

## **MINUTES**

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

Thursday March 12, 2020

#### **Commissioners Present:**

Michael Durant, Chair  
Ken Harrington, Vice-Chair  
Jade Wimberley  
Erica Stahl Golden (2<sup>nd</sup> Alternate)

#### **Staff Present:**

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

#### **Commissioners Absent:**

Jeff Davlyn  
Jay Engstrom  
Marina Skiles  
Nick Miscione  
Nicholas DiFrank (1<sup>st</sup> Alternate)

#### **Other Persons Present**

Kirk Feldman  
Andi Korber

The meeting was called to order at 7:03 p.m. by Michael Durant.

Michael welcomed Erica and said that she would be a voting member tonight.

#### **February 27, 2020 Minutes:**

Ken made a motion to approve the February 27, 2020 minutes. Jade seconded the motion and they were approved unanimously with Jade and Erica abstaining.

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

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

#### **Resolution 1, Series of 2020 – Subdivision Exemption – 1328 Barber Drive**

Ken made a motion to approve Resolution 1, Series of 2020, approving the Subdivision Exemption at 1328 Barber Drive. Jade seconded the motion and it was approved unanimously.

#### **PUBLIC HEARING – Minor Site Plan and Conditional Use Permit**

**Location: 522 N. Eighth Street**

**Applicant: Kirk Feldman**

John said that this is an application for a Minor Site Plan Review and Conditional Use Permit. He said that the property is in the R/LD zone district where an ADU is allowed by a Conditional Use Permit and Minor Site Plan Review. He said that normally a

conditional use permit is a Staff level review. He said that most of you have probably noticed the improvements on the lot. He said that Kirk pulled out the old trailer that was there and put a new modular in. John said that it was his goal from the beginning to put an ADU in the basement. He said that he held off and now he is going through the process. He said that the only stipulations that Staff had with the ADU based on the fact that it is in the basement and it does meet all the square footage, impervious and setback requirements was that the parking be moved to the northwest corner of the lot. He said that this move would ensure that the parking doesn't interfere with the intersection. John said that the Public Works Director had suggested the parking configuration and that Kirk had no issue with it.

Michael asked Kirk if he was going to fence the back yard.

Kirk said that he was and that he would do a partial fence for the main level of the house.

Michael said that he was excited to see that corner cleaned up.

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

Ken made the motion to close the comment portion of the public hearing. Jade seconded the motion and it was approved unanimously.

Erica asked if the size of the parking spaces were deep enough.

John stated that they were and he had verified that.

### **Motion**

Jade made a motion to approve a Minor Site Plan Review and Conditional Use Permit for an Accessory Dwelling Unit to be located at 522 N 8<sup>th</sup> Street with conditions 1-5. Erica seconded the motion and it was approved unanimously.

### **Discussion Zone Text Amendment For Parking Requirements for Self-Storage Facilities**

Janet said that we discussed this briefly at the last P&Z meeting. She said that she had not done a lot of study on it. She said that it is reducing the parking requirements for self-storage units. She said that after reviewing the comparison of our code with other communities that was submitted to the Town that it looked like our parking requirements were pretty excessive and that we would end up with pretty large parking lots. She said that she went back and looked at other communities and that she spent some time looking at Schedule B. She said that she will include the table in the public hearing and include everything that includes schedule B. Janet said that what she found in her research was that mini-storage is lumped with a lot of things like assembly, fabrication, manufacturing, salvage yards and waste recycling. She said that all of those uses have employees and a mini-storage may have one on-site employee. She said that she

picked a number that seemed logical. She said that it doesn't have to be decided tonight. She said that in order to move forward on this a motion can be made to initiate a zone text amendment to amend the UDC for parking requirements for self-storage facilities. She said that her recommendation tonight may change. She said that she would set a public hearing and draft a revised red-line and bring it back to be discussed at a public hearing.

Ken said that storage facilities have a wide variety of configurations and that some are larger buildings that people enter the interior of the building and go to their unit. He said that some are like garages so most people park in front of the garage door. He said that these two are very different. He said that if they have 59 units they would have six spaces and that with an interior building it might not be enough spaces and for outside units it would be too many.

Janet said that Omaha did differentiate between the two like Ken mentioned.

Michael said that office space is going to dictate how many employees you have.

Janet said that there could be external units on the ground floor and internal units on the upper floors.

Further discussion ensued regarding various configurations of storage units.

Michael asked what the height restrictions were for mini-storages in Carbondale.

Janet said that you could have a three story mini-storage depending on what zone district it is in.

Jade asked if there were specific parking areas for the one on Colorado Avenue.

John said that there are three parking spots in front of the office itself through the gate on the right. He said that there were some in the PUD originally behind the shopping complex but that they have since put storage containers there.

Jade asked who Loge Properties was and why is this coming up now.

Janet said that is the developer that did 1201 Main Street, Jack and Riley. She said that they are looking at developing another property that would have some mini-storage units on it. She said that they have been going through the parking requirements and she told them to do the research and prove it to her that Carbondale's was high in number. She said that they spent a lot of time and that evidently many communities don't even address parking requirements for mini-storage uses in their code. Janet said that Glenwood's is minimal and that she realized we probably do require too much parking as compared to other communities and that we are ending up with really big parking lots that most likely won't be used.

Jade asked Janet if she could give an example of a big parking lot that is not being used.

Janet said that we don't have any self-storage facilities here in town but our code currently requires one per 1250 square feet.

Andi Korber said that if you had 72,000 square feet it would require sixty spaces.

Jade asked if the one on Colorado was to code.

Janet explained that it was a PUD.

Ken asked if we changed the code from what it was before.

Janet said that she will check to see where Clarion got it. She said that Clarion did Glenwood's code not that long ago and that they have three spaces regardless of size plus one for a resident care-taker.

Ken said that they must be assuming that it's all exterior units.

Janet stated that there might be another mini-storage that might be coming down the pike. She said that is why she moved this more quickly because it seems like it is something we need to look at in advance of these applications coming through.

Michael said that he likes Ken's idea of a hybrid. He said that with the interior people will congregate at one place at a common place as opposed to an individual place. He said that with the exterior on the ground floor that people are going to park in front of their unit, do their business and go. He said what is the probability that a third or more of the visitors will be going to the interior units at the same time.

Further discussion ensued on parking space numbers.

Michael said that our goal is to determine whether we want Staff to continue down this road to initiate a zone text amendment and to start the public hearing process. He said we can get a lot more answers to our questions and have the public weigh in. He said that we are not going to solve the number of spaces tonight.

Andi Korber, **57 Village Lane** said that she is an architect in town and that she is also working on a self-storage facility. She said that, when working through it, the parking seemed really excessive and it creates more asphalt than she thinks is the intention of the code here. She said that the patterns of use when they were laying out the parking as a designer was that no one is ever going to park in this parking lot because it's so far away from the loading docks. She said that we have a facility that has some indoors and some outdoors with approximately two hundred units, which hasn't been done yet, with two loading docks. She said that people will park as close as they can to the docks. She said that a sixty car parking lot is not going to be used because they will go as close to the loading docks as they can. She said that we support this zone text amendment.

Michael asked Andi if she had any data on queuing statistics and visitations, what the likelihood is that a third or more or even ten percent would be there at the same time. Andi said that she didn't have that data and that she could speak about her own experience. She said that she used to store her business files at Sopris Self-Storage and that she never went in when there was another customer, she said that there was a spring when someone was living there but that she's not counting that. She said that she would go at 3:00 p.m. to drop off some files and there was never anyone else in there. She said that it has only exteriors but everyone only put their car in front of their garage door.

Ken said that the only reason to have a parking spot in front is to pay your bill or to do your rental agreement.

Andi said that what she has been thinking about is the vehicle clearances that are needed to turn around. She said that when working with her team she said that everyone agreed that this is over-parked.

Erica said that when she goes to Sopris Crossfit and runs through the storage facility that the only time someone is there is when there is somebody living there illegally, which they have been combating.

Michael said that he has a rental unit outside of town, which is huge and there still is only five cars on a Saturday morning.

Further discussion ensued regarding loading areas.

Andi said that they ran their parking configuration by John Plano and he said to make sure that we had a handicap space outside of the perimeter too.

### **Motion**

Jade made a motion to initiate a zone text amendment to revise off-street parking requirements for the self-storage facility, mini-storage use category. Ken seconded the motion and it was approved unanimously.

### **Staff Update**

Janet said that there are a lot of development applications coming in and fairly large ones.

Janet said that Jay, the Town Manager, gave direction about public meetings going forward and that we will take it day by day. She said that she will check into the possibility of having meetings virtually. She said that as of today that the State is saying no gatherings of over fifty people and to keep a distance of six feet.

Andi said that Eagle is doing this.

Ken said that in Aspen any non-essential meetings are canceled.

Jade said that we could use Facetime.

John said that could be challenging with people using different platforms.

Janet said that there are timelines and major investments at stake as well, creating difficulties for people.

Janet said that the interviews for the Police Chief have been happening this week as well as the mock boards, which Michael will be attending.

### **Commissioner Comments**

There were no comments.

### **Motion to Adjourn**

A motion was made by Ken to adjourn. Jade seconded the motion and the meeting was adjourned at 7:41 p.m.