programs allowing limited sale/transfer of unit requirements in such cases.	Town Board	

















GOAL TOPIC 3: HOUSING + JOBS

CATEGORY	#	STRATEGY / ACTION	RESPONSIBILITY	TIMELINE
Land Use + Zoning	3.4	Evaluate the UDC to identify and remove barriers to affordable and accessible housing supply.		
	3.4.1	Ensure that land-use regulations governing Planned Unit Development (PUD's) and subdivision covenants facilitate and remove barriers to construction of more affordable housing.	Planning Department & Planning Commission	
	3.4.2	Educate homeowners on Accessory Dwelling Units (ADU) regulations and provide guidance on permitting and construction conversion. Research best practices from peer communities for enforcement and monitoring.	Planning Department	
	3.4.3	Consider amending the UDC to allow detached ADUs.		
	3.4.4	Amend the UDC to define and allow tiny homes.	Planning Department & Planning Commission	
	3.4.5	Consider residential infill design standards / guidelines to address design compatibility, form, scale and character, specifically to address, adjacencies, roof line forms, solar access, entry and window alignments, setbacks, upper level setbacks and privacy and other mass and scale standards to ensure compatibility of structures between low and high-density uses and protection of neighborhood character as changes occur over time.	Planning Department & Planning Commission	
	3.4.6	Consider revisions to the "Transitions between unlike land uses" (UDC 3.7.5) in the Town's Unified Development Code that strengthen design compatibility in areas where R/HD zones abut or are across the street from R/LD zones.	Planning Department & Planning Commission	
	3.4.7	Continue to negotiate with developers when rezoning to address phasing, diversity in housing, and affordable housing requirements.		
Land Use + Zoning	3.5	Support and expand the Carbondale Affordable Creative Space effort to promote and fund arts-oriented space.		
	3.5.1	Duplicate 2018 pilot survey for that identified preliminary demand potential for 42 live-work artist units, 11 shared creative workspaces, and other arts-oriented space that could be pursued further in plans for redevelopment throughout Carbondale - particularly in conjunction with infill redevelopment of Downtown and the Opportunity Area.	Carbondale Arts, Art & Culture Organizations, Town Board	
	3.5.2	Continue to pursue diversity in housing types by encouraging live/work space for artists.		












GOAL TOPIC 4: SUSTAINABLE DEVELOPMENT

CATEGORY	#	STRATEGY / ACTION	RESPONSIBILITY	TIMELINE
Climate Action Plan	4.1	Implement plans and policies related to climate action and the Environmental Bill of Rights.		
	4.1.1	Establish incremental steps and a methodology for tracking and reporting progress towards carbon neutral goals.	Sustainability organizations, E-Board, Town Board	
	4.1.2	Every 3-5 years, review existing plans and strategies to evaluate implementation methods, emerging technologies, opportunities, and issues facing the community. As needed to advance carbon reductions, update plans and strategies to include new or modified priorities. Updates should include actionable items, timelines, measurable benchmarks, and enforcement mechanisms.	Sustainability organizations, E-Board, Town Board	
	4.1.3	Build capacity to enforce codes, plans, and strategies related to climate protection, resilience, equity.	Sustainability organizations, E-Board, Town Board	
	4.1.4	Focus on emission reduction targets and decarbonization strategies for existing buildings, not just new construction.	Sustainability organizations, E-Board, Town Board	
	4.1.5	Develop and implement programs and policies to respond to findings and action items recommended in updated versions of the Climate Energy and Action Plan (CEAP).	Sustainability organizations, E-Board, Town Board	
	4.1.6	Develop and implement programs that respond to the findings of the Three County Solar and Storage, Regional Energy Inventory study conducted by CLEER.	Sustainability organizations, E-Board, Town Board	
	4.1.7	Pursue a Zero Energy District.	Sustainability organizations, E-Board, Town Board	
	4.1.8	Develop and implement programs and policies to expand public and private infrastructure for zero emission vehicles.	Sustainability organizations, E-Board, Town Board	
	4.1.9	Leverage Holy Cross and Xcel service territory for maximizing on-site electric and renewable infrastructure.	Sustainability organizations, E-Board, Town Board	
	4.1.10	Establish project performance strategies to define interim sustainable development targets and measures (i.e., energy consumption and carbon reduction, water, construction waste recycling, trip reduction, equity, etc.).	Sustainability organizations, E-Board, Town Board	
	4.1.11	Define specific measurable targets to account for incremental efforts to achieve overall Co2 emission reduction targets -- i.e. the Town's long-range goal is 50% reduction in CO2 emission by 2030. Intended to establish how the Town will monitor and be held accountable and how the community will work toward this target. There is no quantitative means to do so now.	Sustainability organizations, E-Board, Town Board	





GOAL TOPIC 4: SUSTAINABLE DEVELOPMENT

CATEGORY	#	STRATEGY / ACTION	RESPONSIBILITY	TIMELINE
Climate + Comp Plan Event Outcomes (CLEER Sept. 23, 2021)	4.2	Implement goals and strategies from the Climate & the Carbondale Comp Plan Event.		
	4.2.1	Require irrigation rain sensors for all new buildings.	Building Department	
	4.2.2	Create an investment fund for people to invest in a low-income housing revolving fund.	Town Board	
	4.2.3	Add to building code something that restricts vent pipes from being installed on roof areas suitable for solar, for example no vents allowed on south facing roofs.	Building Department	
	4.2.4	Require existing buildings to electrify and add efficiency on resale, provide financing and assistance.	Building Department	
	4.2.5	Consider deconstruction for reuse, repurposing, recycling, and waste management when designing new buildings.	Building Department	
	4.2.6	Discontinue natural gas systems in all new development.	Building Department	
	4.2.7	Require electric appliances in all renovated or upgraded buildings.	Building Department	
	4.2.8	Establish a renewable micro-grid for energy use in emergencies.	Town Board	
	4.2.9	Explore ways to incorporate agrivoltaics into solar production areas to produce local food and efficiently use space between arrays.	Town Board	
	4.2.10	Incentivize the use of local and reclaimed materials in new developments.	Building Department & E-Board	
	4.2.11	Create an education campaign on residential composting (how it works, how to properly compost, yard composting vs. community composting).	E-Board	
	4.2.12	Amend the UDC to incentivize sustainable/low-water landscaping techniques for new developments and when retrofitting existing grass yards.	Planning & Building Departments	
	4.2.13	Expand the Town's open ditch irrigation system.	Town Board	
	4.2.14	Encourage rain water collection for plants and irrigation.	Planning & Building Departments	
	4.2.15	Incentivize new developments to include space for community gardens and food production. Integrate eatable landscape concepts in parks and in streetscapes.	Planning & Building Departments	
	4.2.16	Require new commercial parking lots to plant trees.	Planning & Building Departments	
	4.2.17	Update the UDC to require all new development to provide electric hook-ups for electric vehicles		
	4.2.18	Provide town based "green waste" disposal coupled with composted mulch for residents use.		
	4.2.19	Phase out the town's gas powered parks maintenance equipment and convert to electric.		








GOAL TOPIC 4: SUSTAINABLE DEVELOPMENT

CATEGORY	#	STRATEGY / ACTION	RESPONSIBILITY	TIMELINE
Resiliency	4.3	Focus on community resilience.		
	4.3.1	Develop outreach, education, and communication to support concepts and strategies that advance Resilience.	E-Board, Sustainability Organizations	
	4.3.2	Develop and implement programs and policies to respond to the findings of the 2018 Vulnerability Consequences and Adaptation Planning Scenarios (VCAPS) Report.	E-Board, Sustainability Organizations	
	4.3.3	Resiliency programs and policies adopted by the Town should include defined goals, performance targets, measurable benchmarks, timelines, and transparent reporting and enforcement mechanisms.	E-Board, Sustainability Organizations	
	4.3.4	Develop specific resilience strategies at the Building, Community, and Regional and Ecosystem scales.	E-Board, Sustainability Organizations	
	4.3.5	Engage in regional collaboration with surrounding communities to advance interconnectedness and shared systems (environmental, economic, workforce, supply chain, and utility structures, etc.).	E-Board, Sustainability Organizations	
	4.3.6	Continue to collaborate on the County-wide Natural Hazard Mitigation Plan that addresses fires, floods, mudslides, etc.		
Equitable Green Infrastructure	4.4	Ensure equal access to green and sustainable housing, infrastructure and services.		
	4.4.1	Align affordable housing developments with sustainable building practices and maintenance programs.	Planning & Building Departments, Town Board	
	4.4.2	Focus financial resources and support programs that promote an energy transition around lower to moderate income (LMI) households.	Town Board	
	4.4.3	Continue to nurture and expand the urban forest canopy	Parks & Rec Department, Public Works	
	4.4.4	Maintain an open ditch policy.		
Green Infrastructure, Health + Wellness	4.5	Invest in parks, open spaces, streetscapes, trails, the Rio Grande Artway, pathways, landscaping, green stormwater infrastructure and public buildings.		
	4.5.1	Update the Parks, Open Space and Trails master plan and continue to make improvements as funding allows.	Parks & Rec Department, Bike & Ped Commission	
	4.5.2	Continue to require that new development contributes its fair share to the cost of expanding the town parks, open space, multi-modal network and infrastructure.	Parks & Rec Department, Bike & Ped Commission	
	4.5.3	Employ naturalized storm water treatment techniques such as naturalized detention, bio-swales, rain gardens, terracing and porous pavements.	Parks & Rec Department, Bike & Ped Commission	
	4.5.4	Consider adopting Low Impact Development (LID) strategies intended to address environmental impacts associated with on-site stormwater management and water quality strategies. LID strategies may include; bio-retention, impervious surface materials and use of drought tolerant plant materials.	Parks & Rec Department, Bike & Ped Commission	
	4.5.5	Advance ways to promote public/private partnerships that enhance our health and wellness		











GOAL TOPIC 4: SUSTAINABLE DEVELOPMENT












CATEGORY	#	STRATEGY / ACTION	RESPONSIBILITY	TIMELINE
Rivers	4.6	Identify key riparian areas for acquisition and conservation.		
	4.6.1	Support efforts to establish a Garfield County open space tax fund and acquisition/management program.	Town Board, E-Board	
Rivers	4.7	Embrace the river corridors.		
	4.7.1	Support watershed health and water quality through reductions in sedimentation and erosion by developing carefully-designed river trails where terrain and access allow.	Parks & Rec Department, Parks & Rec Commission	
	4.7.2	Develop safe boating and shoreline access points using natural materials.	Parks & Rec Department, Parks & Rec Commission	
	4.7.3	Develop shoreline trail and access construction standards according to best management practices.	Parks & Rec Department, Parks & Rec Commission	

GOAL TOPIC 5: MULTI-MODAL MOBILITY + ACCESS











CATEGORY	#	STRATEGY / ACTION	RESPONSIBILITY	TIMELINE
Transportation Master Plan	5.1	Develop a comprehensive town-wide Transportation Master Plan (TMP).		
	5.1.1	Revisit the community long-term vision for multi-modal transportation based on a comprehensive community outreach process.	Public Works Department, Bike & Ped Commission	
	5.1.2	Program for short and near-term project identification and potential funding opportunities.	Public Works Department, Bike & Ped Commission	
	5.1.3	Conduct a bicycle and pedestrian facility inventory and identify missing gaps in the Town. Build off the 2019 High Priority Bicycle and Pedestrian Corridors Map and modify with additional high priority corridors.	Public Works Department, Bike & Ped Commission	
	5.1.4	Prioritize completing and upgrading bicycle and pedestrian infrastructure on corridors identified in the 2019 High Priority Bicycle and Pedestrian Corridors Map. Understand that the 2019 High Priority Bicycle and Pedestrian Corridors Map will continue to evolve based on changes to land use, key destinations, or desired circulation for people biking. Identify the appropriate facility type and prioritization for each corridor based on the unique context of each corridor (i.e. right of way, adjacent land uses, crash history, vehicle speed and volumes, and community input.) Build off the toolbox developed in the 8th Street Corridor project as a foundation for future active transportation enhancements.	Public Works Department, Bike & Ped Commission	
	5.1.5	Identify locations for bicycle/pedestrian cut throughs where roadways do not provide connectivity. Consider changes to development code to require bicycle/pedestrian cut throughs. Pursue properties or easements to provide pedestrian and bicycle connections between existing neighborhoods.	Public Works Department, Bike & Ped Commission	
	5.1.6	Implement sidewalks and upgrade deficient sidewalks. Through outreach and inputs (such as access to key destinations, crash history, and vehicle volumes and speed), identify high priority sections of roadway where sidewalks should be completed or upgraded. Consideration should be made for certain sections of roadway where sidewalks may not be constructed, due to trade-offs such as parking loss or community character.	Public Works Department, Bike & Ped Commission	
	5.1.7	Develop and adopt a Complete Streets policy that includes strategies for traffic calming. Utilize the Complete Streets policy to require new roadways to be constructed with comfortable bicycle and pedestrian infrastructure.	Public Works Department	












GOAL TOPIC 5: MULTI-MODAL MOBILITY + ACCESS

CATEGORY	#	TRATEGY / ACTION	RESPONSIBILITY	TIMELINE
Connected Multi-modal Network	5.2	Develop an interconnected, integrated and safe multi-modal (bicycle, pedestrian and transit) system.		
	5.2.1	Implement the recommendations associated with multi-modal mobility improvements and policies and the Future Land Use Plan.	Planning and Public Works Departments, Planning Commission, Bicycle & Ped Commission	
	5.2.2	Create a reduced speed zone and establish infrastructure improvements and enforcement tools to reduce motor vehicle driving speeds and promote a pedestrian-first approach throughout the Town.	Bicycle & Ped Commission, Police Department	
	5.2.3	Establish a new multi-modal street connection between 8th Street and Highway 133 north of Main Street. Extend Industry Place to connect with 8th Street and establish multi-modal facilities (sidewalks or pathways).	Planning and Public Works Departments, Planning Commission, Bike & Ped Commission	
Highway Crossings for People Walking + Biking	5.3	Improve safety and convenience for pedestrians and cyclists crossing the highway.		
	5.3.1	Improve pathway along Meadowood Drive connecting to Highway 133.	Public Works Department, Bike & Ped Commission	
	5.3.2	Connect Snowmass Drive and Meadowood Drive through Roaring Fork School District Campus.	Public Works Department, Bike & Ped Commission	
	5.3.3	Complete pathway and/or sidewalk along Main Street connecting Highway 133 and CRMS.	Public Works Department, Bike & Ped Commission	
	5.3.4	Complete sidewalks along 8th St. between Village Road and the sidewalks on Cowen Drive.	Public Works Department, Bike & Ped Commission	
	5.3.5	As part of the highway access management plan and project leadership team highway design process, explore the full range of options for pedestrian crossings including but not limited to: traffic calming designs, signalized crossings, visually enhanced crosswalks, and pedestrian islands.	Planning and Public Works Departments, Planning Commission, Bike & Ped Commission	
	5.3.6	Strategically use green pavement markings to indicate the continuation of a bike lane through an intersection in high-conflict locations.	Public Works Department, Bike & Ped Commission	
	5.3.7	Improve pedestrian access to Red Hill and ensure safe pedestrian and bicycle crossing of State Highway 82.	Bike & Ped Commission, Garfield County	

GOAL TOPIC 5: MULTI-MODAL MOBILITY + ACCESS				
CATEGORY	#	STRATEGY / ACTION	RESPONSIBILITY	TIMELINE
Pedestrian Safety	5.4	Improve safety and convenience for pedestrians in town.		
	5.4.1	Promote pedestrian connectivity between Downtown and the Opportunity Area and improve pedestrian conditions on Merrill Ave that connects to town open space.	Public Works Department, Bike & Ped Commission	
	5.4.2	Identify safe routes to school projects and prioritize improvements at key corridors and crossings.	Planning and Public Works Departments, Planning Commission, Bike & Ped Commission	
	5.4.3	Complete the gap in the sidewalk along Sopris Avenue between 3rd and 4th Streets.	Public Works Department, Bike & Ped Commission	
Connected Trail Network	5.6	Capitalize on the existing trail network by creating new connections, improving existing trails, and prioritizing maintaining the comfort of trails for people walking and biking.		
	5.6.1	Encourage future developments and redevelopments along the Rio Grande Trail to provide pathway or sidewalk connections to the trail where feasible.	Planning and Public Works Departments, Planning Commission	
	5.6.2	Continue to pursue opportunities to integrate the Rio Grande Trail as a connection to other areas, gateways, and multi-modal routes. Minimize at-grade street crossings of the Rio Grande Trail in order to maintain the trail as a high-comfort environment for people walking and biking.	Planning and Public Works Departments, Bike & Ped Commission	
	5.6.3	Improve and expand connections between neighborhoods and the Highway 133 Trail/Crystal Valley Trail.	Planning and Public Works Departments, Bike & Ped Commission	
	5.6.4	Improve priority multi-modal corridors and highway crossings as depicted in Figure A8 in the Appendix.	Planning and Public Works Departments, Planning Commission, Bike & Ped Commission	
Transit Access	5.7	Prioritize projects that improve bicycle and pedestrian access to transit.		
	5.7.1	Work with RFTA and CDOT to evaluate safety and functionality of existing and proposed stops and routes and recommend changes.	Planning and Public Works Departments, RFTA, CDOT	
	5.7.2	Continue to integrate the Rio Grande Trail and other pedestrian, bike corridors to/from and through the RFTA Park and Ride.	Planning and Public Works Departments, RFTA, CDOT, Bike & Ped Commission	
Transit Access	5.8	Continue to plan for and pursue funding for a local transit service with routes that reach more of the neighborhoods in town that are not easily accessible by transit.		
	5.8.1	Determine the best ways to provide additional local transit service. Consider models in other communities, possible providers, service areas and operational characteristics.	Planning and Public Works Departments, Town Board, RFTA	
	5.8.2	Explore funding options for local transit and develop a financial feasibility study.	Town Administration, Planning, RFTA	

GOAL TOPIC 5: MULTI-MODAL MOBILITY + ACCESS









CATEGORY	#	STRATEGY / ACTION	RESPONSIBILITY	TIMELINE
Travel Demand Management + Parking	5.9	Implement programmatic and infrastructure strategies to reduce the need to drive a single occupancy vehicle.		
	5.9.1	Seek travel demand strategies to reduce parking demands to complement the Downtown mixed-use commercial and neighborhood urban form, including enforcement of timed parking, parking maximums, permit programs, or unbundling (requiring the separate pricing of residential parking from the rent or sale price of a home or unit).	Planning, Public Works & Police Departments	
	5.9.2	Support local businesses that will provide more opportunities and convenience for those who live in town to shop in Carbondale and help reduce the need to drive.	Town Board	
	5.9.3	Develop and implement a downtown parking plan to address on-site parking, shared parking, collector lots, and other parking conditions.	Town, Planning Commission, Downtown business organizations, Historic Preservation Commission	
	5.9.4	Explore potential sites and financing for future parking to accommodate the loss of any downtown parking should private lots that currently serve as informal parking be developed.	Town Board, Planning Commission, Downtown business organizations	
	5.9.5	Encourage and incentivize businesses to provide bicycle parking. Consider requiring bicycle parking be provided for new large developments.	Town Board, Bike & Ped Commission	
	5.9.6	Develop a bicycle and pedestrian wayfinding plan to make walking and biking across town more accessible and intuitive.	Public Works Department, Bike & Ped Commission, Town Board	
Highway 133 Character	5.10.1	Ensure the Highway 133 corridor through the length of town is visually attractive.		
	5.10.2	Prioritize and fund a Highway 133 Corridor Study to evaluate the multi-modal, safety and urban design components of the corridor.	Public Works, CDOT, Town, Arts + Culture Organizations	
	5.10.3	Highlight the future intersection and roundabout at Highway 133 and Lewies Ln/Weant Blvd as the southern entry into Downtown emphasizing the Historical Society Park, entryway focal points, landscaping and open spaces.	Public Works, CDOT, Town, Arts + Culture Organizations	
	5.10.4	Acquire additional right of way along the south side of Highway 82 adjacent to town-owned property and enter into an MOU agreement with CDOT for landscape improvements.	Public Works, CDOT	
	5.10.5	Work with the current or new property owner of 520 Hwy 133 to develop a town "Welcome Center" at the intersection of Highway 133 and the Rio Grande Trail.	Public Works, CDOT	

GOAL TOPIC 6: INCLUSIVITY + EQUITY				
CATEGORY	#	STRATEGY / ACTION	RESPONSIBILITY	TIMELINE
Inclusivity	6.1	Aspire to make Carbondale a welcoming and caring place for everyone regardless of economic circumstances or appearances.		
	6.1.1	Continue to design public spaces for feel welcoming to everyone. Document and publicly share information about the accessibility of these facilities and programs to enable mobility challenged people to safely plan a visit.	Parks & Rec Department, Parks & Rec Commission, Community groups with vested interests	
	6.1.2	Leverage all residents' skills, connections, time and willingness to contribute to their community.	Parks & Rec Department, Parks & Rec Commission	
Inclusivity	6.2	Support community arts and culture and special events that inspire civic pride, volunteerism, and unity.		
	6.2.1	Foster relationships with non-profit volunteer organizations like AmeriCorps, Peace Corps, Habitat for Humanity, UpRoot or others to support community needs and implement local heritage, diversity, housing and food systems actions and goals.	Arts & Cultural Organizations, Housing Organizations, CHCP, Mt. Sopris Historical Society	
Inclusivity	6.3	Maintain Carbondale as a viable and affordable location for all people to build their lives and their careers.		
	6.3.1	Establish programs to include daycare/programming into new development projects.	Planning Department, Planning Commission	
	6.3.2	Promote opportunities for everyone Carbondale to have fun in town during all seasons through festivals and celebrations. A wide variety of year-round indoor and outdoor activities for young people to gather and hang-out in town will make Carbondale a fun and healthy place to grow up.	Parks & Rec Department, Parks & Rec Commission	
	6.3.3	Recognize the benefit of great schools and community centers by promoting them as places that are well supported and help bring us together and retain a family-oriented community.	School District, Parks & Rec Department	
Mobility Equity	6.4	Address universal and equitable transportation access for all community members.		
	6.4.1	Develop a sidewalk maintenance program that addresses regular snow and debris removal as well as upgrading deficient sidewalks to allow for comfortable and accessible travel for all ages and abilities.	Public Works Department	
	6.4.2	Research peer community programs and educate property owners on their responsibilities. A well-maintained, dependable and safe network of unobstructed sidewalks and curb ramps allows for safer travel by all people with mobility or vision challenges as well as families with beginning bike riders or using strollers.	Public Works Department	
	6.4.3	Work with RFTA to determine opportunities to enhance the current paratransit program to allow for more reliable and convenient access to trips.	Town Board, Public Works Department	
	6.4.4	Integrate and accommodate electric bikes, adult tricycles and bikes with trailers into the transportation system by educating users, implementing parking for e-bikes, and considering e-bikes in the design of bike facilities (e.g., width of bike facilities).	Bike & Ped Commission, Public Works Department	
	6.4.5	Provide walkable environments including well-maintained sidewalks, no-skid surfaces, good lighting, bus shelters, benches, traffic islands, well-marked crosswalks, and crossing signals with adequate time to cross.	Bike & Ped Commission, Public Works Department	






GOAL TOPIC 6: INCLUSIVITY + EQUITY

CATEGORY	#	STRATEGY / ACTION	RESPONSIBILITY	TIMELINE
Housing Equity	6.5	Preserve existing and add new housing and services for people of all ages and abilities.		
	6.5.1	Ensure the Town continues to meet demand for housing that meets the growing demographic shift toward an increase in younger families and older adults.	Planning Department, Planning Commission	
	6.5.2	Install tools such as form-based codes to help create a built environment that intentionally provides opportunities for older people to easily participate in community life, avoiding aging in isolated enclaves.	Planning Department, Planning Commission	
	6.5.3	Create housing options along a continuum of size that are affordable, accessible, close to services and located within existing communities (including nursing homes and rehabilitation centers).	Town Board	
	6.5.4	Implement universal design elements into the UDC and capital improvements plans to increase accessibility and visibility by wheelchairs or other mobility devices.	Planning & Building Departments, Planning Commission	
	6.5.5	Establish a percentage of overall project housing unit target in the UDC for units with universal design features.	Planning & Building Departments, Planning Commission, Town Board	
Age Friendly Community	6.6	Expand the presence of age-friendly initiatives into the planning and land use framework.		
	6.6.1	Recognize caregivers, particularly home care workers, in planning, land-use, and economic policy development.	Planning Commission	
	6.6.2	Establish and implement procedures for inclusion that engage stakeholders and allow for community engagement and input.	Town Board	
	6.6.3	Consider creating an advisory committee that oversees the implementation of Carbondale Age-Friendly Community Initiative projects and efforts.	Town Board	

GOAL TOPIC 7: FINANCIAL SOLVENCY

CATEGORY	#	STRATEGY / ACTION	RESPONSIBILITY	TIMELINE
Land Use / Housing	7.1	Balance employment-generating uses and diversity in housing types.		
	7.1.1	Ensure the Future Land Use Plan considers the job-generating potential of each land use designation.	Planning Department, Planning Commission	
	7.1.2	Locate residential future land use/zoning designations where parcel orientation and alignment does not prohibit a mix of building or unit types.	Planning Department, Planning Commission	
Town Assets	7.2	Develop a town asset management plan to define the value of Town holdings and the effective use of these assets.		
	7.2.1	Conduct a comprehensive town asset inventory by department formatted as a promotional document.	Finance, Administration, and Public Works Departments	
	7.2.2	Phase improvements and maintenance according to the priorities in the comprehensive plan.	Finance, Administration, and Public Works Departments	
	7.2.3	Conduct a focused revenue and maintenance and improvement needs assessment and develop funding and phasing strategies	Finance, Administration, and Public Works Departments	
Town Revenues	7.3	Diversify town revenues.		
	7.3.1	Identify potential alternative revenue sources including state/federal grants for projects that advance the Comp plan goals.	Finance, Administration, and Public Works Departments	
Town Revenues	7.4	Ensure growth and development pays its share for infrastructure and services.		
	7.4.1	Utilize cost-benefit analyses when considering new development.	Finance, Administration, and Public Works Departments	
	7.4.2	Align fiscal policies and levels of service with future land use strategies.	Finance, Administration, and Public Works Departments	
	7.4.3	Continue to require new developments to pay fees in lieu of water rights, sewer tap fees, school district fees and park development fees.		

GOAL TOPIC 8: GOOD GOVERNANCE

CATEGORY	#	STRATEGY / ACTION	RESPONSIBILITY	TIMELINE
Open + Inclusive Governance	8.1	Hold conversations between groups, neighbors and local leaders in coordination meetings to openly debate issues to build citizen confidence in a responsive and decisive town government.		
	8.1.1	Identify stakeholder/community groups to participate in meetings in an open collaborative process.	Town Board	
Open + Inclusive Governance	8.2	Include and respect all community members in land use and policy conversations and respect the applicable provisions of the State of Colorado and United States Constitutions.		
	8.2.1	Ensure private property owners are at the table for land use or long-range planning discussions and meetings.	Town Board	
Regional Collaboration	8.3	Engage in productive partnerships with other organizations and governments by hosting informal conversations and events to achieve our goals because we recognize that the whole is greater than the sum of the parts.		
	8.3.1	Engage in intergovernmental updates to periodically identify issues and opportunities on policy, and particularly in the Two-Mile area or in places where public entities own land within Town's jurisdiction.	Town Board	
Review Processes	8.4	Revise or formalize review standards and processes to include any needed parties or stakeholders depending on the nature of a project or effort.		
	8.4.1	Ensure rules and regulatory process is clear through Town information or development guides on Town website or other outlets.	Planning Department	
Review Processes	8.5	Ensure timely development project reviews.		
	8.5.1	Ensure rules and regulatory process is clear through Town information or development guides on Town website or other outlets.	Planning Department	
	8.5.2	Identify local developers, planners or designers to participate in a review of the development application system to identify areas to enhance the process.	Planning Department	