



Town of Carbondale  
511 Colorado Avenue  
Carbondale, CO 81623

**AGENDA**  
**PLANNING & ZONING COMMISSION**  
**THURSDAY, September 16, 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 August 26, 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. – 7:40 p.m.  
Interview Commission Candidates.....Attachment B
6. 7:40 p.m. – 7:50 p.m.  
Election of Chair and Vice-Chair
7. 7:50 p.m. – 7:55 p.m.  
Staff Update
8. 7:55 p.m. – 8:00 p.m.  
Commissioner Comments
9. 8:00 p.m. – ADJOURN

Upcoming P & Z Meetings:

9-30-21 – Comp Plan Update/CT Meeting #4 and 520 Mesa Verde Plat Amendment  
10-14-21 – Comp Plan Update/CT Meeting #5  
11-18-21 – Comp Plan Update/CT Meeting #6

**\*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 [msikes@carbondaleco.net](mailto:msikes@carbondaleco.net) by 4:00 pm on September 16, 2021.

If you would like to comment during the meeting please email [msikes@carbondaleco.net](mailto:msikes@carbondaleco.net) with your full name and address by 4:00 pm on September 16, 2021. You will receive instructions on joining the meeting online prior to 7:00 p.m. Also, you may contact [msikes@carbondaleco.net](mailto:msikes@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: Sep 16, 2021 07:00 PM Mountain Time (US and Canada)

Topic: 9-16-2021 Planning and Zoning COmmission Meeting

**Please click the link below to join the webinar:**

**<https://us06web.zoom.us/j/85890235543?pwd=U0pYdStCVzd3aGZ5WEZpeTIQTVNOQT09>**

**Passcode: 997292**

**Or One tap mobile :**

**US: +16699006833,,85890235543#,,,,\*997292# or +12532158782,,85890235543#,,,,\*997292#**

**Or Telephone:**

**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: 858 9023 5543**

**Passcode: 997292**

**International numbers available: <https://us06web.zoom.us/j/85890235543?pwd=U0pYdStCVzd3aGZ5WEZpeTIQTVNOQT09>**

## **MINUTES**

### **CARBONDALE PLANNING AND ZONING COMMISSION**

Thursday August 26, 2021

#### **Commissioners Present:**

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

#### **Staff Present:**

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

#### **Commissioners Absent:**

Marina Skiles  
Nicholas DiFrank

#### **Other Persons Present Virtually**

None

The meeting was called to order at 7:00 p.m. by Jay Engstrom

#### **August 12, 2021 Minutes:**

Nick made a motion to approve the August 12, 2021 minutes. Kim seconded the motion, and they were approved unanimously, with Jeff abstaining.

Jay explained that we wouldn't be receiving any public comments for Crystal River Outdoors.

Janet further clarified that the request for a zone text amendment by Crystal River Outdoors has been withdrawn. She said that there is a formal letter of withdrawal so there will be no discussion on this item, and we will not be taking public comment.

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

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

#### **Request for Consideration of a Zone Text Amendment to the UDC**

Crystal River Outdoors withdrew their request.

#### **Staff Update**

Janet stated that item #5 has been withdrawn by Crystal River Outdoors.

Janet said that there have been many meetings in the last two weeks with Cushing Terrell (CT). She said that we had our first Spanish speaking meeting on the evening of August 16 with CT, with the help of Kenia Pinela of Valley Settlement and five Spanish-speaking leaders that she engaged for the event. She said that we had a training with

CT on how to lead and facilitate a Comp Plan table. She said that we had about thirty people on the 16<sup>th</sup> and babysitting and food was provided. She said that there were about fourteen kids over in the Callaway Room and we were meeting in the community hall. She said that the introduction by CT was translated, with the balance of the meeting in Spanish. She said that after splitting up into tables there was a lot of dialog and then the team leaders reported back from what they heard from their community members. She said that we also heard back from the Spanish speaking youth towards the end of the meeting. She said that their comments were amazing referencing recreation and opportunities.

Janet said that there were two charrettes on Downtown and Downtown North, which were held on Tuesday August 17, one in the morning and one in the afternoon. She said it was well attended with different groups at each of the charrettes. She said that she had invited Board and Commission members from the last twenty years, property owners and architects many via email. She said that CT was amazed at the number of participates but also the knowledge level that attended.

Janet said that Tuesday night the 17th we had the same meeting that was held on Monday night for the Comp Plan update input, in English. She said that this meeting had about seventy people. She said that people were very passionate and that they had a lot of thoughts.

Janet said that CT was on Zoom for the last Board meeting to give an update, which was valuable to keep the Board up to speed on what's going on. She said that they went through a PowerPoint, which included a lot of their findings, results of the survey as well as from the community meetings. She said in addition, CT suggests changing up our little three-legged stool that we have in the current Comp Plan, which focuses on equity, environment and sustainability. She said that the Board liked what was being presented, with a few changes and suggestions.

Janet said that CT will be back with the Commission on September 16 with draft policies based on what they heard. She said that CT brought up that sustainability and the Climate Action Plan is a target area. She said that CT commented that Carbondale is so progressive with the codes that we are on the cutting edge not only in Colorado but the western United States. She said a member of the Board noted that our citizens want us to do better so we will keep pushing.

Janet said that the CT also stated that there is a lot of housing being built now that is the missing middle including rentals. She said that she spoke with the developer of 1201 Main Street, which is fully leased. She said that he said that the new residents are almost entirely young professionals from the valley. She said that we are building a variety of rentals from Sopris Lodge to the apartment rentals.

Jay said that he was impressed on how well it went on Tuesday night. He said that it was interesting on how each table had their own topic that they were pushing for. He said that he wanted to recognize how busy Staff has been with this Comp Plan Update,

especially with the item that was withdrawn for tonight. He said thank you for keeping it up and nice work.

Janet asked if anyone had any questions.

Kim asked about the Tuesday night Board meeting with CT, and she asked if they responded to what CT was suggesting. She said that she read in the paper that CT suggests three story buildings instead of a maximum building height of thirty-five feet in the historical core.

Janet said that she had already voiced her reaction on that. She said that she did speak to Keith at CT about changing standards on heights.

John stated that CT will be meeting with CHPC on September 2<sup>nd</sup>.

Jay said that the Board meeting from Tuesday is on YouTube if anyone wants to catch up, which is what he was going to do.

Janet said that the first building on Lot 1 of Main Street Marketplace got its CO yesterday, which is the first apartment building adjacent to City Market. She said she'll find out if it is housing our locals. She said that with 1201 Main Street that they didn't do any outside advertising, with the exception of the banner hanging near the building.

Jeff asked for clarification for the lot where the lumberyard was planned.

Janet said that the Town's website has a Story Map, which she created with our map maker Nate, that shows what applications are going through the land use process.

The Story Map was displayed for viewing.

Jeff stated that he thought there was a banner that went up on the lumberyard property, which said Build to Suit.

Nick said that he saw it as well.

John said that it was on Lot 5C adjacent to the highway, which is not the same as the lumberyard lot.

Further discussion ensued about this lot and the lumberyard that is in for building permit review.

Janet said that the permit for the demolition of the Sopris Shopping Center is going to be starting very soon, which will be a center point of discussion from concerned citizens.

Further discussion ensued regarding the new building going up on Dolores Way.

John said that it has been very busy.

Mary said that the deadline was extended for the P&Z applications to September 1.

Janet noted that we have two seats open and that we have two candidates currently.

Further discussion ensued regarding out-of-town openings on the Commission.

### **Commissioner Comments**

Jarrett said that he was glad that there was good turnout and that it sounds like it was really productive.

Janet said one suggestion that was heard from the Spanish speaking group was “don’t ask for our input and then not tell us how it was used.” Because of that, she said that there will be two virtual meetings in October, with CT presenting the draft policies for the draft Comp Plan Update. She said that we will have one in Spanish and one in English. She said that it will be interesting in the next few months, with the timeline of ending in December.

Janet said that it was intended to be a 8-9 month project.

### **Motion to Adjourn**

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



**TOWN OF CARBONDALE  
511 COLORADO AVENUE  
CARBONDALE, CO 81623**

## **Planning & Zoning Commission Memorandum**

Meeting Date: 9-16-21

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

**SUBMITTING DEPARTMENT:** Planning Department

**ATTACHMENTS:** Application for Elizabeth Cammack  
Application for Kade Gianinetti  
Application for Anne Krimmer

### **BACKGROUND**

Michael Durant and Erica Stahl Golden recently resigned from the Planning and Zoning Commission. Both were regular voting members of the Planning Commission.

Three applications for appointment were submitted. All three candidates live within the Town limits. The candidates will be participating in the September 16, 2021 Planning Commission meeting and will be available for interviews.

Currently, Kim Magee is a 1<sup>st</sup> Alternate and Jarrett Mork is a 2<sup>nd</sup> alternate. If the Commission would like to move either of those Commissioners into a regular seat, that should be part of the recommendation.

The Commission should interview the candidates and form a recommendation to the Board of Trustees.

### **RECOMMENDATION**

Staff recommends that the following motion be approved: **Recommend that the Board appoint Kim Magee and Jarrett Mork as regular voting members of the Planning and Zoning Commission and appoint \_\_\_\_\_ as the \_\_\_\_ Alternate and \_\_\_\_\_ as the \_\_\_\_ Alternate.**

Prepared By: Janet Buck, Planning Director



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

**Applicant Name:** Elizabeth Cammack  
**Mailing Address:** Mesa 483 Mesa Verde Ave.  
**Street Address:** Same  
**Telephone:** 970-930-5661  
**E-mail Address:** wiz@sopris.net

**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?  
  
\_\_\_\_\_  
  
\_\_\_\_\_
- 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.  
  
\_\_\_\_\_  
  
\_\_\_\_\_
- 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.  
  
\_\_\_\_\_  
  
\_\_\_\_\_
- 4.) What do you like best about the Town of Carbondale?  
  
\_\_\_\_\_  
  
\_\_\_\_\_
- 5.) What is one thing that would make Carbondale a better place to live?  
  
\_\_\_\_\_  
  
\_\_\_\_\_
- 6.) Please identify what you feel are some of the key issues facing the Town in the next 5-10 years,  
  
\_\_\_\_\_  
  
\_\_\_\_\_

**Planning and Zoning Recommendation**

**Date:**  
**Selection:** YES NO

**Action Taken by Board of Trustees**

**Date:**  
**Selection:** YES NO  
**Term Expiration:** \_\_\_\_\_

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

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



Elizabeth Cammack

483 Mesa Verde Ave, Carbondale CO 81623

970-930-5661

wiz@sopris.net

1. I do not see any problems attending these meetings. A few times a year I travel back east to see my family so I may be out of town for a meeting then. I can arrange other vacations around the P&Z schedule as much as possible.
2. Yes, I feel I can be objective. It is the job of people sitting on town boards to look at the whole picture of how Carbondale is growing and changing and make the best recommendations based on that information. While I certainly have my own opinions and feelings about what direction I think Carbondale should move I also understand I am one person among many.
3. I do not think I have any conflicts of interest which could get in the way of me performing my responsibilities as a member of this board. The only property I own is my house. My husband has a business in town but does not own the building it is in. I am currently a co-director of Demeter's Garden in Bonnie Fisher Park. But I don't foresee any conflicts with that.
4. There are many things I love about Carbondale. In the 24 years I have lived here I have made many wonderful deep friendships. Carbondale is full of interesting, creative and hard working people who all seem grateful to live here, which means they are all invested in seeing the town be the best it can be. I also love having access to wilderness areas.
5. There are also many things I think would make Carbondale a better place to live so I can't choose just one. Firstly, I think we need to be sure there is enough affordable housing in town to not only keep the diversity we have but to encourage and support more. Secondly, I feel it would be beneficial to the town if we could expand the routes of the circulator bus. With City Market moving farther away from the Senior Living I think adding a stop there and one at the grocery store would help people living there who don't have cars. Adding stops out by the public schools might help alleviate the heavy traffic on 133 which occurs every morning and afternoon during the school year. And some people who live in that area who drive to the park and ride could instead take the bus, thus leaving their cars at home. Finally, I think putting a sidewalk on the north side of west Colorado Ave. would make that road safer for the children who walk it twice a day to get to the school bus which picks them up on 8th St.
6. Over the next 5-10 years I think Carbondale will face an even greater need for affordable housing than we have now. Traffic and parking are already difficult in town. These will get worse unless we come up with some creative solutions. The last few years of heat waves, fires and drought highlight the challenges climate change brings to Carbondale. We will need to look closely at how much and what type of growth makes the most sense given these significant events.



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

**Applicant Name:** Kade Gianinetti

**Mailing Address:** 282 N 7th St. Carbondale CO 81623

**Street Address:** 282 N 7th St. Carbondale CO 81623

**Telephone:** 970-618-3457

**E-mail Address:** kadegianinetti@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 have a very flexible schedule and do not see any issues on making Thursday meeting as well as board of trustee meeting throughout the year.
- 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.  
Yes, I care deeply about the future of Carbondale and want to be an active participant in solving complex issue that will face a growing and changing community.
- 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 am a partner in a design architecture firm that has projects located throughout the state
- 4.) What do you like best about the Town of Carbondale?  
Carbondale has a rich history that represents a rural dichotomy that straddles coal dust, and cow manurer. As we have grown the ethos established by both parties can still be witnessed.
- 5.) What is one thing that would make Carbondale a better place to live?  
A progressive forward thinking plan that would establish Carbondale on the frontline of town planning in a world that is facing larger environmental concerns as well as social
- 6.) Please identify what you feel are some of the key issues facing the Town in the next 5-10 years,  
Holding on to community with the rising cost of living, Making sure the town holds to the highest level of enviromental design.

**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:** Anne Krimmer

**Mailing Address:** 501 Mesa Verde Ave

**Street Address:** 501 Mesa Verde Ave, Carbondale, CO 81623

**Telephone:** 970-948-8602

**E-mail Address:** akrimmer@thekrimmers.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?
- None.
- 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 am curious, like to ask questions to understand the breadth of issues, and feel that discussion is important. I will vote as per the town code and comp plan. As a self-employed resident, I do not have encumbrances that would prevent me from objective evaluation or conflicts of interest.
- 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.
- Roth Lot Split Application at 520 Mesa Verde Ave that was continued to 9/30/21 meeting. This property is across the street from my residence and I have spoken at the previous meetings.
- 4.) What do you like best about the Town of Carbondale?
- The variety of people in this small town in a unbelievably stunning location! We have former coal workers, multi-generational ranchers, recent immigrants, retirees, blue collar workers, white collar professionals, and millionaires all calling this little town home. It's an amazing diversity of cultures, experiences, & values.
- 5.) What is one thing that would make Carbondale a better place to live?
- More discussion & involvement from our very busy workers to create an inclusive town that can offer attainable housing for our local workforce. We are missing those folks in our community outreach.
- 6.) Please identify what you feel are some of the key issues facing the Town in the next 5-10 years,
- Water availability and infrastructure.
- Traffic congestion on 133.
- Attainable housing for our local workforce.

**Planning and Zoning Recommendation**

**Date:**

**Selection:** YES NO

**Action Taken by Board of Trustees**

**Date:**

**Selection:** YES NO

**Term Expiration:**

**Approval Signature:**

**Date:**