

MINUTES

CARBONDALE PLANNING AND ZONING COMMISSION

Thursday August 26, 2021

Commissioners Present:

Jay Engstrom, Vice-Chair
Nick Miscione
Jeff Davlyn
Kim Magee (1st Alternate)
Jarrett Mork (2nd Alternate)

Staff Present:

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

Commissioners Absent:

Marina Skiles
Nicholas DiFrank

Other Persons Present Virtually

None

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

August 12, 2021 Minutes:

Nick made a motion to approve the August 12, 2021 minutes. Kim seconded the motion, and they were approved unanimously, with Jeff abstaining.

Jay explained that we wouldn't be receiving any public comments for Crystal River Outdoors.

Janet further clarified that the request for a zone text amendment by Crystal River Outdoors has been withdrawn. She said that there is a formal letter of withdrawal so there will be no discussion on this item, and we will not be taking public comment.

Public Comment – Persons Present Not on the Agenda

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

Request for Consideration of a Zone Text Amendment to the UDC

Crystal River Outdoors withdrew their request.

Staff Update

Janet stated that item #5 has been withdrawn by Crystal River Outdoors.

Janet said that there have been many meetings in the last two weeks with Cushing Terrell (CT). She said that we had our first Spanish speaking meeting on the evening of August 16 with CT, with the help of Kenia Pinela of Valley Settlement and five Spanish-speaking leaders that she engaged for the event. She said that we had a training with

CT on how to lead and facilitate a Comp Plan table. She said that we had about thirty people on the 16th and babysitting and food was provided. She said that there were about fourteen kids over in the Callaway Room and we were meeting in the community hall. She said that the introduction by CT was translated, with the balance of the meeting in Spanish. She said that after splitting up into tables there was a lot of dialog and then the team leaders reported back from what they heard from their community members. She said that we also heard back from the Spanish speaking youth towards the end of the meeting. She said that their comments were amazing referencing recreation and opportunities.

Janet said that there were two charrettes on Downtown and Downtown North, which were held on Tuesday August 17, one in the morning and one in the afternoon. She said it was well attended with different groups at each of the charrettes. She said that she had invited Board and Commission members from the last twenty years, property owners and architects many via email. She said that CT was amazed at the number of participates but also the knowledge level that attended.

Janet said that Tuesday night the 17th we had the same meeting that was held on Monday night for the Comp Plan update input, in English. She said that this meeting had about seventy people. She said that people were very passionate and that they had a lot of thoughts.

Janet said that CT was on Zoom for the last Board meeting to give an update, which was valuable to keep the Board up to speed on what's going on. She said that they went through a PowerPoint, which included a lot of their findings, results of the survey as well as from the community meetings. She said in addition, CT suggests changing up our little three-legged stool that we have in the current Comp Plan, which focuses on equity, environment and sustainability. She said that the Board liked what was being presented, with a few changes and suggestions.

Janet said that CT will be back with the Commission on September 16 with draft policies based on what they heard. She said that CT brought up that sustainability and the Climate Action Plan is a target area. She said that CT commented that Carbondale is so progressive with the codes that we are on the cutting edge not only in Colorado but the western United States. She said a member of the Board noted that our citizens want us to do better so we will keep pushing.

Janet said that the CT also stated that there is a lot of housing being built now that is the missing middle including rentals. She said that she spoke with the developer of 1201 Main Street, which is fully leased. She said that he said that the new residents are almost entirely young professionals from the valley. She said that we are building a variety of rentals from Sopris Lodge to the apartment rentals.

Jay said that he was impressed on how well it went on Tuesday night. He said that it was interesting on how each table had their own topic that they were pushing for. He said that he wanted to recognize how busy Staff has been with this Comp Plan Update,

especially with the item that was withdrawn for tonight. He said thank you for keeping it up and nice work.

Janet asked if anyone had any questions.

Kim asked about the Tuesday night Board meeting with CT, and she asked if they responded to what CT was suggesting. She said that she read in the paper that CT suggests three story buildings instead of a maximum building height of thirty-five feet in the historical core.

Janet said that she had already voiced her reaction on that. She said that she did speak to Keith at CT about changing standards on heights.

John stated that CT will be meeting with CHPC on September 2nd.

Jay said that the Board meeting from Tuesday is on YouTube if anyone wants to catch up, which is what he was going to do.

Janet said that the first building on Lot 1 of Main Street Marketplace got its CO yesterday, which is the first apartment building adjacent to City Market. She said she'll find out if it is housing our locals. She said that with 1201 Main Street that they didn't do any outside advertising, with the exception of the banner hanging near the building.

Jeff asked for clarification for the lot where the lumberyard was planned.

Janet said that the Town's website has a Story Map, which she created with our map maker Nate, that shows what applications are going through the land use process.

The Story Map was displayed for viewing.

Jeff stated that he thought there was a banner that went up on the lumberyard property, which said Build to Suit.

Nick said that he saw it as well.

John said that it was on Lot 5C adjacent to the highway, which is not the same as the lumberyard lot.

Further discussion ensued about this lot and the lumberyard that is in for building permit review.

Janet said that the permit for the demolition of the Sopris Shopping Center is going to be starting very soon, which will be a center point of discussion from concerned citizens.

Further discussion ensued regarding the new building going up on Dolores Way.

John said that it has been very busy.

Mary said that the deadline was extended for the P&Z applications to September 1.

Janet noted that we have two seats open and that we have two candidates currently.

Further discussion ensued regarding out-of-town openings on the Commission.

Commissioner Comments

Jarrett said that he was glad that there was good turnout and that it sounds like it was really productive.

Janet said one suggestion that was heard from the Spanish speaking group was “don’t ask for our input and then not tell us how it was used.” Because of that, she said that there will be two virtual meetings in October, with CT presenting the draft policies for the draft Comp Plan Update. She said that we will have one in Spanish and one in English. She said that it will be interesting in the next few months, with the timeline of ending in December.

Janet said that it was intended to be a 8-9 month project.

Motion to Adjourn

A motion was made by Jarrett to adjourn, it was seconded by Jeff and the meeting was adjourned at 7:30 p.m.