

MINUTES

CARBONDALE PLANNING AND ZONING COMMISSION

Thursday March 9, 2023

Commissioners Present:

Jay Engstrom, Chair
Nicholas DiFrank
Jerrett Mork
Jeff Davlyn
Nick Miscione
Jess Robison (2nd Alternate)

Staff Present:

Jared Barnes, Planning Director
Kelley Amdur, Planner
Kae McDonald, Planning Technician

Commissioners Absent:

Kade Gianinetti (1st Alternate)

Guests:

Hilda Ramirez, 470 N. 8th Street
Araceli Basurto (Spanish Language Interpreter)

The meeting was called to order at 7:03 p.m. by Jay Engstrom.

February 23, 2023 Minutes:

Nick *moved* to approve the February 23, 2023, meeting minutes. Jess *seconded the motion*, and it was *approved*.

Yes: Jerrett, Jeff, Nick and Jess

No: none

Abstain: Jay and Nicholas

Public Comment – Persons Present Not on the Agenda

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

PUBLIC HEARING: Roaring Fork School District Meadowood Employee Housing Major Site Plan Review, Alternative Compliance, Minor Plat Amendment, and Rezoning

Applicant: Robert Schultz Consulting LLC (Bob Schultz); also present were representatives from RFSD (Jeff Gatlin, and Reilly O'Brien), Sopris Engineering (Kyle Sanderson), and jv DeSousa LLC (JV DeSousa and Aaron Ladner)

Location: Lots 2A and 2B, Northface Base Camp Subdivision (East of Meadowood Drive and High School Access Road Intersection)

Jay opened the public hearing on the Roaring Fork School District Meadowood Employee Housing Major Site Plan Review, Alternative Compliance, Minor Plat Amendment, and Rezoning.

Jared began by noting that this a combined application for a Major Site Plan Review, Minor Plat Amendment, Rezoning Application and Alternative Compliance request and the combined application requires a public hearing and recommendation by the Planning and Zoning Commission (P&Z) and a subsequent public hearing and action by the Board of Trustees.

Jared noted that the proposal includes three main components:

1. First, rezoning Lot 2A from Community Arts (CA) to Residential High Density (R/HD), while Lot 2B remains as Commercial Business Park (CBP).
2. Second, a minor plat amendment to modify the property boundary between Lot 2A and 2B.
3. Third, a major site plan review and accompanying alternative compliance request. The alternative compliance request is for three project components: a private outdoor space reduction, deviation from Street Landscaping requirements, and a parking reduction of 3 spaces.

Jared stated that this application was publicly noticed in the Sopris Sun on February 9, 2023, and the applicant completed a mailed notice and posting of the property on February 13, 2023.

Jared explained that the subject property (Lot 2A, The North Face Base Camp Subdivision) was part of a land exchange between the Roaring Fork School District ("RFSD"), Town of Carbondale ("Town") and Carbondale Council on Arts and Humanities ("Carbondale Arts"). He summarized the timeline of the land exchange:

- A 2006 IGA conveyed Lot 2A to RFSD, the Launchpad (76 S. 4th Street) to Carbondale Arts, and the 3rd Street Center to the Town.
- Another IGA was agreed to between RFSD and Town concerning the development of the school site on Lot 2B. Sections of note are: Section 13 which states that if RFSD becomes the owner of Lot 2A that it will be subject to the IGA; Section 5 which requires that any use other than school uses and school buildings, including housing, are subject to the Town's codes and regulations including zoning, subdivisions, and building codes; and, Section 10 which states that the Town's inclusionary housing ordinance shall not apply to the development of the property.

Jared noted that the property is designated as Public Facilities on the Future Land Use Map (FLUM); this designation aims to ensure continued institutional uses such as housing. He stated that the Comprehensive Plan identifies housing as a top goal for Carbondale, with guiding principles to prioritize housing affordability and diversity, while climate action was also included as a guiding principle. Jared stated that Staff did determine that the proposal does achieve the goals and policies of the 2022 Comprehensive Plan.

Jared summarized the three applications being reviewed:

The first is the rezoning application. He stated the purpose of the R/HD zone district is to provide high-density neighborhoods which include common open space and schools and other public facilities. Although the district is intended to be closer to commercial centers and downtown, the proposed R/HD zoning is located close to schools, parks, and other R/HD zoned properties. Jared commented that the proposed zoning amendment has a

greater level of compatibility with the surrounding residential uses than the CA zone district. Furthermore, rezoning from an obsolete zone district, CA, to a standard zone district, R/HD, is encouraged by and supported by the UDC and Comp Plan. Jared stated that after reviewing the application and the General Rezoning criteria, Staff has determined that the proposal meets the review criteria for a rezoning from CA to R/HD.

Jared commented that Minor Plat Amendment is a Staff decision but will track with the application. He described the proposed lot line adjustment and two exchange parcels, ultimately highlighting that the practice fields adjacent to the project and High School will be solely on Lot 2B, while the proposed housing and part of the High School Access Road will be on Lot 2A. Jared discussed one rationale for the minor plat amendment which is to adjust the lot lines between to ensure that 2A only contains the improvements associated with the housing, while the uses associated with the High School (e.g., practice fields) remain on Lot 2B. He stated another reason for the lot line adjustment is to ensure that Lot 2A contains enough lot area to meet all the dimensional standards as required in the UDC. Jared commented that staff has determined that the application has met all the criteria for approval and the decision will track with the Board of Trustee action.

Jared overviewed the Major Site Plan and Alternative Compliance Request highlighting that the project overwhelmingly conforms to the requirements of the UDC as outlined in the Staff report. He discussed in more depth the few areas where the applicant is proposing Alternative Compliance requests. The first of which is streetscape landscaping where the UDC requires streetscape landscaping and street trees for the first five feet adjacent to Meadowood Dr. The application proposes a 7.5-foot-wide sidewalk attached to Meadowood Dr's curb and then a 25-foot wide landscape area to mimic the existing street tree condition along Meadowood. Jared stated that Staff believes the proposal meets the intent of the streetscape landscaping requirement and the continuation of the existing condition is preferred by Staff instead of realigning the sidewalk.

Jared discussed a potential need for relief from the required landscape strips and parking lot islands throughout the site. Jared discussed the row of 33 consecutive spaces along the northeastern property line which would be covered, possibly as a second phase of the project. He stated that Staff recommends that a condition of approval require compliance with the parking lot landscaping requirements and relocation of the required parking spaces if the covered parking is not completed within 3 years of the first certificate of occupancy (CO) being issued, possibly resulting in the loss of up to four parking spaces.

The second Alternate Compliance requests relief from the private outdoor space requirement. Jared discussed the eight studio units within Building C which do not meet the minimum 60 square foot size requirement. Jared stated that the applicant has prepared a study which demonstrates how compliance would be achieved: Building C would be shifted two feet to the southwest and would get four feet wider resulting in the common open space area for all units shrinking by 629.75 SF. Jared commented that there is merit to the request and acknowledged that the reduced common open space area is detrimental to the entire project. He stated the P&Z should consider the Alternative Compliance request and determine if the review criteria listed below are met.

Lastly, Jared discussed the third Alternate Compliance request for parking. He stated that a total of 93 spaces is required per code and the application is proposing 90 spaces or a

reduction of 3 spaces. Jared stated that Staff agrees that the project benefits from the increased size and integrity of the central common area and the large RFSD parking lot could be used for overflow parking if the need arises. Jared raised concerns about the reduction and worked with the applicant to prepare an alternative design if the P&Z is not supportive of the alternative compliance request. Jared stated this alternative design would install three spaces on the southside of the High School Access Dr. He highlighted that if the covered parking isn't built, this location would be the most logical for the required parking and the design could be expanded from three to seven parallel spaces.

Jared stated that staff recommends conditional approval of the project as listed in the staff report. He did state that additional findings were prepared and listed after the staff recommended motion if the P&Z were supportive of the private outdoor space and parking reduction alternative compliance requests.

Questions for Staff

Jarrett noted that the project seems to have more parking spaces than those prescribed by neighboring communities and wondered what the philosophy was behind those numbers.

Applicant Presentation

Bob introduced the project team, noting that they worked together on the RFSD Third Street employee housing project. He pointed out that they hope to have the housing available for the 2024/2025 school year, so timing is a critical component of this project.

Bob shared his screen and walked the commission members through his thought process regarding the project, pointing out that employee housing is a big consideration for a large employer. He added that Lot 2A is a good location for housing given the nearby Carbondale South and Villas de Sante Lucia north and west -- both are residential/high density developments. He noted that RFSD, the Fire District, and the Town of Carbondale worked together to fund improvements to the intersection of Meadowood Drive and Highway 133. Bob commented that after building the employee housing on Third Street RFSD anticipated employees would move out, but many have not been able to find ways into the free market.

Bob reiterated the project recommendations as previously outlined by Jared.

Bob explained that the area was originally a part of the Smith Ranch that was annexed into the Town of Carbondale and the original intent for the property was the community school and artist village as promoted by George Stranahan. He noted that North Face then purchased the property, and the original Community Business zoning was intended to support the proposed North Face campus. He explained that during that process Lot 2A was carved off and zoned Community Arts to build an art center, pointing out that both the CA and CB zone districts were expressly designed for these lots. He referred to the three-way property exchange detailed by Jared, adding that the North Face deal was a "use it or lose it," if the arts council didn't develop the property it would revert back to the owner, RFSD was preparing to demolish the old elementary school and the Town had a parcel at the corner of 2nd and Main with the end result being the acquisition of the Third Street Center. Bob noted that he wanted to highlight this information because if none of this had happened, the zoning designation of this parcel might very well be residential/high density. Bob stated that he believes the proposed use is consistent with

the Comprehensive Plan, it conforms to the majority of the UDC requirements, and he is unaware of any significant impacts prompted by the rezoning application.

Bob itemized the features that led to the proposed site plan:

- Fantastic view of Mt. Sopris.
- Building frontage along Meadowood promotes a greater comfort level for pedestrians.
- RFSD employees can utilize existing trails to schools and community amenities.
- It was important to Roaring Fork High School programming that the practice fields were protected.
- The gravel lot next door wasn't an attractive view shed.
- The Ella Ditch sometimes overflows.
- Carbondale South is three stories and Villa de St. Lucia is two.
- Met with the Fire Department and no concerns.
- Allow possible future plan for additional connectivity.

Bob itemized stated Code requirements:

- Variety of Units.
- Buildings front along streets.
- Although energy efficiency is fully codified, they are aware of its importance to the community.
- Bulk storage.
- Private outdoor space.
- Vary roof lines and façade details.
- Optimize views.

Bob explained that the site concept was then developed utilizing the strong corner at the intersection of Meadowood and the High School Access Road and recognizing that without a sidewalk in front of the Fire Department, pedestrians cross over to the south side of Meadowood Drive. He noted that the High School Access Road will absorb any overflow from the Ella Ditch. He explained that the covered parking is an amenity they would like to provide, but whether that portion of the project moves forward in this phase is dependent on building costs. He added that the project also considered the responses from over 400 respondents, noting that they originally thought more studios would be needed but responses impressed upon them the need for more two- and three-bedroom units.

Bob commended JV and Aaron for the building designs, noting that it is rare to see a three-bedroom layout in an affordable housing project where one bedroom is separated from the other two. He also pointed out the Building C has more units than either Buildings A or B and the common area provides that front yard space thereby making the density more livable. He pointed out that even though the studio balconies on the second and third floors are undersized at 46 sq ft, they still exceed the 5% requirement as stated in the UDC.

Bob iterated other features of the building design:

- The material palette is like the 3rd Street housing.

- The buildings will be all electric, the Town will provide water, RFSD/Town share an existing irrigation system, and CDOT concurred that the existing intersection access control permit is adequate.
- The landscape plan is designed for low-water needs, the central area serves as the detention area, and the playground exceeds code.
- Although technically the State is responsible for building inspections, as part of the land exchange, RFSD agreed to have the Town complete the inspections and they will coordinate that stipulation with the State. Bob pointed out that the State is currently building to the 2021 IECC, while Carbondale is on the 2015/2018, and the designs will adhere to the 2021 code. Allowance for solar panels is incorporated into the roof design.
- Bob explained that he met with the Public Works Director who suggested the landscape alternate compliance request to be consistent with the existing streetside landscaping along Meadowood.

Bob provided his perspective on the alternate compliance request for parking, pointing out that the adjacent high school student parking provides 150 parking spaces, and it is rarely full. He added that if the additional three spaces are required, they could be placed on the south side of the High School Access Road, but the goal is to protect the proposed size of the common areas. He also noted that if they are required to provide 60 sq ft patios for the studios, they would need to bump the buildings out by four feet and reduce the playground by 640 sq ft.

Jeff Gatlin commented that RFSD was fortunate that voters approved funding for staff housing, pointing out that housing was difficult then and it is even more so now with demand increasing tenfold for each unit.

Questions for Applicant

Nicholas applauded the applicant for a very thorough design and presentation.

Jarrett concurred, noting that he was pleased to see the bulk storage allowance. He asked if there was any anticipation for conflicts between rogue balls from the RFHS practice fields and the housing development.

Aaron replied that the fence design will be staggered so it will be a permeable barrier -- not only to reduce having to run around the fence to retrieve a ball, but also to encourage use by residents of the housing development.

Bob pointed out that the proposed fence would be subject to a Town fence permit and its installation will be dependent upon budget.

Nick asked if all the storm water would be stored on-site.

Bob answered in the affirmative.

Nicholas asked if the graded slope for the retention area would be too steep to be used socially.

Kyle replied that although the main purpose is for water retention, the grade wasn't extremely steep -- averaging 4 to 5 degrees -- so it could be used for various activities.

Jay asked if the retention pond was included in the pervious surface calculation.

Nicholas asked why a shade study wasn't included for Building A.

Aaron replied that Building A doesn't butt up against a property line, so a shade study wasn't required.

Nick asked if surrounding lots drained onto Lot 2A.

Bob replied that the concern for drainage focused primarily on overflow from the Ella Ditch.

Kyle confirmed that the site can absorb a 100-year flood event without damage to the buildings.

Jay asked if the flow pattern analysis accounted for the short duration/high volume events that Carbondale can experience.

Kyle acknowledged that Carbondale does experience short events with high volume precipitation, but the differences between a 10-year/1 hour and a 25-year/1 hour event aren't much and the excessive water volume can safely pass through the property and onto Meadowood Drive.

Jeff Davlyn asked if there was any additional information regarding the planned solar panels and if the covered parking could accommodate solar panels.

Bob replied that they made sure there was sufficient flat roof area not occupied by heat pumps to accommodate solar panels and they will need to ensure there is sufficient wall area for battery storage. He acknowledged that there won't be sufficient capacity to satisfy each building's energy needs and that the installation of panels would be dependent upon the final budget calculations.

Jay noted that the plat didn't have verbiage regarding the High School Access Road and asked if there will be a street agreement to allow the development access along that road.

Bob replied that the plat was for illustrative purposes only and once the development has its approvals, the easement language will be included and signed off on.

Public Comment

Hilda Ramirez, 470 N. 8th Street, was representing the interests of her son. She listed her concerns regarding parking and traffic:

- There is not enough parking in the neighboring high-density developments and there are a lot of cars that park along Meadowood Drive.
- The allotted parking spaces don't seem to be sufficient for the project and without adequate parking there will be heightened competition for parking along Meadowood Drive.
- The road to Aspen is congested and it can take 1 ½ hours to get there, the added housing will place a greater burden on the commuting public.
- While she isn't against the additional housing, she urged the Commission to consider those Carbondale community members that commute long hours to job sites.

Motion to close the public hearing

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

Commissioner Discussion

Nicholas acknowledged Hilda's comments regarding parking along Meadowood Drive and asked if the parking spaces would be assigned.

Bob replied that he hasn't been part of the discussion regarding parking assignment but noted that there isn't assigned parking at the Third Street Center. He reiterated that the high school student parking lot can be used as overflow parking.

Discussion ensued regarding parking along Meadowood Drive and the impact of the alternative compliance request for a reduction of required parking from 93 to 90 along with corresponding language in the Findings for Approval. Items discussed include:

- Lease requirement that overflow parking is limited to the high school student parking (Jared responded that enforcement would fall on the school district).
- There are a lot of existing conditions with Carbondale South and Villa de St. Lucia and there may not have been sufficient parking allotted when those developments were approved.
- Three parking spaces doesn't feel like a lot on balance.
- There will be a WeCycle station close by – will there be any additional public transit support (Bob responded that trail connectivity is good from the proposed development to schools, employees of the school district won't be driving past Basalt, the RFTA circulator costs \$500,000 per year and for 50 units the costs outweigh the benefits).
- Possibly reference the Town-owned gravel lot in Findings for Approval #4 (Jared responded that the UDC generally doesn't permit private development requirements to be satisfied with public parking lots and didn't recommend including that verbiage as part of the Findings for Approval).
- Meadowood Drive is a public right-of-way, and the use of those parking spaces are available to everyone.
- The project benefits supersede the resulting reduction of three parking spaces.
- Reduced parking requirement results in the benefit of a better common area that exceeds the subject standard.
- Locating RFSD employee housing close to local schools is a benefit.
- Concern that approving a reduction in parking requirements will set a precedent.

Based on Commission feedback, Jared added a new Condition #6:

“6. 3 years after the first Certificate of Occupancy being issued, the Planning and Zoning Commission and the Roaring Fork School District will address any parking complaints or impacts due to the reduction of 3 parking spaces. The Planning and Zoning Commission can require the Roaring Fork School District to construct three additional parking spaces along the High School Access Road in conformance with the alternative parking plan as submitted by the applicant.”

And edited two of the Findings for Approval for the Alternative Compliance Request for Parking Reduction:

“3. ...benefits associated with the subject standard by increasing the size of the private common open space...”

“4. ...the Roaring Fork School District can accommodate overflow parking on the adjacent school-owned surface lot and an alternative design for parking along the High School Access Road exists if issues arise.”

Motion

Motion Passed: Nicholas ***moved*** to recommend approval of the Rezoning Application, Major Site Plan, and Alternative Compliance request for the construction of 50 multi-family residential units on Lots 2A and 2B, North Face Base Camp Subdivision with the following conditions and findings.

Conditions

1. All representations of the Applicant in written submittals to the Town or in public hearings concerning this project shall also be binding as conditions of approval.
2. The Applicant shall pay and reimburse the town for all other applicable professional and Staff fees pursuant to the Carbondale Municipal Code.
3. Approval of the Major Site Plan Review is contingent upon Town approval of a Development Improvements Agreement which addresses construction of public improvements associated with the development prior to issuance of a building permit.
4. Approval of the Major Site Plan Review is contingent upon Town approval of the engineering plans.
5. If the covered parking is not completed within 3 years of the first Certificate of Occupancy being issued, then the site plan will be revised to bring the parking along the northeast property line into compliance with the parking lot landscaping and landscape island requirements. Any required parking spaces which are impacted will be relocated to another location on Lot 2A, North Face Base Camp Subdivision.
6. 3 years after the first Certificate of Occupancy being issued, the Planning and Zoning Commission and the Roaring Fork School District will address any parking complaints or impacts due to the reduction of 3 parking spaces. The Planning and Zoning Commission can require the Roaring Fork School District to construct three additional parking spaces along the High School Access Road in conformance with the alternative parking plan as submitted by the applicant.
7. The covered parking area has not been designed yet, but should be compatible with the main buildings by using similar design details and elements. A building permit will be required and architectural compatibility will be required.
8. A separate fence permit shall be required for all site fencing.

9. All lighting shall be in compliance with Section 5.10 of the UDC (Exterior Lighting). The lighting plan shall be subject to review and approval of Town Staff.

10. Fees in lieu of water rights may be required and due prior to recordation of a development improvements agreement.

11. The applicant shall enter into an agreement with the Carbondale & Rural Fire Protection District that addresses payment of impact fees prior to the issuance of any building permits for this project.

Findings for Approval, General Rezoning

1. The rezoning from Community Arts (CA) to Residential High Density (R/HD) is consistent with the prior agreements between RFSD and Town as outlined in the 2006 Land Swap and IGA;

2. The rezoning to R/HD will promote the public health, safety, and general welfare;

3. The rezoning from CA to R/HD removes a parcel from an obsolete zoning district and utilizes a standard zoning district which is consistent with the Comprehensive Plan and the purposes stated in the UDC;

4. The subject property's proximity to other R/HD zoned properties and RFSD school and supports the rezoning and is consistent with the stated purpose of the R/HD zoning district;

5. The rezoning to R/HD is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated;

6. The rezoning to R/HD is not likely to result in material adverse impacts to other property adjacent to or in the vicinity of the subject property; and

7. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) will be available and adequate to serve the subject property and proposed development.

Findings for Approval, Site Plan

1. The site plan meets the purposes of the Residential High Density (R/HD) zoning district;

2. The site plan is consistent with the 2022 Comprehensive Plan;

3. The site plan is consistent with the North Face Park Subdivision, the 2002 IGA Concerning Development of School Site between Town of Carbondale and RFSD (Reception #609155), and the 2006 IGA Regarding Land Exchange (Reception #694548);

4. The site plan complies with all applicable development and design standards set forth in this Code; and,

5. Traffic generated by the proposed development will be adequately served by existing streets within Carbondale.

Findings for Approval, Alternative Compliance – Streetscape Landscaping

1. The proposed streetscape landscaping design achieves the intent of the subject standard to a better degree than the subject standard by increasing the amount of landscaped area between the street and the adjacent buildings;

2. The proposed streetscape landscaping design advances the goals and policies of the Comprehensive Plan and the UDC to a better degree than the subject standard by providing continuity and consistency along the eastern side of Meadow Wood Dr while improving the overall pedestrian experience;

3. The proposed streetscape landscaping design results in benefits to the community that exceed benefits associated with the subject standard by increasing the amount of landscaped area between the roadway and buildings and creating a consistent and continuous pedestrian experience along Meadowood Dr; and

4. The proposed streetscape landscaping design imposes no greater impacts on adjacent properties than would occur through compliance with the specific requirements of this ordinance.

Findings for Approval, Alternative Compliance – Private Outdoor Space

1. The reduced private outdoor space for the 8 studio units in Building C achieves the intent of the subject standard to a better degree than the subject standard by increasing the common private outdoor space for the entire development;

2. The reduced private outdoor space for the 8 studio units in Building C advances the goals and policies of the Comprehensive Plan and the UDC to a better degree than the subject standard by creating a larger and more functional private common open space and reducing the size of Building C;

3. The reduced private outdoor space for the 8 studio units in Building C results in benefits to the community that exceed benefits associated with the subject standard by reducing the overall mass of Building C; and

4. The reduced private outdoor space for the 8 studio units in Building C imposes no greater impacts on adjacent properties than would occur through compliance with the specific requirements of this ordinance.

Findings for Approval, Alternative Compliance – Parking Reduction

1. The reduced parking requirement achieves the intent of the subject standard to a better degree than the subject standard by mitigating the parking need through proximity of RFSD housing to employment areas and providing overflow parking

as needed within close proximity;

2. The reduced parking requirement advances the goals and policies of the Comprehensive Plan and this Code to a better degree than the subject standard by prioritizing proximity between housing and workplace for RFSD employees, providing alternative transportation opportunities, and providing overflow parking as needed within close proximity;

3. The reduced parking requirement results in benefits to the community that exceed benefits associated with the subject standard by increasing the size of the private common open space, locating RFSD housing close to RFSD employment and increasing access to alternative transportation opportunities; and

4. The reduced parking requirement imposes no greater impacts on adjacent properties than would occur through compliance with the specific requirements of this ordinance as the RFSD can accommodate overflow parking on the adjacent school owned surface lot and an alternative design for parking along the High School Access Road exists if issues arise.

Nick ***seconded the motion***, and it was ***unanimously approved***.

Yes: Jay, Nicholas, Jerrett, Nick, Jeff, Jess

No: none

Staff Update

Jared informed the Commission that the Multi-Modal Mobility and Access Plan Request for Proposals -- which is being guided by the Bike, Pedestrian and Trails Commission -- has been reviewed by the Board of Trustees and will be advertised in the next few weeks.

Jared announced that the updated Comprehensive Plan has been printed in both English and Spanish and to let him know if Commission members would like a hard copy.

He noted that the Town of Carbondale has hired a planner – Kelley Amdur – and he asked her to introduce herself.

Kelly introduced herself and explained that she has lived in Carbondale for about 10 years. She noted that she was an Urban Planner for 20 years prior to that, spending much of that time working for the City and County of San Francisco. She noted that although San Francisco is considered a large city, it is really a lot of connected small towns and neighborhoods. She pointed out that although she and her family have only lived here for ten years, she has been visiting family that live in the valley for more than 30.

Nicholas asked Jared what projects might be coming out of the Comprehensive Plan.

Jared noted that based on two previous work sessions with the Commission and Board of Trustees priorities, four items are being considered:

- Accessory Dwelling Units and associated regulations
- Revisions to Historic Commercial Core zone district code requirements
- Other housing initiatives (tiny homes, short-term rentals, etc.)
- Downtown North

Jared reported that the Historic Preservation Commission is also considering an update to the historic design guidelines, and he will update the Commission as needed.

He cautioned that code amendments can spiral so he wants to limit what is undertaken.

Jay asked for clarification if parking would be considered as one of the HCC code revisions.

Commissioner Comments

Nicholas commended the Commission for the good discussion and quick closure for tonight's applicants.

Motion to Adjourn

A motion was made by Nicholas to adjourn, Jess seconded the motion, and the meeting was adjourned at 9:27 p.m.