

MINUTES

CARBONDALE PLANNING AND ZONING COMMISSION

Thursday December 16, 2021

Commissioners Present:

Jay Engstrom, Chair
Jarrett Mork
Kim Magee
Kade Gianinetti (1st Alternate)

Staff Present:

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

Commissioners Absent:

Nicholas DiFrank, Vice-Chair
Elizabeth Cammack (2nd Alternate)
Jeff Davlyn
Nick Miscione
Marina Skiles

Other Persons Present Virtually

Mike Kennedy, 985 Highway 133

The meeting was called to order at 7:01 p.m. by Jay Engstrom.

November 18, 2021 Minutes:

Jarrett made a motion to approve the November 18, 2021, minutes. Kim seconded the motion, and they were approved unanimously.

Public Comment – Persons Present Not on the Agenda

Ross Kribbs, **799 Garfield Avenue** said that he is a Carbondale homeowner and a violin teacher and one of Carbondale's biggest fans since he moved here five years ago. He said that lots of folks love Carbondale for all the right and obvious reasons. He said that is the reason that he has concern over the rollout of the Comprehensive Plan process and the community engagement portion in particular. He said that he is willing to discuss a long list of missteps but that he would like to focus on one example today. He said that the community engagement plan outlined by Cushing Terrell to this Commission in July promised a huge marketing push for the October online meetings. He said that the following items were promised;

- Facebook Ads
- Facebook Events
- Postcards
- Advertisements
- Flyers

Ross said that there are specific reasons for each of those products. He said that unfortunately no Facebook ads were ever created or served, or any Facebook event was ever created. He said that no postcards were ever mailed. He said that print advertisements were few and only in the Sopris Sun, a paper not distributed six out of seven days of the week. He said that online notice was limited to the Carbondale Kaleidoscope page and to postings on the Carbondale Government Facebook page. He said that most marketing professionals would agree that that type of presence is preaching to the choir and not reaching out to the public. He said that shouting down a well is not engagement. He said that a single Facebook post was made to the very popular Carbondale Community page, but only after he had detailed his concerns and only hours before the meeting.

He stated that instead of addressing these concerns, subsequent references to the Community Engagement Plan simply omitted those portions that hadn't been followed, and recast the plan not as an agreement but as "an evolving document", with responsibility for those changes now pointed partly at P&Z. He said that his sense is that your commission didn't intend for there to be changes to the July engagement plan, however that's what is stated in the "White Paper" on the Carbondale Kaleidoscope website. He said that he is hoping for some clarity on this. He said that discussions with a representative from Cushing Terrell and the public relations firm hired by the city have resulted in fingers being pointing at each other, and it remains unclear where exactly the buck stops.

He said as he stated previously, he wants to be helpful, forward-looking and solutions oriented. He said let's score some points, not move the goalposts. He said that if the Board of Trustees and your Commission is truly interested in public outreach, there is still time to let people know they still have a chance to make actionable comments, even if they've never heard of the project.

Ross read the following points;

1. Let's start with a simple website address. ChartCarbondale.com is available, memorable and spellable. Keep the same website guts, and just point this new address to it. There's no downside to this \$50 change.
2. Put zoom addresses for all online meetings on that site and the town calendar listing, not buried in the minutes of the packet in a dark corner of a subsection of the government website.
3. Make clear when and where public comments will be accepted, archived and logged, and where one-on-one questions can be answered by consultants or P&Z or town staff. That is engagement.
4. Be consistent with names and titles given to groups, documents and initiatives. Confusion is costly.

5. Extend the reading and comment period for the Comp Plan update for at least the entire month of January and commit to doing whatever is necessary to solicit articles in all of our local newspapers.

Ross said that many smart, thoughtful, and creative Carbondale residents have little to no idea about the momentous decisions now being made that will affect their town for the next decade. He said that it's not too late to engage them, to ensure that they hear your voice, and that you hear theirs'.

He said in closing, please let him know how he can help.

VIRTUAL HEARING – Subdivision Exemption

Location: 761 Industry Place

Applicant: Roaring Fork Valley Coop

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

John explained that the Roaring Fork Coop owns two parcels east of Highway 133. He said that one parcel is adjacent to the highway where their store is located, Store Parcel. He stated that the second parcel is directly behind or east of the store, the Argento Parcel. He said that Roaring Fork Coop currently leases the parcel to Argento Marble.

John stated that the Town's Public Works facility is located north of the Store Parcel and the Argento Parcel. He said that it is accessed via the public right-of-way in front of La Fontana Plaza. He said that the Town has been looking at expanding the Public Works facility for a number of years and the availability of the Argento Parcel prompted discussions between the Town and the Roaring Fork Coop for the acquisition of land for that expansion (Lot 2).

John stated that the proposal is to divide an existing 61,736 sq ft lot into Lot 1 and Lot 2. He stated that the newly created lots measure as below;

Lot 1 = 35,426 sq ft

Lot 2 = 26,310 sq ft

John said that there is a building which is approximately 1,800 sq. ft. on the south side of Lot 1. He said that a metal building that has been used as a shop for Argento Marble is located on Lot 2, with no changes proposed at this time. He stated that Lot 2 would be combined after purchase with the Town Public Works facility through a subdivision exemption.

John stated that the proposed lots are in compliance with the General Industrial zone district parameters, such as setbacks, lot depth, and lot width.

John said that water and sewer services are located in the Industry Place right-of-way and can serve Lot 1.

John stated that Lot 2 is served by the sewer main that runs west from the Public Works yard through a utility easement between Grand Junction Pipe and the Roaring Fork Valley Coop, out to Highway 133. He said that water for Lot 2 is currently supplied by a well on the lot. He said that this well will be abandoned and water service to Lot 2 will be provided off of the water main that runs west from the Public Works yard through the utility easement to Highway 133.

John said that the Unified Development Code (UDC) requires that a subdivision plat be recorded within three months of approval, he said that the applicant has requested that a condition be added to record the plat in six months.

Jay asked if the site plan displayed is what will occur for this subdivision.

John stated yes.

Jay said to clarify we are taking one lot and subdividing it, then we are taking one portion of that lot and then we are going to be combining it with the lot to the north for the Town of Carbondale to use for their Public Works Department, correct?

John said that the original lot is pretty long and wide, which borders the Town lot so the first step is to have that original lot divided into two lots, therefore Lot 2 can then be combined with the Public Works yard. He said that it is a two-step process, which works and benefits the Town.

Jay said that he is all for it.

Jarrett asked if there was anyone affected by this?

John said that there aren't any changes proposed as he explained the drawing on the screen. He said that the only owners affected are the Town of Carbondale Public Works and the Coop.

Kade said that it looks straightforward to him.

Kim asked if there was going to be any concerns of traffic flow?

John said that it will actually help traffic flow because of trucks coming into Public Works. He said that now they can come through on Industry Place, using the easement to connect through over to La Fontana. John said that Kevin Schorzman is on if he wants to make any comments.

Kevin had no comment.

Mike Kennedy said that he had no comment.

Motion to close the comment portion of the public hearing

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

Motion

Jarrett made a motion to approve the Subdivision Exemption for 761 Industry Place with the recommended findings and conditions, including condition two to extend the recording of the plat from three months to six months. Kim seconded the motion, and it was approved unanimously.

VIRTUAL HEARING – Subdivision Exemption

Location: 761 Industry Place and 765 Highway 133

Applicant: Roaring Fork Valley Coop and Town of Carbondale

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

John said that the Town has been looking at expanding the Public Works facility for a number of years and the availability of the Argento Parcel prompted discussions between the Town and the Roaring Fork Coop for the acquisition of land for that expansion, Lot 2.

John stated that the Public Works facility is located at 765 Highway 133, Lot 2 of the Carbondale Highway 133 Subdivision Exemption.

John said that attached in the packet is the First Amended Carbondale Highway 133 Subdivision Exemption Plat which combines this parcel with the newly created Lot 2 per the Roaring Fork Cooperative Subdivision Exemption, 761 Industry Place.

John said that the combined Public Works Facility Lot and Lot 2 would measure 84,169 sq. ft.

John stated that there are no changes proposed to the existing Public Works facilities and the existing former Argento Marble building located on Lot 2 of the Coop Subdivision Exemption.

John explained that the proposed combined lot is in compliance with the General Industrial zone district parameters such as setbacks, lot depth, and lot width.

John stated that the Public Works facility is served by the sewer main that runs west from the Public Works yard through a utility easement between Grand Junction Pipe and the Roaring Fork Valley Coop, out to Highway 133. Water for Lot 2 is currently supplied by a well on the lot. This well will be abandoned and water service to Lot 2 will

be provided off of the water main that runs west from the Public Works yard through the utility easement to Highway 133.

There were no Commissioner questions.

Motion to close the comment portion of the public hearing

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

Motion

Jarrett made a motion to approve the First Amended Carbondale Highway 133 Subdivision Exemption with the recommended findings and conditions, including condition two to extend the recording of the plat from three months to six months. Kade seconded the motion, and it was approved unanimously.

Staff Update

Janet gave an update on the status of the Comprehensive Plan. She said that Cushing Terrell is busy putting all the pieces of it together. She said that they will be getting a draft to her to make sure that it's in good shape. She said that it will be launched on December 27th. She said that we are creating Reading Rooms, something a little bit different. She said that we will be making copies of the draft plan and spread it all through town in advertised reading rooms. She said that it will include Town Hall, the Library, the Third Street Center, Sopris Lodge, Dos Gringos, Launch Pad, the high school library, Craft Coffee, the Rec Center and the RVR Ranch House. She said that there may be more. She said that as part of that we will have a poll to get public input on the Draft Plan.

Janet said that the Draft Plan will be published on the Town's website, it will be sent to all the Boards and Commissions. She said that she would like to send it to the people that were invited to focus group meetings to pull them back in, as well as the design charrette folks. She said that the window for feedback will be open December 28 to January 24. She said that the Commission will be getting it right after Christmas so that you can start reading it. She said that we will have a meeting for initial review on January 13th and then again on January 27th. She said that in the meantime we will be getting the public input from the poll.

Janet said then we will move on to public hearings, which will probably take place in February or March. She said that it will go to the Board of Trustees sometime in the spring. She said that there is still a long road ahead. She said that she has seen some of the formatting and graphics that they are doing and that it looks really nice. She said that they heard what you said, she said that the Implementation Matrix wasn't as wordy. She said that they will have little panels with quotes to try to make it easier to read. She said that it will be artsy and have a colorful look. She said that we heard what Ross said and that we have talked about changing the Chart Carbondale website, which is on the Town's website on the home page. She explained that Kaleidoscope is a Town-wide

communications website, and that Chart Carbondale is just one piece of it. She said that we have talked about re-branding Kaleidoscope because it is not working very well.

Janet said that we will make it clear when comments will be taken. She said that she thinks that being consistent with the names regarding the Planning Commission and the Project Steering Committee will be noted that from here on out that the P&Z acted as the Planning Steering Committee. She said that the comment period will be one month and then months after. She said that P&Z and Planning Commission are synonymous.

Kim noted that the Zoom invites were also a point from Ross, and she thanked him for his suggestions.

Jarrett echoed Kim's comment.

Jay said anything we can do to make it better is a good thing. He said we want everyone to feel like we reached out to them.

Janet said that each location of the Reading Rooms will have a hard copy of the Comp Plan in a bound folder with a QR code to take a survey. She said that hard copies of the survey will be included with comment cards. She said that the Reading Rooms will be installed for one month. She said that we will send it out and get it professionally printed so that it looks nice and has a cover etc. She said that we will have ten copies of the Comp Plan bound in spiral notebooks, ten boxes with slots to leave surveys, ten sign stands and laminated reading room directions. She said that she would like to expand it to Crystal Meadows senior housing and more possible locations.

Further discussion ensued regarding the Reading Rooms.

Janet said that she wants to get the final Comp Plan Update translated to Spanish.

Janet said that she communicated to CT that the P&Z needs to see the whole draft Comp Plan update all together.

Janet said that the Board will be having a meeting regarding short-term rentals next week. She said that she would send the Commission the Board packet for more details.

John said that he has been representing the Town with the RFTA Last Mile Study. He said that RFTA has been pushing the WE-cycle program to come into town. He said that RFTA gave a presentation at a Board meeting. He said that it seemed like there wasn't much support for it. He said that we have heard through this Comp Plan Update that citizens would like to see the circulator bus expanded. He explained more about WE-cycle, the costs as well as sharing the proposed map of the locations. He said that he wasn't sure if we would want to put this on an agenda for further comments.

Further discussion ensued regarding WE-cycle.

Kim asked for clarification regarding the circulator bus and if this bike proposal was in-lieu of expanding the bus service.

John said yes that was the direction it was going and that it has been brought up that this is not a year-round system. He said that there are a few theories, one being that the bikes are to get to the circulator.

Further discussion ensued regarding bikes and transportation in Carbondale.

Commissioner Comments

There were no further Commissioner comments.

Motion to Adjourn

A motion was made by Jarrett to adjourn, Kim seconded the motion, and the meeting was adjourned at 8:00 p.m.