



Town of Carbondale  
511 Colorado Avenue  
Carbondale, CO 81623

**AGENDA**  
**PLANNING & ZONING COMMISSION**  
**THURSDAY, August 25, 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 [msikes@carbondalecto.net](mailto:msikes@carbondalecto.net) by 4:00 p.m. on August 25, 2022. If you would like to comment virtually during Persons Present Not on the Agenda please email [msikes@carbondalecto.net](mailto:msikes@carbondalecto.net) with your full name and email address by 4:00 p.m. on August 25, 2022**

**Please click the link below to join the webinar:**  
**<https://zoom.us/webinar/87592337375>**

1. CALL TO ORDER
2. ROLL CALL
3. 7:00 p.m. – 7:05 p.m.  
Minutes of the August 11, 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. – 7:15 p.m.  
Resolution 6/2022 – 39 Maroon Drive – ADU.....Attachment B
6. 7:15p.m. – 7:35 p.m.  
Comprehensive Plan Discussion/BOT Work Session
7. 7:35 p.m. – 8:05 p.m.  
Interview Commissioner Candidates.....Attachment C
8. 8:05 p.m. – 8:10 p.m.  
Staff Update
9. 8:10 p.m. – 8:15 p.m.  
Commissioner Comments
10. 8:15 p.m. – ADJOURN

Upcoming P & Z Meetings:

9-8-2022 – TBD

9-22-2022 - TBD

**Please note all times are approx.**

**MINUTES**  
**CARBONDALE PLANNING AND ZONING COMMISSION**  
Thursday August 11, 2022

**Commissioners Present:**

Jay Engstrom, Chair  
Nicholas DiFrank, Vice-Chair  
Jeff Davlyn  
Jarrett Mork  
Marina Skiles

**Staff Present:**

John Leybourne, Planner  
Mary Sikes, Planning Assistant

**Commissioners Absent:**

Kade Gianinetti (1<sup>st</sup> Alternate)  
Kim Magee  
Nick Miscione

**Other Persons Present**

Melissa Sumera, 38 Maroon Drive  
Kyle Sanderson, Sopris Engineering  
Matthew Shifrin, Pioneer Interests CEO (Virtually)

The meeting was called to order at 7:03 p.m. by Jay Engstrom.

**July 28, 2022 Minutes:**

Jarrett made a motion to approve the July 28, 2022 minutes. Marina seconded the motion, and they were approved unanimously, with Nicholas abstaining.

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

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

**PUBLIC HEARING – Minor Site Plan Review/Conditional Use Permit**

**Applicant: John and Marianne Ackerman**

**Location: 39 Maroon Drive**

John stated that this is an application for a Minor Site Plan Review. He said that the Commission is required to hold a public hearing and approve the application, deny the application or continue the public hearing.

John said that the applicant is proposing to add a second story above the garage for an accessory dwelling unit.

John stated that the property is designated as Developed Neighborhoods in the Future Land Use Plan.

John explained that the covenants recorded with this phase of the Sopris Meadows Subdivision states:

*“No building shall be erected, altered, placed or permitted to remain on any lot other than a one detached family dwelling not to exceed twenty-six (26) feet in height...”*

John said that historically, Town Staff has discouraged property owners in this neighborhood from pursuing approvals for ADUs because an ADU may violate the covenants.

John continued by saying that covenants are usually private agreements between the property owners in a subdivision. He said that recent developments have had covenants approved which allow the Town to enforce certain items but the covenants for Sopris Meadows do not include this clause. He stated that Staff concluded that the R/LD zoning, which allows ADU's as a conditional use, should be applied to this and future applications.

John said that the covenants also discuss “detached” family dwelling and that the intent is unclear. He said that the proposed ADU is an attached ADU contained within the existing single-family dwelling and no exterior alterations or additions are proposed.

John stated that 39 Maroon Drive is entirely within the R/LD zone district where an ADU is allowed by this process. He said that the proposed ADU is 696 square feet in size and is in conformance with the Unified Development Code (UDC).

John said that Section 5.8.3. of the UDC requires 2.5 parking spaces for the main dwelling, and two spaces for an ADU. He stated that two spaces are provided in the garage for the main dwelling unit. He said that the applicant has shown four spaces on the driveway and that the UDC allows tandem parking in front of a garage. He said that this may be problematic, and Staff would recommend that one of the spaces be moved to a location to the southwest of the existing driveway.

John said that the proposed changes break up the mass with varying rooflines and materials.

Marina asked for clarification of the size of the ADU.

John said that it meets the size requirement.

Jarrett asked for clarification of the height.

John explained that it was attached and that the wording is confusing but that the height was allowed.

Jarrett asked if pervious paving would be required for the added parking spot.

John explained that the reduction in space didn't warrant pervious pavers, and that they had a large lot with a small footprint.

Further discussion ensued regarding parking. Jarret asked about the solar shading with the addition above the garage.

Nicholas explained solar shading further and said that it looked like a non-issue with the positioning of the current home.

John said that it would be reviewed further at the time of plan review for the building permit.

Further discussion ensued regarding solar access.

John Ackerman introduced his family that were present at the meeting, Georgia and Marianne. He thanked the Commission for their consideration of their proposal and said that it was good for their family and good for the Town to have a long-term space for workers. He said that he likes the conversation about the parking and has wanted to add the additional spot off to the side or southwest of the existing driveway.

John Ackerman said that besides their neighbor that is here tonight that they have not heard any feedback from all of the neighbors that received the public notice that they mailed out.

Melissa Sumera, **38 Maroon Drive** said that she lives across the street from the Ackerman family. She said that she supports their plan and that it is a great way to allow those like Georgia that have grown up here to stay in the valley. She said that it will be minimally invasive and that it will be tastefully done. She said that their neighborhood does not have dense parking concerns. She said that she hopes that the Commission will vote to support it.

### **Motion to close the comment portion of the public hearing**

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

### **Commission Discussion**

- Nice design.
- It adds vitality to the neighborhood.
- Thoughtful design.
- In favor of infill if parking is addressed.

### **Motion**

Jeff made a motion to approve the Minor Site Plan Review for an Accessory Dwelling Unit with the conditions in the Staff report including the addition of providing an extra parking space to the southwest of the existing driveway. Nicholas seconded the motion and it was approved unanimously.

**PUBLIC HEARING – Minor Site Plan Review/Conditional Use Permit/Alternative Compliance**

**Applicant: PI Carbondale LLC**

**Location: 1337 County Road 106 (West of 7-Eleven)**

John stated that this is an application for a Minor Site Plan Review, Conditional Use Permit and Alternative Compliance request. He said that the Alternative Compliance request is for the landscaping requirement for the parking lot to the rear of the building.

John stated that the Planning and Zoning Commission is required to hold a public hearing and approve the application, deny it or continue the public hearing.

John said that the applicant is proposing to construct a new building for the operation of a Marijuana establishment.

John stated that the Property is zoned as Planned Community Commercial (PC), which is an obsolete zone district.

John continued by saying that under the (PC) zone district, a Marijuana center is a permitted use, and the applicant has received an operating license.

John stated that the property is designated as New Urban in the Adopted 2013 Comprehensive Plan.

John said that the setbacks are in compliance with the (PC) District standards and ninety percent of the site is allowed to be impervious with eighty-five and a half percent impervious in total being proposed.

John stated that the applicant is proposing to construct a 2,400 square foot one story container building to replace the existing building on the site. He said that the applicant is proposing that while the building faces west Main Street the entrance will be to the north side of the building adjacent to the parking lot. He stated that the building screens the parking area to the north and that the building is broken up by using windows, metal siding panels and wood accents. He continued by saying that Staff met with the applicants several times to review the proposed building and that the design as is proposed is acceptable.

John said that the parking lot is accessed by a twenty-foot road easement from Highway 133 and west Main Street.

John stated that the applicant is seeking alternative compliance on landscaping as the development does not meet the landscape island requirement at the end of the parking rows. He said that the relatively small lot width and unique lot shape presented challenges to meet both off-street parking requirements and landscaping requirements for the desired building size. He said that the parking code requirement for the twelve vehicle parking spaces for the proposed 2,400 square foot building are provided.

John continued by saying that Staff met with the applicant several times to discuss the issue of the parking landscaping and there was a consensus that having more of the

landscaping to the south of the building would be more aesthetically pleasing and that the amount of landscaping exceeds what is required.

Marina asked why this application is under the PC zone district?

John explained that they are not required to rezone a property and that the PC zoning still exists and it is in the UDC.

Jay asked if rezoning was recommended by Staff?

John stated that he was not involved with the meetings so he didn't know.

Jarrett asked if the building was a pre-manufactured container.

John explained that the Building Official stated that it would be a shell that would be added to in order to meet building codes, so it is not considered to be pre-manufactured.

Jeff asked if it met the setbacks.

John said that they do comply with the setbacks.

Kyle Sanderson, from Sopris Engineering explained that we are also asking for a Conditional Use Permit because we are not meeting the setback requirements. He said to Marina that the PC zone district is in the appendix of the UDC, if we needed to see the setback requirements.

Jay said that he is concerned about the two trees next to 7-Eleven and the life of those trees as well as the screening of the site.

John said that it appears that the trees are on 7-Eleven's property.

Further discussion ensued regarding landscaping screening.

There were inaudible comments from a citizen in the room.

Kyle Sanderson, from Sopris Engineering, representing the applicant stated that the trees are not on our property and are on the 7-Eleven property. He said that there is an existing curb that turns into a concrete wall, which we are leaving in place so our parking will go up to the curb. He said that we plan on leaving the trees to add to the screening in between 7-Eleven.

Matthew Shifrin introduced himself and said that he is the CEO of Pioneer Interests. He outlined his business history and members of the company. He said that we feel that we are building a fantastic building, which is a recycled container. He said that while we are asking for the provision for the landscaping that we actually have more landscaping

than what is required. He said that the building that is currently on this lot is a derelict building so this will be an improvement.

Paul Luttrell, **985 Highway 133** said that he owns the property next door to 7-Eleven, which is his home and the Remax business. He said that his biggest concern is their entry off of Highway 133 going through his and 7-Eleven's driveway, which is a heavily used entrance and that it is congested. He added that he had never heard anything about this proposal until he read it in the paper, he said that he never received a notice.

### **Motion to close the comment portion of the public hearing**

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

### **Commission Comments**

- The entrance on Main Street looks like the place a customer would enter, but it's for employees, which is confusing.
- The zoning should not be PC but instead what the surrounding zoning is, Mixed-Use (MU).
- Parking in back and coming to the front would be acceptable.
- It is a challenging lot that doesn't work as proposed and how will it fit with the rest of the neighborhood.
- The roundabout is an entry point to town.
- This building as proposed works for a dispensary but any re-use of the building would be challenging.
- The employee entrance on Main Street opens to a public sidewalk, which is an accident waiting to happen.
- This application is vehicle oriented, which is not our priority in this area as we want to encourage pedestrian use.

Further discussion ensued regarding rezoning.

### **Motion**

Jeff made a motion to deny the application for a Minor Site Plan Review, Conditional Use Permit and Alternative Compliance at 1337 County Road 106. Marina seconded the motion, and it was denied unanimously.

No: Jay, Nicholas, Marina, Jeff, Jarrett

Yes: none

### **Commission Discussion Work Session – Comp Plan Update**

Jay explained that at the last meeting the Commission discussed the Future Land Use Map (FLUM) along the commercial corridor of Highway 133 and the Open Space area along the Rio Grande Trail.

John explained the process of the Comprehensive Plan Update adoption.

Further discussion ensued regarding a work session with the Board of Trustees.

### **Motion**

Jeff made a motion to initiate a zone text amendment for all of the Planned Community Commercial (PC) lots, west of Highway 133, east of Hendrick Drive and north of west Main Street. Marina seconded the motion, and it was approved unanimously.

Yes: Jay, Nicholas, Marina, Jeff, Jarrett

No: None

### **Staff Update**

John said that Kae McDonald was hired as the Planning Tech and that the new Planning Director, Jared Barnes starts August 22.

John stated that he has resigned and has a new position as a Planner with Garfield County.

### **Commissioner Comments**

Jay thanked the Commission for their good work tonight.

### **Motion to Adjourn**

A motion was made by Jeff to adjourn, Nicholas seconded the motion, and the meeting was adjourned at 9:35 p.m.



RESOLUTION NO. 6  
SERIES OF 2022

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF CARBONDALE, COLORADO, APPROVING A MINOR SITE PLAN REVIEW AND CONDITINAL USE PERMIT FOR PROPERTY LOCATED IN THE TOWN OF CARBONDALE, COLORADO

WHEREAS, John and Marianne Ackerman (Owners) requested approval of a Minor Site Plan Review and Conditional Use Permit to construct an attached Accessory Dwelling Unit (ADU) on property located at 39 Maroon Drive, Section: 34 Township: 7 Range: 88 Subdivision: Sopris Meadows #2: Block 4 Lot 9 and Lot 10 NE1/2 of Lot 10, Town of Carbondale.

WHEREAS, the Planning and Zoning Commission of the Town of Carbondale reviewed this application during a Public Hearing on August 11, 2022 and approved said application on the terms and conditions set forth below;

NOW, THEREFORE BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF CARBONDALE, COLORADO, that the Minor Site Plan Review and Conditional Use Permit is hereby approved, subject to the following conditions and findings:

Conditions of Approval

1. The Accessory Dwelling Unit shall not have separate water or sewer service.
2. All other representations of the Applicant in written submittals to the Town or in public hearings concerning this project shall also be binding as conditions of approval.
3. The Applicant shall also pay and reimburse the town for all other applicable professional and Staff fees pursuant to the Carbondale Municipal Code.
4. The applicant shall apply for and receive a building permit as required.
5. The applicant shall submit a solar shading plan at building permit.
6. The applicant shall provide a parking space to the southwest of the driveway for the ADU parking.

#### Findings for Approval - Site Plan Review Criteria

1. The site plan is consistent with the Comprehensive Plan.
2. The site plan is consistent with any previously approved subdivision plat, planned unit development, or any other precedent plan or land use approval as applicable;
3. The site plan complies with all applicable development and design standards set forth in this Code
4. Traffic generated by the proposed development will be adequately served by existing streets within Carbondale.

#### Findings for Conditional Use Permit

1. The proposed use is allowed within the OTR zone district.
2. The construction of the ADU shall be required to comply with all applicable fire, building, occupancy and other municipal code provisions adopted by the Town of Carbondale for the protection of public health, safety and welfare.
3. The proposed use does not have an adverse impact on the traffic and parking in the neighborhood.
4. The ADU does not have an adverse effect upon the character of surrounding uses.
5. With the conditions of approval, the impacts of the proposed use on adjacent properties and the surrounding neighborhood have been minimized in a satisfactory manner.
6. The impacts of the ADU, including but not limited to access to air and light, impacts on privacy of adjacent uses, and others, will not create a nuisance and such impacts would be borne by the owners and residents of the property on which the proposed use is located rather than by adjacent properties or the neighborhood.
7. The project is in scale with the existing neighborhood.

INTRODUCED, READ, AND PASSED THIS \_\_\_\_ day of \_\_\_\_\_, 2022.

PLANNING AND ZONING COMMISSION OF  
TOWN OF CARBONDALE

By: \_\_\_\_\_  
Jay Engstrom  
Chair



TOWN OF CARBONDALE  
511 COLORADO AVENUE  
CARBONDALE, CO 81623

## Planning & Zoning Commission Memorandum

Meeting Date: 8-25-2022

**TITLE:** Appointment for Planning and Zoning Commission

**SUBMITTING DEPARTMENT:** Planning Department

**ATTACHMENTS:** Application for Oscar Carlson  
Application for Jess Robison  
Reappointment for Nicholas DiFrank

### BACKGROUND

The term for Nicholas DiFrank expires 8/31/22. Nicholas has applied for reappointment to the Planning & Zoning Commission (P&Z).

Currently, the seat for the 2<sup>nd</sup> Alternate for the Planning Commission is vacant, Elizabeth Cammack had resigned a few months ago.

Two applications for that position have been submitted. One is from Oscar Carlson and the other from Jess Robison. Both applicants will be at the meeting to answer any questions the Planning Commission may have.

After the discussions, the Commission should form a recommendation to the Board of Trustees.

### RECOMMENDATION

Staff recommends that the following motion: **Move to recommend that \_\_\_\_\_ be appointed as the 2<sup>nd</sup> Alternate for the Planning and Zoning Commission and Nicholas DiFrank be reappointed as a regular voting member.**

Prepared By: Mary Sikes, Planning Tech



**Town of Carbondale  
Planning and Zoning Commission  
Application for Appointment**

**Applicant Name:** *Oscar David Carlson*

**Mailing Address:** *2747 Graceland drive Carbondale CO 81623*

**Street Address:** *2747 Graceland drive Carbondale CO 81623*

**Telephone:** *(217) 493-0240*

**E-mail Address:** *carlson.oscar@gmail.com*

**Reappointment**

***If you are seeking reappointment, it is only necessary to fill in the top portion of this application.***

**Please Answer the Questions Below**

1.) The Planning and Zoning Commission requires a commitment on Thursday evenings once or twice a month. The meetings generally fall on the second and fourth Thursday of each month with a few exceptions. The Planning and Zoning Commission occasionally hosts workshops where your attendance may be required. In addition, you may need to attend Board of Trustee meetings a couple of year. Do you foresee any problems attending these meetings on a regular basis? If so, what are the potential attendance issues?

*I do not foresee any problems attending meetings and workshops. I live and work in Carbondale and will make myself available. By applying for this commission I understand my attendance is necessary for Planning and Zoning to be an effective form of civic engagement that can address public concerns and promote the quality of the community.*

2.) Do you feel as a citizen of the community that you are able to provide objective recommendations on various land-use applications and other issues? If yes, please explain.

*I do feel as a permanent resident of Carbondale I am able to provide objective recommendations on various land-use applications and other issues. My current responsibilities as a project manager and education in urban design have given me the knowledge to review applications and respond in constructive ways. I have presented in front of Planning and Zoning an understand how existing guidelines are interpreted and how recommendations can impact project applications.*

3.) Do you feel you have any conflicts of interest that may arise due to your appointment to the Planning and Zoning Commission? If so, please explain.

*I dot not feel I will have any conflicts of interest, however i understand because I am an employee at 2757 Design Build Co there may be times where my review will not be appropriate and might have to recuse myself. I do not anticipate this to happen often but understand how my review of documents/submissions produced by me or my employer can be interpreted.*

4.) What do you like best about the Town of Carbondale?

*It's residences, professional industry/organizations, proximity to all outdoor activities and separation from a resort identity. I've been in the valley for 11 year and value the live work environment here. Carbondale was one of the only places that felt like a authentic community, a place that didn't have or want to be categorized and could be as eclectic as it residences.*

5.) What is one thing that would make Carbondale a better place to live?

*Affordability and inclusion, I lived in Carbondale 5 years before purchasing my first place in 2020, this was by luck since it was through Garfield County affordable housing. Being a property owner should not be a luck of the draw decision, before attaining permanent housing my community involvement was limited as I felt input would be disregarded as a temporary resident option.*

6.) Please identify what you feel are some of the key issues facing the Town in the next 5-10 years,

*I think responsible and environmental development is a key issue facing the town. Housing, public spaces and professional services/industry are needed in every healthy community. The development of these spaces needs to be managed, not by negative feedback and push back but by reviewing development as a positive form of community growth and opportunity. The town will need to utilize more environmental strategies in the future in a way that fosters community character and growth.*

**Planning and Zoning Recommendation**

**Date:**

**Selection:**    YES            NO

**Action Taken by Board of Trustees**

**Date:**

**Selection:**    YES            NO

**Term Expiration:** \_\_\_\_\_

**Approval Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_



**Town of Carbondale  
Planning and Zoning Commission  
Application for Appointment**

**Applicant Name:** Jess Robison

**Mailing Address:** 760 Latigo Loop, Carbondale, CO 81623

**Street Address:** same

**Telephone:** 970-309-4533

**E-mail Address:** jesswrobison@gmail.com

**Reappointment**

***If you are seeking reappointment, it is only necessary to fill in the top portion of this application.***

**Please Answer the Questions Below**

1.) The Planning and Zoning Commission requires a commitment on Thursday evenings once or twice a month. The meetings generally fall on the second and fourth Thursday of each month with a few exceptions. The Planning and Zoning Commission occasionally hosts workshops where your attendance may be required. In addition, you may need to attend Board of Trustee meetings a couple of year. Do you foresee any problems attending these meetings on a regular basis? If so, what are the potential attendance issues?

I do not have any problem attending the meetings on a regular basis.

2.) Do you feel as a citizen of the community that you are able to provide objective recommendations on various land-use applications and other issues? If yes, please explain.

I do feel that I can provide objective recommendations. I understand the importance of the democratic process and objectivity is one of the great tenants of the process. I believe in looking at land use as a full picture and how it can benefit or pose challenges to the community of Carbondale as a whole.

3.) Do you feel you have any conflicts of interest that may arise due to your appointment to the Planning and Zoning Commission? If so, please explain.

I own a general contracting company and an owner's rep/consulting company. I do not foresee any major conflicts of interest unless it's a project that we are working on, but I would simply recuse myself if required. Most of our work is upvalley and out of the Carbondale town limits.

4.) What do you like best about the Town of Carbondale?

My favorite thing about the Town of Carbondale is the people who live here. I adore the unique array of people who have chosen to make this town their home. The sense of community here is top notch and I have not found it anywhere else in the places I have lived or traveled.

5.) What is one thing that would make Carbondale a better place to live?

Affordability is one thing that would make Carbondale a better place to live. If we can find ways to make our town more affordable for all people - elementary students to senior citizens, families to single people to retired folks, people of all nationalities and from all places - it will foster the sense of community for everyone who lives here. Affordability needs to be factored into housing, childcare, food choices, transportation, etc.

6.) Please identify what you feel are some of the key issues facing the Town in the next 5-10 years,

Some of the key issues facing the Town in the next 5-10 years are maintaining our character during growth, affordability, creating and maintaining a resilient infrastructure.

**Planning and Zoning Recommendation**

**Date:**

**Selection:** YES NO

**Action Taken by Board of Trustees**

**Date:**

**Selection:** YES NO

**Term Expiration:** \_\_\_\_\_

**Approval Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_



**Town of Carbondale  
Planning and Zoning Commission  
Application for Appointment**

**Applicant Name:** Nicholas DiFrank

**Mailing Address:** 652 Melissa Ln., Carbondale, CO 81623

**Street Address:**

**Telephone:** 303.829.8362

**E-mail Address:** ndifrank@gmail.com

**Reappointment**

***If you are seeking reappointment, it is only necessary to fill in the top portion of this application.***

**Please Answer the Questions Below**

1.) The Planning and Zoning Commission requires a commitment on Thursday evenings once or twice a month. The meetings generally fall on the second and fourth Thursday of each month with a few exceptions. The Planning and Zoning Commission occasionally hosts workshops where your attendance may be required. In addition, you may need to attend Board of Trustee meetings a couple of year. Do you foresee any problems attending these meetings on a regular basis? If so, what are the potential attendance issues?

No problems.

2.) Do you feel as a citizen of the community that you are able to provide objective recommendations on various land-use applications and other issues? If yes, please explain.

Absolutley. For nearly four years as a P+Z commissioner I have focused on combining my professional background with an objective understanding of our code, comprehensive plan and community character, to reinforce and support development in Carbondale.

3.) Do you feel you have any conflicts of interest that may arise due to your appointment to the Planning and Zoning Commission? If so, please explain.

Occasionally i may have a conflict of interests with clients and/or projects.

4.) What do you like best about the Town of Carbondale?

the sense of community

5.) What is one thing that would make Carbondale a better place to live?

Town supplied hover boards, as popularized in back to the future.

6.) Please identify what you feel are some of the key issues facing the Town in the next 5-10 years,

short-term rentals vs. live-in residents, housing and land prices, equitable development, healthy lifestyles and local food production, a safe transit and mobility plan that protects our bicyclists, walkers, children and seniors with slower vehicular speeds and clearly delineated multi-modal systems.

**Planning and Zoning Recommendation**

**Date:**

**Selection:** YES NO

**Action Taken by Board of Trustees**

**Date:**

**Selection:** YES NO

**Term Expiration:**

**Approval Signature:**

**Date:**