

MINUTES
CARBONDALE PLANNING AND ZONING COMMISSION
Thursday June 14, 2018

Commissioners Present:

Yuani Ruiz, Chair Pro Tem
Jennifer Gee DiCuollo
Marina Skiles
Ken Harrington

Staff Present:

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

Commissioners Absent:

Jeff Davlyn
Jay Engstrom, 1st Alternate
Michael Durant, Chair
Nick Miscione, 2nd Alternate

Other Persons Present

None

The meeting was called to order at 7:00 p.m. by Yuani Ruiz.

May 24, 2018 Minutes:

Jen made a motion to approve the May 24, 2018 minutes. Ken seconded the motion and they were approved unanimously with Ken and Marina abstaining.

PUBLIC HEARING – Subdivision Exemption

Applicant: Ken & Joan Lubrant & Bruce Stolbach

Location: 165 N. Eighth Street

John said that before you tonight is an application for a Subdivision Exemption. He stated that you are required to hold a public hearing and render a final decision. He said that the decision may be to approve the application, deny the project, or continue the public hearing.

John said that the property location is 165 N. Eighth Street:

John stated that the applicant is requesting a Subdivision Exemption to divide a 11,500 sq. ft. parcel into two lots as follows:

Lot 1 – 4743 sq. ft. lot

Lot 2 – 6757 sq. ft. lot

John said that Lot 2 would be vacant at this time. He explained that a single-family dwelling is located on Lot 1 with no changes proposed at this time.

John outlined the following;

Lot Size and Dimensions (UDC Table 3.2-7)

The minimum lot area in the R/MD zone district is 3,000 sq. ft. Both lots are in compliance.

The setbacks have been met for lot 1 and lot 2

Utilities

Water – Water is available from the 8th street ROW via a 10-inch main.

Sewer – The sewer service line extends from the west from a main line. The Utilities Department have indicated that there may be issues with this line to be addressed at building permit.

Gas and Electric – The gas and electric lines extend off the 8th Street ROW.

The easement shown on the plat is not needed and should be removed.

Subdivision (UDC Section 2.6.6):

John stated that Staff is supportive of the proposed subdivision exemption. He said that this property is located in the Downtown/Old Town Periphery area in the 2013 Comprehensive Plan. He explained that the Comprehensive Plan states this neighborhood represents an opportunity for incremental multifamily residential infill, redevelopment and accessory dwelling units.

John stated that the UDC requires that a subdivision plat be recorded within three months of approval.

Ken asked if there would be any negative impact on Lot 1.

John answered no.

Marina asked if condition #2 was standard.

John answered yes.

The applicant Bruce Stolbach introduced himself and Ken Lubrant. He said that this application is simple and meets all of the criteria. He said that he can answer any questions.

Public Comment

There was no public comment.

Motion to close the Public Comments

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

Motion

Ken made a motion to approve the Subdivision Exemption with the recommended findings and conditions. Marina seconded the motion and it was approved unanimously.

Yes: Yuani, Jen, Ken, Marina

No: none

Motion

Jen made a motion to strike a letter from the record that was in the packet by mistake about the big green house. Marina seconded the motion and it was expunged unanimously.

Resolution 3 of 2018 – 737 Colorado Avenue

Motion

Jen made a motion to approve Resolution No. 3, Series of 2018, approving a Subdivision Exemption for 737 Colorado Avenue. Ken seconded the motion and it was approved unanimously with Marina abstaining.

Child Care Zone Text Amendment Discussion

- Child care located near marijuana facilities
- Board review of pot licenses at time of renewals
- Overlay zone text to divide zone district if needed
- Special Use Permitting in CRW/ Industrial zones
- Are all industrial zones appropriate
- Challenges for marijuana businesses and their locations.
- Childcare use and parking research needed
- Drop-offs on private property
- Supporting use in zone district
- Is loss of retail an issue
- Public process is the next step

Staff Update

Janet said that Thompson Park went before the Board and was continued. She said that there were many letters in support. Janet said that the Board gave compliments to the Commission for their thoroughness in their review of the application.

John said that he has been working with the police on the signage at Tumbleweed. He said that there are summonses being served daily.

Janet said that there will be a teacher housing open house in July.

Commissioner Comments

Marina said that she went to a green building symposium and that she would be happy to share information if anyone is interested.

Motion

A motion was made by Ken to adjourn. Jen seconded the motion and the meeting was adjourned at 8:00 p.m.