

MINUTES

CARBONDALE PLANNING AND ZONING COMMISSION

Thursday February 24, 2022

Commissioners Present:

Jay Engstrom, Chair
Jeff Davlyn
Nicholas DiFrank, Vice-Chair
Kim Magee
Jarrett Mork
Marina Skiles
Nick Miscione

Staff Present:

Lauren Gister, Town Manager
Janet Buck, Planning Director
John Leybourne, Planner
Mary Sikes, Planning Assistant

Commissioners Absent:

Elizabeth Cammack (2nd Alternate)
Kade Gianinetti (1st Alternate)

Other Persons Present Virtually

Nora Bland, Cushing Terrell
JoAnne Teeple, 192 N. Tenth Street
Colin Quinn, 239 Crystal Road
Chris Hassig, 244 Seventh Street
Frosty Marriott, 181 Lakeside Drive
Patrick Hunter, 1131 County Road 106
Hannah Hunt Moeller, 785 Merrill Avenue

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

February 10, 2022 Minutes:

Jeff made a motion to approve the February 10, 2022 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.

Review Draft of the Comprehensive Plan Update – Consultant Team Cushing Terrell (CT) Meeting #9

Janet said she wanted to start with a couple of updates.

Janet stated as we had discussed previously, the 2021 Comprehensive Plan Update is an update to the 2013 Comprehensive Plan. She said that it was planned to act as a supplement to the 2013 Comp Plan. Janet said that the P&Z had expressed concern that it would be hard to use.

Janet explained that at their February 15th meeting, the Board discussed changing the scope of work for Cushing Terrell (CT) to blend the 2013 and 2021 plans into one document. She said that they approved that request at their February 22nd meeting. She said that the Board also supports translating the merged document translated into Spanish.

Janet stated that the formal rollout and public comment period started on January 20, 2022. She said that this included the Reading Rooms, the option to review and comment on the plan online and publicizing these last three P&Z meeting.

Janet said that at the last meeting, the Commission had discussed adding an Open House to the outreach efforts. She said that the Commission had agreed that it would be Commissioner-driven rather than consultant-driven.

Janet continued by saying that the Commission should confirm that they would still like to host an Open House and select a date. She said that there is a public hearing for a land use application scheduled for the March 10, 2022 Planning Commission meeting. She said that the March 24, 2022 Planning Commission meeting date is still open if the Commission would like to schedule an Open House on that date.

Janet said that in the meantime, Cushing Terrell is collecting and compiling the survey data and comments submitted by the public on the Chart Carbondale website. She stated that PR Studio has been collecting and compiling the written surveys and comments submitted at the Reading Rooms every few days. Janet said that Town Boards and Commissions have reviewed the document and have submitted comments or plan to in the next few days. She said that Town Staff is collecting all the public comments submitted in writing to the Planning Commission so far. She stated that this includes the public comments made at the January 27, 2022 and February 10, 2022 Planning Commission meetings. She stated that Staff will get those comments compiled and provide them to CT at the end of the public comment period.

Janet stated that at the last meeting, my presentation focused on the function and use of a Future Land Use Map. To recap:

The Future Land Use Map:

- Is not zoning or a zoning map.
- Provides physical planning guidance for future zoning code updates.
- Is used as advisory guidance in reviewing specific development projects.
- Lays the foundation for making changes to zoning in the future.
- Encourages projects to align with the community's values.
- Does not restrict existing or vested uses.
- Does not rezone properties (public hearings before P&Z and Board required).

Janet said that for this meeting my memo focused on the Land Use Designations associated with the Future Land Use Map. She stated that some of the designations were pulled out of the 2013 Comprehensive Plan and some of the designations were

created or updated as part of the 2021 Comprehensive Plan Update. She stated that each sheet is marked with either 2013 or 2021.

Janet said that the Designations are written descriptions that set the general direction for the development of land in the future. She stated that the Designations describe the desired future conditions for neighborhoods throughout the Town.

Janet stated that the Designations generally describe the following:

- Types of Uses
- Building Mass and Scale
- Relationship of Development to Mobility Network
- Parking
- Landscaping
- Connectivity

Janet said that the Designations in the Future Land Use Map are not detailed neighborhood area plans. She stated that the Designations are not prescriptive. She said that they are conceptual in nature.

Janet stated that she understands that the map of the Opportunity Area on page 10 and 62 of the Comprehensive Plan Update has caused some confusion. She said that this map was intended to illustrate one concept for the Opportunity Area and was not intended to provide a definitive land use layout map or neighborhood planning map. She said that her suggestion is to remove the conceptual map and that it is more important to focus on the written Designations.

Janet recommended that the Planning Commission should:

- Continue review of the draft Update, specifically the draft Future Land Use Map.
- Provide any comments on the Future Land Use Map or Comprehensive Plan Update.
- Accept public comment
- Discuss the extension of the comment period and potential Open House

Janet noted that we received comments from:

Bike and Ped Commission
CAFCI
D. Fuller
Historic Preservation Commission
Parks and Recreation Commission
Aaron Aeschlimon
Hannah Hunt-Moeller (Petition with 36 signatures)
Ross Kribbs

Janet said all of the comments were forwarded to the Commission.

Jarrett suggested removing priorities from the matrix or is there a benefit to having the timelines.

Janet said that there is a benefit to having a timeline so that you have something to work toward. She said that no low priorities would be a good work around.

Public Comment

JoAnne Teeple, **192 N. Tenth Street** said that she read the whole Comp Plan Update from cover to cover and that she will submit her comments. She said that she does not recall any mention of fire or disaster readiness or defensible space. She said that given the recent events in our State that she believes in order to update a plan with community aspirations this aspect of life in our town bears mention. She said that there are no easy answers, it bears on all aspects of the plan and the involved parties. She said that it would be of value for it to be an aspect of their discussions and part of the framework.

Colin Quinn, **239 Crystal Road** said that he is the Chair of the Environmental Board and that we submitted comments that are in your packet. He said that he has three broad comments, and he thanked the Commission, Staff and Cushing Terrell. He said that you have opened yourselves up to a lot of criticism and that the public comments and the process has been great. He said that there are a lot of strong components about the plan and that you should be recognized for creating a strong plan. He said that what we talked about with the Environmental Board is that there is lack of landscape code focusing on native landscape. He said what the final product looks like is really important and that if you put the previous plan together with this update that it will be a really long document that seems like it won't be implemented and digested by people in the public. He said that we recommend that the Environmental Bill of Rights up front as a forward to the plan, which was passed in 2017. He said that he agrees that, with all the fires that we have seen around our community, that there are six mentions of drought in the plan but zero about fire. He said that he encourages the Commission to discuss what the hurry is to finalize this plan.

Chris Hassig, **244 Seventh Street** said that he would like to echo the discussion on the timeline. He said that we have a lot of development going on in town right now. He said that we should be careful around the Opportunity Zone and make sure that we are not giving away things and that we can negotiate with the developer. He said continued inclusion of the auto urban zone designation is problematic as it is in opposition to any environmental rights. He said that by beautifying it just means putting water down, which is a major issue. He said that screening buildings and setbacks lacks creativity of what the corridor is. He said that there has been a long debate on whether Highway 133 is a highway or is it a street. He said that he thinks that we wanted to move to making it a street and that you can cross and that a pedestrian has an equal right. He said that roundabouts are automobile infrastructure. He said that the park-and-ride area on Dolores Way, which is a total nightmare is not even addressed. He said that he was

disappointed to see that stop light replaced this last year and that whole area could have been rethought in a much more creative manner. He said that when we think about the Downtown North that the key is phasing, diversity of ownership and development and affordability inclusion.

Frosty Marriott, **181 Lakeside Drive** thanked everyone for all of the work that they have put in on this and that the product now presented is a much better one than he envisioned. He said that Cushing Terrell did a great job with taking in public comments. He said that he hadn't really thought about it even though it affects him is aging in place. He said that where he lives in RVR that we wanted to put a garage apartment so that we would have a place to move into and that our daughter could live in the house, while we age in place. He said that you can't do that in RVR and that it is only permitted for a certain number of ADU's, which is an opportunity for Carbondale and RVR to work together. He said that it would be beneficial to the community.

Frosty said that the defensible space topic that was brought up and we used to do a drill every year. He said that we had a drill that a fire came down over the west side of RVR. He said that we really need to look at that possibility in view of what happened near Boulder because it can happen here. He said that people in RVR need to do a defensible space.

Frosty said that public transportation is a big issue and that we have opportunity to improve to try to get people out of their cars as part of our climate change. He said that when we looked at Highway 133, back when, CDOT wanted to do a four-lane highway through town. He said that we made the decision as a community that wasn't want, we wanted. He said that we have to get cars off of Highway 133 and that public transportation is the way to do that.

Frosty said that he hates the name Downtown North and that we almost approved it as the Overlook when he was on the Board, which he thinks is a catchy name. He said that it overlooks the dog park. He said that it is going to be developed and that it is going to be phased. He said that he would caution to stay away from a use by right, whenever we can, or they will sue you. He said that an attorney told him that when you do planning documents that you hope for the best and plan for the worst. He said that we need to keep in mind as it involves climate change. He said that something is going to happen in the next few years that we were not expecting to happen. He gave examples of local fires and that we need to be prepared for whatever might come our way.

Frosty asked if everyone has read our Town Mission Statement? He said that if you haven't, please do. He said that he used to go back and read it once a month to remember what it says. He said that the Environmental Bill of Rights were hung in these chambers so every growth decision and that every major decision that Carbondale made would be referenced. He said that we did it with multiple public meetings and that it is more relevant today than when we did it. He said that he would encourage the Commission to use it as the preface for this Comp Plan revision. He said that he is a believer in slow measured and thoughtful growth. He said that we can't just let everyone

move here, even with infill. He said again that he appreciates all of the work that everyone has done.

Patrick Hunter, **1131 County Road 106** said he lives in what some have called Carbondale's Appalachia. He said that we like to keep things easy over there. He said that he is taking classes at CMC as a sustainability bachelor and that he has been doing a lot of research. He said that he looked up the Colorado revised statues which he read; *the duty of the Commission to make and adopt the Master Plan for the physical development of the municipality including any areas outside its boundaries. The Master Plan of a municipality shall be an advisory document to guide land development decisions, however the plan or any part thereof may be made binding by inclusion in the municipalities adopted subdivision, zoning, platting, planned unit development or other similar land development regulations.* He said what that means to him is if we can take the Climate Action Plan areas in the current Comp Plan and include those in the UDC that might get us where we need to go.

Hannah Hunt Moeller, **785 Merrill Avenue** said that you have all heard from me a few times. She said that she shared with Janet a proposal that a neighborhood caucus has been working on regarding Downtown North. She said that she would like to highlight the four aspects that we have been in discussion about;

- Downtown North/Opportunity Area should invest in pocket parks, especially protecting the existing mature trees, close to the Latino Folk Garden.
- Prioritizing affordable medium density housing.
- Identifying the Promenade and the Rio Grande Trail for a vegetated public plaza, where the future youth art park is going.
- Providing mixed-use development that supports the needs of local businesses through office/retail space, within the mixed-use portion of Downtown North.

Jay thanked Hannah for her drawings that she emailed.

Commissioner Discussion

- Looking forward to how the comments will be organized.
- Timeline for public comments, the pause with the P&Z, prior to anything moving forward.
- Timeline for the next Comp Plan Update, requirements and historical data discussed.
- Public relations and consultant contracts and timelines.
- Integration of the 2013 Comprehensive Plan with this Comp Plan Update (2022).
- Future Land-use designations are too similar to zoning districts, which makes for confusion.
- Road map would be useful, over-whelmed by this process.
- Formatting for the comments, spreadsheet with three columns.
- Open house, face to face touchpoint, lead by the P&Z, date uncertain.
- Time is money, process was started with a budget.
- Maintain existing formatting for future updates.

- Discussed how to bring this together and end process.
- Agreed to call blended document – “2022” plan.
- CT should not touch the language of the 2013 Comprehensive Plan, which will be retained.
- Accomplishments with the Implementation Matrix, six target areas: Downtown North (Opportunity Area), Downtown, Residential/HD, Multi-modal, Aging in Community, Sustainability, which has morphed into a bigger plan.
- Add fire safety to matrix.
- Town’s new properties will be addressed by the Board, a consultant and it will have its own process.
- Agreed to have Marina and Nicholas on Planning sub-committee for the open house.

Staff Update

Janet asked how many Commissioners would be at the March 24, 2022 meeting.

It was decided that the definitions would be discussed on April 10, 2022.

Janet said that we have a rezoning application for the Clay Center.

Janet said that she has been meeting with the owner of the Fante parcel, to do a mixed-use building, with three-sided commercial.

Janet said that the Christmas Tree Lot is still in play.

Janet said that Eastwood is looking at starting the improvements, which is the two-acre parcel north of the sub-station.

Nicholas said that he is doing the streetscape for Eastwood.

Mary said that five townhomes in Thompson Park were CO’d today.

Commissioner Comments

There were no further Commissioner comments.

Motion to Adjourn

A motion was made by Jeff to adjourn, Nick seconded the motion, and the meeting was adjourned at 9:47 p.m.