



Town of Carbondale
511 Colorado Avenue
Carbondale, CO 81623

AGENDA
PLANNING & ZONING COMMISSION
THURSDAY, June 10, 2021
7:00 P.M. Virtual Meeting *

1. CALL TO ORDER

2. ROLL CALL

3. 7:00 p.m. – 7:05 p.m.

Minutes of the May 13, 2021 meeting.....Attachment A

4. 7:05 p.m. – 7:10 p.m.

Public Comment for Persons not on the agenda (See instructions below)

5. 7:10 p.m. – 9:10 p.m.

Comprehensive Plan Update – Cushing Terrell (CT)

6. Project Steering Committee (PSC) Agenda.....Attachment B

7. Planning Commission – Steering Committee Mtg. #1.....Attachment C

Next Meeting: PSC Mtg. #2: Economic Conditions: July 8, 2021

8. 9:10 p.m. – 9:15 p.m.

Staff Update

9. 9:15 p.m. – 9:20 p.m.

Commissioner Comments

10. 9:20 p.m. – ADJOURN

Upcoming P & Z Meetings:

6-24-2021 – 520 Mesa Verde – Plat Amendment

7-8-2021 – Comp Plan Update/CT Meeting #2

***Please note all times are approx.**

ATTENTION: Due to the continuing threat of the spread of the COVID-19 Virus, all regular Carbondale P & Z Meetings will be conducted virtually. If you have a comment concerning one or more of the Agenda items please email jbuck@carbondaleco.net by 4:00 pm on June 10, 2021.

If you would like to comment during the meeting please email jbuck@carbondaleco.net with your full name and address by 4:00 pm on June 10, 2021. You will receive instructions on joining the meeting online prior to 7:00 p.m. Also, you may contact jbuck@carbondaleco.net to get a phone number to listen to the meeting, however, you will be unable to make comments.

Hi there,

You are invited to a Zoom webinar.

When: Jun 10, 2021 07:00 PM Mountain Time (US and Canada)

Topic: P&Z 6-10-2021

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/82097379973>

Or One tap mobile :

US: +16699006833,,82097379973# or +12532158782,,82097379973#

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Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 929 436 2866 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 820 9737 9973

International numbers available: <https://us06web.zoom.us/j/82097379973>

MINUTES
CARBONDALE PLANNING AND ZONING COMMISSION
Thursday May 13, 2021

Commissioners Present:

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

Staff Present:

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

Commissioners Absent:

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

Other Persons Present Virtually

Bobby Almazan, Owner/Developer

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

May 13, 2021 Minutes:

Nick made a motion to approve the May 13, 2021 minutes. Jarrett seconded the motion, and they were approved unanimously.

Public Comment – Persons Present Not on the Agenda

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

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

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

CONTINUED VIRTUAL HEARING – Major Site Plan Review

Location: 156/160 12th Street

Applicant: Almdin Holdings LLC

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

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

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

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

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

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

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

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

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

Commission Questions

There were no questions for Staff.

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

Commissioner Comments and Questions

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

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

There were no members of the public to comment.

Motion to close the comment portion of the public hearing

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

Commission Discussion

- Solutions meet the criteria.

Motion

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

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

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

Staff Update

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

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

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

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

The Commission decided that the meeting should be canceled.

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

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

Commissioner Comments

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

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

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

Motion to Adjourn

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

Meeting Agenda

Date: June 10, 2021

Project: Carbondale Comp Plan Update

Location: Zoom Call

Meeting: # 01

Subject: **Project Steering Committee Mtg. #1: Vision Statement / Goals Review**

Attendees: P&Z Project Steering Committee (PSC)
Consultant Team (Cushing Terrell), Leland, Fehr and Peers (optional)

SCHEDULE

Current Meeting: *Existing Vision Statement / Goals: June 10, 2021*
Next Meeting: *PSC Mtg. #2: Economic Conditions: July 8, 2021*

	ITEM	LEAD	DURATION
1.01	Introductions	All	7:10pm – 7:15pm
1.02	Meeting Purpose	CT	7:15pm – 7:20pm
1.03	Overview <ul style="list-style-type: none">▪ <i>Discussion to understand P&Z's perspectives</i>▪ <i>Measures of Success</i>▪ <i>How do we know if we have achieved success for this Update process?</i>	All	7:20pm – 7:50pm
1.04	Draft Community Engagement Plan	CT / All	7:50pm – 8:10pm
1.05	Current Vision / Goals <ul style="list-style-type: none">▪ <i>Does the current toolbox have the right tools?</i>▪ <i>What additional tools may the P&Z need to achieve your objectives?</i>	All	8:10pm – 8:55pm
1.07	Next Steps <ul style="list-style-type: none">▪ <i>Small Group Sessions</i>▪ <i>Community Events / Open House #1</i>▪ <i>PSC #2: Market Economics/Housing Overview (Leland), Downtown / North Downtown</i>	All	8:55pm - 9:10pm

Town of Carbondale Comprehensive Plan Update

Carbondale, Colorado

Planning Commission - Steering Committee Mtg. #1
June 10, 2021



Cushing
Terrell®



AGENDA

Introductions

Meeting Purpose

- Reconnect, Initiate, Listen

Overview

- Discussion to understand PSC perspectives
- Measures of Success

Community Engagement Plan (CEP)

- Key Stakeholders
- Engagement Strategies

Current Vision / Goals

- Review Chapter 1 & 2 (2013 Comp Plan)
- Discuss amendments as needed

Next Steps

- Project Schedule / Key Milestones



VISION + GOALS

2013 COMPREHENSIVE PLAN



Town of Carbondale

MISSION STATEMENT

‘To maintain and enhance an environmentally sensitive, culturally diverse, family oriented small town, with town government providing quality service to the Carbondale community.’

Goals

- A. To support the existence of an ethnically and culturally diverse community.
- B. To preserve and enhance access to the local decision making process.
- C. To protect the physical and natural environment.
- D. To keep the diversity of population in Carbondale that make the Town the quality progressive place that it is.
- E. Maintain and/or create a diversity of housing types through land use codes and planning goals.
- F. To broaden and enhance recreational opportunities and facilities in the community.
- G. To maintain the importance of the individual in the community and the ability of the individual to make a difference.
- H. To facilitate and enhance the opportunity for people to work together and preserve community networking systems.
- I. To maintain and promote a high level of community volunteerism.

2013 Comprehensive Plan

Chapter 1: Comprehensive Plan Summary

KEY THEMES

Vision for a Sustainable Future

‘...describes the desired conditions that will allow future generations to enjoy the same quality of life that the community enjoys today.’

Community

The values, lifestyles, preferences, and social/civic capacity of residents and the workforce.

Ecology

The natural environment, resources, and climate of the community, region, and earth.

Economy

The community’s fiscal conditions, business capacity and individual wealth and economic opportunities.

Four Areas of Alignment

Community identity - small town form

Protecting and enhancing natural resources as an economic development strategy

Developing and using renewable energy

Diversity in housing types

2013 Comprehensive Plan

Chapter 2: Vision Goals and Strategies

TOPIC	GOALS / STRATEGIES
2.1 Introduction	
2.2 Small Town Character Vision and Goals	8 Goals / Strategies described in Chapter 4: Future Land Use Plan
2.3 Economic Growth, Diversification and Self-Sufficiency	4 Goals / 20 Strategies
2.4 Diversity in Housing Types	1 Goal / 7 Strategies
2.5 Infrastructure and Town Government Fiscal Health	4 Goals / 15 Strategies
2.6 Ecology and Renewable Energy	3 Goals / 10 Strategies

2.7 Governance*	
2.8 Diverse, Creative and Educated Community*	
2.9 Youth Vision*	

**Each of these topics include a set of corresponding 'Vision' statements.*

QUESTIONS:

Are the goal TOPICS still relevant?

Are we missing any new goal TOPICS?

Note: We will prioritize goals/strategies later on in the Update process.

2013 Comprehensive Plan

Chapter 2: Vision Goals and Strategies

2.2 Small Town Character Vision and Goals

- Goal 1: Optimize resources in the town boundary with infill / redevelopment.
- Goal 2: Encourage quality design that enhances small town character.
- Goal 3: Integrate trees/landscaping into future development and the public realm.
- Goal 4: Identify opportunities for mixed-use commercial / residential.
- Goal 5: Integrate safe, attractive multi-modal options into infrastructure and development.
- Goal 6: Preserve and enhance the desirable characteristics of neighborhoods.
- Goal 7: Contribute to and encourage land conservation on the town periphery.
- Goal 8: Preserve the historic buildings, landmarks and features by implementing the Historic Preservation Program.

QUESTIONS:

Are the goal statements still relevant?

Are any revisions / edits required?

Are we missing any new goal statements?

2013 Comprehensive Plan

Chapter 2: Vision Goals and Strategies

2.3 Economic Growth, Diversification and Self-Sufficiency

- Goal 1: Build from Carbondale's economic strengths to cultivate a unique role in the regional economy.
- Goal 2: Capture more local spending.
- Goal 3: Facilitate business development with growth and development processes, standards and decisions that are clear, predictable, fair, consistent, timely and cost-effective.
- Goal 4: Support the enhancement of local food production systems (i.e. growing, processing, marketing and consumption).

2.4 Diversity in Housing Types

- Goal 1: Promote the development of diversity of housing types providing for residents with different economic and housing needs and giving employees the opportunity to live afford ably close to where they work.

QUESTIONS:

Are the goal statements still relevant?

Are any revisions / edits required?

Are we missing any new goal statements?

2013 Comprehensive Plan

Chapter 2: Vision Goals and Strategies

2.5 Infrastructure and Town Government Fiscal Health

- Goal 1: Align fiscal policies and levels of service with future land use strategies.
- Goal 2: Diversify town revenues.
- Goal 3: Support the development and maintenance of infrastructure necessary for a sustainable local economy.
- Goal 4: Make the Highway 133 roadway more visually attractive.

2.6 Ecology and Renewable Energy

- Goal 1: Reduce the demand for energy and produce energy locally.
- Goal 2: Embrace the river corridors by preserving them and making them more accessible for recreation.
- Goal 3: Improve watershed health and water quality.

QUESTIONS:

- Are the goal statements still relevant?*
- Are any revisions / edits required?*
- Are we missing any new goal statement?*

2013 Comprehensive Plan

Chapter 2: Vision Goals and Strategies

QUESTIONS

Are the VISION statements still relevant?

Are any revisions / edits required?

2.7 Governance Vision

Communication across the community will be effective, issues will be debated openly, and citizens will be confident in a responsive and decisive town government.

Town officials and residents will respect the importance of private property rights and respect the applicable provisions of the Colorado and United States Constitutions.

Our community will engage in productive partnerships with other organizations and governments to achieve our goals because we recognize that the whole is greater than the sum of the parts.

2.8 Diverse, Creative and Educated Community Vision

Carbondale is a real town that fosters individuality, diversity and respect for one another.

The Carbondale community is a welcoming and caring place to everyone regardless of their economic circumstances or appearances.

Well-supported and successful schools will bring us together and help keep this a family-oriented town.

The community is continually enriched with arts and culture, special events, and performances that inspire civic pride, volunteerism and unity.

2013 Comprehensive Plan

Chapter 2: Vision Goals and Strategies

2.9 Youth Vision Vision

QUESTIONS

Are the VISION statements still relevant?

Are any revisions / edits required?

Should the VISION statements be converted to goal statements to be consistent with the previous sections?

The community will prosper, grow and change just enough to keep it interesting, but not so much that it is no longer a safe, friendly and familiar small town.

Local businesses will provide more opportunities for shopping in Carbondale, so there will be no need to drive or ride the bus to Glenwood Springs or El Jebel to meet basic needs.

There will be more opportunities for kids to have fun in town during all seasons. Festivals and celebrations, a wide variety of year-round indoor and outdoor activities, and public places for young people to gather and hang-out in town will make Carbondale a fun and healthy place to grow-up.

It will remain convenient and sensible to get around Carbondale without a car.

Carbondale will be a viable and affordable location for young people to build their lives and their careers.

The community and the students will support and benefit from great schools.

Carbondale will always embrace diversity and will continue to be a welcoming place.

The views, trails, rivers and other natural assets that make this a great place will be protected and promoted for future generations to enjoy.

Potential Goal Topics

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

