

MINUTES

CARBONDALE PLANNING AND ZONING COMMISSION

Thursday September 30, 2021

Commissioners Present:

Jay Engstrom, Vice-Chair
Nick Miscione
Marina Skiles
Kim Magee (1st Alternate)
Nicholas DiFrank

Staff Present:

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

Commissioners Absent:

Jarrett Mork (2nd Alternate)
Jeff Davlyn

Other Persons Present Virtually & In Person

Keith Walzak/Cushing Terrell
Nora Bland/Cushing Terrell
Dave Dixon/Cushing Terrell
Anne Krimmer, 501 Mesa Verde Avenue
Elizabeth Cammack, 483 Mesa Verde Avenue

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

August 26, 2021 Minutes:

Nick made a motion to approve the August 26, 2021, minutes. Kim seconded the motion, and they were approved unanimously, with Marina and Nicholas abstaining.

Public Comment – Persons Present Not on the Agenda

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

Continue Public Hearing – 520 Mesa Verde Plat Amendment

Nicholas made a motion to continue the public hearing for 520 Mesa Verde to October 14, 2021. Marina seconded the motion, and it was approved unanimously.

Comprehensive Plan Update – Consultant Team Cushing Terrell (CT) Meeting #4

The consultant team discussed the Draft Plan Framework + Goals, Future Land Use Map, Key Recommendations, and Next Steps.

Keith thanked everyone and said that they are looking forward to an in person meeting in November, if things are in good shape and we can do it in person, for the draft plan. He said that tonight is the fourth meeting with the steering committee. He said that the

key recommendations are coming together based on a lot of input that we have been receiving from the community, the commission and focus group discussions. He said that it's coming from a lot of different points of view. He said that these recommendations are important because they are leaning towards policy recommendations, which will be stated in the supplemental draft plan update. He said after the commission reviews it and the Board approves it, it will become policy. He said that there will be a lot of actionable items that need to be done concurrently or beyond the update. He said that it is an important milestone and that we want to make sure we give you the opportunity to give us your input. He said that every time that we have met that we have presented very specific topical items and that we've always tried to make sure that there was opportunity for discussion, dialog, input and direction from everyone. He said that we do need some more specific input as we go forward at the next couple of meetings.

Keith said that we are more than midway in the process. He said key recommendations will be developed into policy. He said that since the last meeting was moved to tonight, we have a short duration until the next meeting on October 14, to talk about implementation strategies. He said the difference is that the recommendations start to formulate policy. He said that the implementation strategy is more about the actionable plan going forward. He said that in Chapter five in the current plan, a series of matrix tables that are the high, medium, and low priorities and who is responsible for those actionable items. He said that is what we are going to focus on October 14.

Keith said that in front of you tonight is the existing conditions summary report that is open for comments, we want to welcome that information and we will make amendments accordingly. He said that we will also be talking about the future Land Use Map. He said that in November we will have a draft Comprehensive Plan Update, in its entirety.

Community Engagement Update – Nora

What we've done since we last met;

- Spanish-speaking community meeting (8/16/21)
- Open House (8/17/21)
- 2 Design Charettes (8/17/21)

What's Next;

- 3 PSC meetings (10/14/21,11/18/21)
- Virtual Spanish speaking public meeting (10/27/21)
- Virtual public meeting in English (10/28/2021)
- Adoption hearing (December 2021/January 2022)

Nora said that we are in discussions about holding a larger work session to talk through the implementation strategies with some of the departments and organizations that are

actually going to implement the plan, potentially around the November meeting date so we can have it in person.

Spanish- Speaking Community Meeting

Key takeaways;

- Participants want to be included and stay involved.
- Meetings are more inclusive if led in Spanish.
- Personal outreach is most effective

Discussion Highlights:

- Affordable Housing + access to housing.
- Public Transportation.
- Access to extracurriculars for youth.
- Community beautification – good or bad?

English- Speaking Community Meeting

Discussion Highlights;

- Need for affordable housing and diverse housing types – get creative!
- Trade-offs between slowing/stopping growth and increase in cost of living.
- Need to regulate short-term rentals.
- How to discourage driving by providing access to transit (beyond the circulator) and ped/bike infrastructure.
- Traffic concern on Highway 133.
- Keep Carbondale “Funky”.
- Need for homes with Universal Access for aging community members.

Emerging Themes

1. More locally attainable housing for Carbondale’s workforce.
2. Preserve Carbondale’s small town, funky character.
3. Recent growth is overwhelming – desire to grow slow + intentionally.
4. Traffic congestion needs to be addressed.
5. Focus on sustainability and Climate Action Plan.
6. Protect/preserve natural resources + open space.

Keith stated that last week that there was a climate focus seminar event that CLEER put on with the E-Board. He said that it was held on the 23rd and over fifty participants were there, forty in person and another ten on Zoom. He said as a result of that discussion over one hundred and eighty-two comments were provided. He said that it was focused on few key topics, energy, buildings, transportation, water, waste, food and agriculture, trees and vegetation. He said that they broke it up into various themes and then at each

table there was a dialogue so you could rotate around to go to different tables. He said that we just got a summary from Zack at CLEER. He said that there is more information that has not been folded into what we gave to you in your packets, from this meeting. He said that the community engagement is ongoing and that we are not stopping and that we are still reaching out to get opinions and viewpoints as we formulate the policy recommendations going forward.

Vision

Consider adopting/amending the statement below:

“To maintain and enhance an environmentally sensitive, culturally diverse, family oriented small town, with town government providing quality service to the Carbondale community.” (Town of Carbondale Strategic Plan, 2021 Budget)

Keith said that your homework assignment for everyone, is to think about what should the vision statement be for the Comprehensive Plan, could it be the 2013 statement that says a sustainable future for Carbondale, or could it be this statement that is carried over from the Strategic Plan, or could it be something else.

Keith said this is where, as consultants, writing a vision statement on behalf of a town, or a city, or a client, should not be from us. He said that it should come from you. He said that we wanted to bring this statement back to you and suggest that maybe this is a vision statement that carries over from your strategic plan into your Comprehensive Plan. He said that it is something that is very possible and that it could happen. He said that we are not suggesting that this should be the vision statement in the Comprehensive Plan supplement, but it certainly is documented in Town’s information right now. He said give it some thought. He said that it is an important piece of the plan.

Keith said that once you go from the vision statement, the high-level future statement of what the community is all about in the future, then we go into these goal statements. He said that from the first time we met, that he was letting you know that in Chapter 2 of the current plan, that you have several goal statements. He said that there was also documented additional commentary from youth in the community back then in 2013, about governance. He said that we have taken all that information and compiled nine suggested goal statements, the items italicized are new, they don’t exist anywhere in your Comp Plan right now. He stated that Goal #5, the 2013 Plan, talks about mobility but it hasn’t risen to the level of the goal statement, that we are suggesting that maybe you give some consideration with actually inserting a goal statement that talks about mobility. He said that Goal #7, was in your Comp Plan, that came from the youth discussion. He said that there was lots of great dialogue and discussion in there and we have taken that information but need to talk about a goal statement that talks about social equity, health, and wellbeing.

Draft Goals Framework

Goal #1: Embrace Carbondale's small-town character.

Goal #2: Promote economic growth, diversification, and self-sufficiency.

Goal #3: Address housing affordability and diversity.

Goal #4: Ensure long-term, sustainable infrastructure systems to meet community growth projections.

Goal #5: *Promote universal access, active mobility, and multi-modal options in the Community.*

Goal #6: Celebrate the natural resources and ecological values of the region.

Goal #7: *Prioritize social equity, health and well-being, creativity, and education in the Community.*

Goal #8: Ensure the long-term fiscal health of the community.

Goal #9: Guarantee high-quality responsive governance.

Keith explained that then what we did was taken each goal statement and we've been very specific about creating measurable objective statements for each goal statement. He said that goal statements are typically thought of as aspirational, far-reaching, they are very clear statements. He said that Objective statements are measurable, when we talk about embrace Carbondale's small-town character, the questions are how do we do that? He said that objective statements are ways of going about achieving that goal or reaching towards that goal. He said for each one of these ten objective statements, they have been reconfigured from your 2013 Plan, they are not new, to be written as objective statements. He said that he wanted to give you context that everything you are going to see on the next few slides is repeating the goal statement and showing you objectives statements that coincide with that goal statement.

Marina asked how Objective 1.10 was measurable, as well as all of the objectives.

Keith said that how it is measurable is not by the statement itself but by the fact you can quantify how many volunteer groups are actually in the community, what are all of the groups about, what kinds of things they are addressing, which can be measured. He said that making Highway 133 attractive is measured through your zoning code and your design guidelines for that corridor. He said that the statement itself is not measurable but points towards measurable outcomes, more so than a goal statement. He said that Highway 133 has been brought up a lot and there are a lot of opinions about is it successful or is it not successful, is it safe, are the developments along the corridor attractive. He said that the zoning code and development standards with architectural design guidelines are then the tool that you use to measure outcomes, have you achieved that objective. He said maybe the word visual in this sentence is not appropriate.

Dave added that when you are making findings on whether or not a project is furthering these goals and objectives, is that project making the environment more visually attractive in Carbondale. He said those are all measurable things when it comes to actual review or a call on something.

Keith said how do you use the Comp Plan once it is adopted, that is the question. He said that when a development project comes to you and you are evaluating it, you are going to look at the Comp Plan, the goals and the objectives, as a starting point. He said then you are going to look at the more concrete tool, which is your zoning code and your design standards. He said that you are going to look at all of that in its totality and you are going to weigh in on that development project.

Marina said that we have a limit to what is in our purview, up until this point.

Keith said what is important is going to be in the next two steps, which is the zoning requirements and the architectural design guidelines. He said are those two tools at a point where you can actually use them to make judgements about whether a project is visually compatible.

Keith said for example prioritize housing affordability and diversity, that is a carry forward from the 2013 plan. He said that we have been hearing it over and over again. He said that this is a priority of your community, no question. He said that when we went to the 2013 Plan, we were able to decipher one objective statement, 3.1 below; He said that we interjected another *Objective 3.2: Establish an affordable housing policy*. He said right now your community has deed restrictions, but we don't have a formal policy in place. He said establishing an affordable housing policy gets into how you achieve affordable in your community that is also diverse housing, is really important. He said that we are thinking you are not at that level of detail that you need to be because its becoming more and more an important directive and priority in your community. He said an actionable item, is to develop a more detailed affordable housing policy.

Draft Goals and Objectives

Goal #1:

Embrace Carbondale's small-town character.

Objective 1.1: Support the existence of an ethnically and culturally diverse community.

Objective 1.2: Preserve and enhance access to the local decision-making process.

Objective 1.3: Protect the physical and natural environment.

Objective 1.4: Maintain the diversity of population in Carbondale that make the Town
The quality progressive place that it is.

Objective 1.5: Maintain and/or create a diversity of housing types through land use
Codes and planning goals.

Objective 1.6: Broaden and enhance recreational opportunities and facilities in the
Community.

Objective 1.7: Maintain the importance of the individual in the community and the ability
Of the individual to make a difference.

Objective 1.8: Facilitate and enhance the opportunity for people to work together and
Preserve community networking systems.

Objective 1.9: Maintain and promote a high level of community volunteerism.

Objective 1.10: Ensure the Highway 133 corridor is visually attractive.

Goal #2:

Promote economic growth, diversification, and self-sufficiency.

Objective 2.1: Build from Carbondale's economic strengths to cultivate a unique role in The regional economy.

Objective 2.2: Capture more local spending.

Objective 2.3: Facilitate business development with growth and development Processes, standards and decisions that are clear, predictable, fair, Consistent, timely and cost-effective.

Objective 2.4: Support the enhancement of local food production systems (i.e., growing Processing, marketing, and consumption).

Goal #3:

Prioritize housing affordability and diversity.

Objective 3.1: Promote the development of diversity of housing types providing for Residents with different economic and housing needs and giving Employees the opportunity to live affordably close to where they work.

Objective 3.2: Establish an affordable housing policy.

Keith said that sustainable structures that's linked to what he's reading about in the notes from the CLEER workshop that was held last week, there might be some additional objective statements that are pointing towards sustainable infrastructural systems, whether water systems or waste systems. He said that it is important for us to get this summary from CLEER to you all, as you start to deliberate and think about these Objective statements in more detail and that it is a work in progress.

Goal #4:

Ensure long-term, sustainable infrastructure systems to meet community growth projections.

Objective 4.1: Support the development and maintenance of infrastructure necessary For a sustainable local economy.

Keith said that Goal #5 is the mobility goal, the first three objectives are new. He said that there were nuggets from the 2013 Comp Plan that talked about mobility, we just brought those forward. He said that our consultants, Fehr & Peers, helped us kraft based on what we were hearing throughout this process.

Draft Goals and Objectives

Goal #5:

Promote universal access, active mobility, and multi-modal options in the community.

Objective 5.1: Develop a Transportation Master Plan (TMP) for the Town of Carbondale.

Objective 5.2: Establish policy guidance to address universal and equitable transportation access for all community members.

Objective 5.3: Conduct a bicycle and pedestrian facility inventory and identify missing Gaps in the Town. Build off the 2019 High Priority Bicycle and Pedestrian Corridors Map and modify with additional high priority corridors.

Objective 5.4: Support local businesses to provide more opportunities and convenience To shop in Carbondale and help reduce the need to drive.

Objective 5.5: Implement programmatic and infrastructure strategies to reduce the need To drive a single occupancy vehicle.

Objective 5.6: Conduct a parking study to understand parking utilization and need for Additional marketing of parking locations or additional parking supply.

Keith said that natural resources were pulled from the 2013 plan. He said that as he is looking at the CLEER summary that there is a theme, talking about trees and vegetation. He said that there might be something that we are going to glean from in that summary that needs to be inserted into this set of objectives. He said that it is a work in progress, and we aren't done yet.

Goal #6:

Celebrate the natural resources and ecological values of the region.

Objective 6.1: Reduce the demand for energy and produce energy locally.

Objective 6.2: Embrace the river corridors by preserving them and making them more Accessible for recreation.

Objective 6.3: Improve watershed health and water quality.

Objective 6.4: Preserve and protect views, trails, rivers, and other natural assets that Make Carbondale a great place.

Keith stated that health and wellness were not elevated to the level we think they should be, based on the community input. He said that these objectives were sprinkled in the discussion in 2013, coming from the youth. He said we tried to formulate that information into objective statements. He said they are trying to respect what was brought forward in the 2013 Plan and they are bring them forward as objective statements.

Goal #7:

Prioritize social equity, health and well-being, creativity, and education in the community.

Objective 7.1: Retain Carbondale's small-town feel that fosters individuality, diversity, And respect for one another.

Objective 7.2: Embrace Carbondale as a welcoming and caring place to everyone Regardless of economic circumstances or appearance.

Objective 7.3: Promote schools and community centers as places that are well Supported and help bring us together and retain a family-oriented Community.

Objective 7.4: Support community arts and culture and special events that inspire Civic pride, volunteerism, and unity.

Objective 7.5: Promote opportunities for the youth of Carbondale to have fun in town

During all seasons through festivals and celebrations. A wide variety of Year-round indoor and outdoor activities for young people to gather and Hang-out in town will make Carbondale a fun and healthy place to grow Up.

Objective 7.6: Support the community to prosper, grow and change just enough to keep It interesting, but not so much that it is no longer a safe, friendly, and Familiar small town.

Objective 7.7: Maintain Carbondale as a viable and affordable location for young people To build their lives and their careers.

Objective 7.8: Recognize the benefit of great schools.

Keith explained said this one is pointing to the economic fiscal health of the community. He said a lot of this is talked about in the Town's Strategic Plan. He said while it is important for the Comprehensive Plan to also discuss this, there is another document that talks about fiscal health and governance and how the Town manages itself. He said that we have made this into a formal goal as well.

Goal #8:

Ensure the long-term fiscal health of the community.

Objective 8.1: align fiscal policies and levels of service with future land use strategies.

Objective 8.2: Diversify town revenues.

Keith stated that the first three objectives were brought forward from the 2013 Plan and the next two were crafted, in addition to the first three objectives.

Goal #9:

Guarantee high quality, responsive governance.

Objective 9.1: Communication across the community will be effective, issues will be Debated openly, and citizens will be confident in a responsive and Decisive town government.

Objective 9.2: Town officials and residents will respect the importance of private Property rights and respect the applicable provisions of the Colorado And United States Constitutions.

Objective 9.3: Community members will engage in productive partnerships with other Organizations and governments to achieve our goals because we Recognize that the whole is greater than the sum of the parts.

Objective 9.4: Create/refine development review standards and policies that are Predictable and manageable.

Objective 9.5: Ensure timely project development reviews.

Keith said this is an overview of the goals and objectives to date.

Jay said that he knows we had a long list of objectives, when Cushing Terrell started on this, and it seems a lot of this still seems wordy. He said he thought a lot of this could be

simplified and more to the point. He said that he thinks we have the opportunity to condense it. He said that this is a big list.

Keith said when he was talking about our long list that it was from our chapter five, implementation strategies. He told Jay that we haven't even gotten to that list, which was one hundred and eleven actionable items in chapter five. He said your point is well taken and we can be more succinct about the objective statements. He said that he doesn't want it to be construed with objectives verses the strategies that are going to be talked about next month. He said that we found historical Comp Plans were like War and Peace novels and nobody read them. He said the faster we can get there the more successful the Plan will be.

Key Recommendations: Downtown - Dave

What was heard:

- Somewhat stalled development.
- Desire restaurants, retail, and development.
- Highway 133 attracts growth.
- Trade-off between historic scale and redevelopment.
- Main Street affected by commercial development elsewhere.

Recommendations:

1. UDC and Parking (HCC Zones)
 - Credits adjacent to public (future) transit.
 - Provide/clarify an on-street credit.
 - Eliminate bedrooms parking requirement.
 - In lieu fees.
2. Centralized shared parking.
3. Demand management strategies.

Dave said more ideas are design framework for frontages that is not use driven. He said that we know we want the streetscape to be vibrant and as places transition into residential areas, consider a different type of form-based parameter for the frontage. He said that we know that there are key intersections, and we want all four corners to be active. He said maybe there are other places with a different standard for designing a building, without a use-based requirement. He explained the colored coded map, with HCC zoned areas, primary activated frontage, secondary activated frontage, and corner activations.

Other UDC Recommendations:

4. Amend standards to promote flexible design.
5. Reconsider 14' first floor height requirement, change max height to an acceptable Height (i.e., 38 feet)
6. Acknowledge on-street parking within a block may count for residential uses.
7. Consider a tiered frontage design framework for HCC blocks.

Key Recommendations: Downtown North - Dave

What was heard:

- Light industrial/creative industry jobs loss.
- Potential pedestrian/vehicle mobility impacts.
- Transitions between unlike uses.
- Greenways, connections, gathering spaces.
- Mixed use and income neighborhood.

Recommendations:

1. Flexible uses and building forms along Fourth Street and Rio Grande Trail.
2. Density transition down from higher in south/east.
3. Neighborhood-scale retail/commercial uses near the Fourth Street and Rio Grande Trail intersection.
4. Flexible ground floor plan (light industrial/commercial/creative/makers space).
5. Allow non-residential uses to evolve.
6. Optimize density to grow inside and not annex.
7. Populate downtown core to benefit businesses and access.
8. Allow subdivision to create varying lot sizes and uses.
9. Do not preclude rail corridor use.

Key Recommendations: Residential Focus Areas

What was heard:

- R/HD may contribute to incompatible urban form and scale (35' tall structures next to R/LD).
- May lose older more affordable housing.

Recommendations:

1. Revise "Transitions between unlike land uses" to strengthen compatibility.
2. Consider design guidelines (e.g., the Mixed-Use zone) in these areas.
3. Incorporate transition areas into the Future Land Use Map and revisit.

Key Recommendations: Housing + Jobs - Dave

What was heard:

- Residents "trapped" in deed-restricted units.
- Look beyond inclusionary zoning/deed restrictions.
- Undocumented community members not eligible for deed-restricted units.
- Conversion into short-term vacations rentals.
- Shortage of small spaces for lease for artists (makers spaces, live/work).

Recommendations:

1. Remove barriers to affordable housing.
2. Implement anti-displacement tools.
3. Allow ADU's in SF zones.
4. Maintain/refine inclusionary zoning regulations.
5. Explore programs allowing limited sale/transfer of unit.
6. Leverage County efforts including participation in State and Federal programs/subsidies.
7. Use recent modifications to GarCO codes to allow "Tiny Homes".
8. Support and expand efforts to create arts—oriented space.
9. Expand deed-restricted housing through CLT's.
10. Engage with regional housing providers.
11. Housing summit to develop a Carbondale Action Plan.

Nick asked what an example of community land trust options would be for affordable housing.

Dave explained that a trust would acquire land providing home ownership at a subsidized rate with parameters. He said because it is subsidized the appreciation might only rise 1.5% a year. He said it gets people into housing and to bring them up a step at a time, building equity. He said the land trust can use some of the equity to do another one.

Keith added that sometimes the community land trust and the housing trust are synonymous. He said that it is a mechanism to help accumulate or acquire land that can be repositioned for housing providers to build on that land. He said that the community land trust can build the units as well or sometimes they are just accumulating the land to set aside for affordable housing projects.

Dave said that the Aspen Valley Land Trust for example generally does that for conservation purposes.

Nicholas said that it brings up a general point that there a lot of good points listed and there seems to be a next step. He said remove barriers for affordable housing, good start but how? He said what are the barriers currently in place. He said it might be helpful to have that identified to some degree to understand what are the barriers currently in place. He said regarding ADU's in SF zones is clear and we can see that and follow through on that. He said he is wondering where we are falling short on many of these items. He asked if we were going to be given more to work with.

Dave answered yes that there is a longer statement to that point in the recommendations. He said that one was abbreviated for the presentation. He said their consultant suggested that covenants also typically provided a barrier to some of these things. He said that in some parts of town CC&R's might be preventing ADU's or carriage houses etc. He said that there are some that are identified that are not shown in their presentation.

Keith said that item number eleven is one of the most important high priority items. He said that there are a lot of great tools in place but there isn't a long-range Strategic Housing Policy Plan in place. He said to answer the question that was just asked, how do we get there. He said that bringing in the professionals in the region, Aspen, Roaring Fork Valley or Glenwood Springs, bringing everyone together and conducting a housing summit. He said it would result in actionable items of what are the highest priorities and how do we achieve and accomplish those things. He said that the Comp Plan can only do so much. He said drilling down into the details there is an actionable item that he sees that points towards bringing those coalitions together, find out who those resources are, figure out what the real problems are, land and affordability. He said then figure out an actionable plan going forward and how to achieve that. He said next month when we bring the implementation strategies to you it will be in a matrix table and that might be one of the items. He said it could be one of the highest priority items that you should try to accomplish in the next one to two years, facilitate the housing summit.

Nicholas requested that the acronyms be limited in use because these documents will be shared with those outside of the planning world. He said it would be great if all of the community residents have a fair shot understanding and interpreting all the great input that is being provided.

Keith said that we will include a definition supplement and that we don't have a definition section in our Comp Plan right now and that it is hugely valuable and not to put the definitions in the back.

Dave said that we will make sure to clean up the version that makes it to the website and for the presentations.

Marina said that short-term rentals is not showing as a negative or a positive.

Dave said that there is a concern of long-term rentals being converted into short-term rentals, which was taken as a negative.

Marina asked if there were any action items for that.

Dave said that the movement of the market is always very dynamic.

Marina said that it is a heavy issue in Carbondale right now. She said that she was in the remote part of Scotland recently and that everyone there was talking about their town was being killed by Airbnb's.

Dave said that there are demand side solutions and supply side solutions. He said it is a good point to clarify how those supply and demand recommendations do solve that issue.

Marina said that from what she has heard, parking has been one of the problems.

Key Recommendations: Climate Action – Dave

Climate Action – Recommendations being compiled from CLEER/E-Board Event 9/23)

1. Track and report progress carbon neutral progress.
2. Evaluate implementation methods, technologies, opportunities, and issues.
3. Codes, plans, and strategies for climate protection, resilience, equity.
4. Emission reduction targets and decarbonization strategies for existing buildings.
5. Respond to updated versions of the CAP plan.
6. Expand renewable energy resources at regional and State level.
7. Three County solar and storage, Regional Energy Inventory study programs.
8. Pursue a Zero Energy District.
9. Expand zero emission vehicle infrastructure.

Resiliency

1. Advance resiliency concepts and strategies.
2. Respond VCAPS findings.
3. Include performance targets and enforcement.
4. Develop building, community, regional and ecosystem resiliency scales.
5. Advance interconnectedness and shared systems.

Equity

1. Advance social equity that reflects values and social identities.
2. Include and engage stakeholders and allow for community engagement and input.
3. Align affordable housing developments with sustainable building practices for low to moderate income households.
4. Promote energy transition around lower to moderate income households.

Key Recommendations: Mobility + Access - Dave

What was heard:

- Emphasis: equity, sustainability, and safety.
- Concerns on lack of overall connectivity.
- Expand transit to connect adults/kids to jobs, grocery, after-school programs.
- Prioritize safe crossings on Hwy 133.
- Lack comprehensive transportation plan.
- First and last mile connections are lacking.

Recommendations

1. Develop Transportation Master Plan (TMP).
2. Implement sidewalks and upgrade deficient sidewalks.
3. Evolve the 2019 High Priority Bicycle and Pedestrian Corridors Map.

4. Build off the Eighth Street Corridor project toolbox.
5. Identify bike/ped cut-throughs.
6. Conduct a study (with partners) to expand transit service.
7. Plan/design enhanced bike/ped crossings of Hwy 133.
8. Invest in TDM strategies that promote different modes.
9. Implement infrastructure when areas develop or redevelop.
10. Conduct a parking study.
11. Maintain Main Street as a neighborhood gateway to Downtown.
12. South entry at Hwy 133 and Lewis Lane/Weant Blvd.

Key Recommendations: Aging in Community - Dave

What was heard:

- Retrofit housing for Universal Design for aging in place.
- Expand/maintain sidewalks for all ages.
- Paratransit not a viable service for many.
- Lack of affordable childcare.

Recommendations

Transportation

1. Audit upgrade sidewalks.
2. Develop a sidewalk maintenance program.
3. Partner to enhance paratransit program.
4. Integrate electric-bikes (parking, integrated design).
5. Implement local transit enhancements per the Multi-Modal Access and Circulation recommendations.

Housing and Services

6. Committee to implement CAFCI projects and efforts.
7. Include childcare into new development.
8. Supply housing for younger families and older adults.
9. Implement Universal Design elements into the UDC.
10. Establish a unit target for University Designed units.
11. Elevate age-friendly concepts to be part of CIP.

Key Recommendations: Historic Preservation - Dave

What was heard:

- Good existing framework and guidelines; expand to residential.
- Additional preservation incentives/funds.

Recommendations

1. Dedicated funding source for preservation efforts.
2. Façade improvement program and funding sources.
3. Expand historic design guidelines and for residential uses.
4. Ensure important area boundaries are clear.
5. CHPC consideration review of projects.
6. Form-based residential infill compatibility standards.

Marina said that she appreciates this addition as it hasn't been part of the P&Z's purview.

Dave said that it came from the discussions about the Downtown and HCC zone district.

Future Land Use Map - Dave

What does the FLUM DO (and Not Do)?

- Provide an accurate vision of transition.
- Guidebook for zoning.
- No change in property rights.
- Not permanent.

Notes:

1. Shift toward land use basis (rather than neighborhoods/existing use types).
2. Redefinition/clarification of some Land Use categories.
 - Residential/Medium Density
 - Residential/High Density
 - Light Industrial/Mixed Uses (Dolores, Downtown North)
3. Clarification of use types for each designation.
4. Clarification of "transition areas between unlike land uses".
5. Key multi-modal connections.
6. Garfield County in-holdings and vision for Future Land Uses.
7. Old Town Land Use category.

Nicholas asked if there would be an "Areas of Change" map to help illustrate what is staying and what is in motion. He said even as a black and white map for folks to interpret between the old and the new.

Nicholas said that we have a small community with the keep us "Funky" on the top ten list. He said that when we think about funky, we think about diversity and creative qualities and the nuances of a small town, where folks appreciate the eclectic nature. He said he wonders how the removal of a neighborhoods concept or a character area orientation toward a land use approach or grey approach, is still respecting and reinforcing the qualities of our neighborhoods throughout our community.

Dave said a lot of it is the where and in the Old Town neighborhood its keeping that neighborhood. He said in a lot of places they haven't changed too much. He said there are capabilities to define R/MD and R/HD. He said if we find it needs to be called residential-mixed or such, he said that we have to go through the process. He said that R/MD is where there is funkiness and that you are able to qualify what that funkiness is defined as still. He said this is one step closer to getting to an accurate representation of the futures.

Further discussion ensued regarding the Future Land Use Map

Keith said that if we need to describe in detail what acronyms are, we need to decide how to define eclectic and funky. He said that it is really hard to do that. He said that if you really wanted to be funky and eclectic get rid of the zoning map and get rid of the land use map and let it go to do its thing.

Further discussion ensued regarding a "character area"

Next Steps - Keith

Virtual Public Meetings – October 27 & 28, 2021

Project Steering Committee #5 – October 14, 2021

Draft Plan - November

Public Comments

Anne Krimmer, **501 Mesa Verde** said regarding "funkiness" and its definition, if you go back far enough it used to be messy vitality that everyone wanted. She said that her question is in use, funkiness in use, funkiness in design, that she agrees that it needs to defined further. She said that she's not sure what people mean with it either, other than it's come up for the last twenty-two years that she has been here. She said that she thinks it has to do with creativity but that she's not sure if its just design. She said that it makes her sad that the Pour House floor is gone, she said that some people would say that's a Carbondale thing. She said that she's not sure if there is anything else that people can point to that this is what I define as funky.

Commissioner Comments

Marina said that we need more specific takeaway from the community events.

Nora suggested that everything in the future be both in Spanish in English and to continue to engage the Spanish speaking community.

Further discussion ensued regarding Latinx community communications

Jay asked how we could help with people displaced from their homes.

Dave said there are ways to share costs through Linkage Fees, rent subsidies as well as rent committees that need to be established to guide where the money goes. He said that Paycheck Protection is one too, if you increase income, it decreases housing. He said that they're in the recommendations but not in the presentation.

Nora said a lot of what they heard was that in mobile home parks that lot rent keeps increasing.

Nick asked if there was a way to set up a community trust to acquire the mobile home parks, to disperse those lots among those residents.

Dave gave an explanation of a scorecard from San Francisco, which shows how every application is scored, including land trusts, foreclosure assistance and impact fees. He said that having the score card allows you to start and evaluate what you need to do.

Keith said another option is to provide financial means for home repairs to maintain the product that is there, the home that is in place. He said that all those topics can be covered in the housing summit concept that we were suggesting.

Jay said that he really loves the idea of having a housing summit.

Kim said that she is fascinated by the conversation and that she especially likes the idea of the character overlays.

Jay said that he didn't see much regarding increasing the bus loop for RFTA, in the key recommendations.

Keith said that there is one item that is getting lost here regarding the importance of developing a stand-alone Transportation Master Plan, that's all encompassing of all of the issues. He said that right now it is a chapter in your Comp Plan. He said that in Glenwood Springs they have developed a much more detailed collaboration with RFTA to understand how they can bring in Federal dollars to create operational dollars to expand services. He said that Carbondale is at that point that we are starting to grow into that level of detail.

Dave said that when it comes to economies of scale you need to start looking at a true local transit system and that there are three ways to do it.

Nicholas said that the cost of that is an interesting point, he said after meeting with Mayor Dan, that he learned that Carbondale is run lean and mean and that we don't carry debt, which is a streamline process. He said that what he sees in the draft documents is a lot of great ideas and how it is balanced with fiscal conservancy. He said how is the Plan also accommodating or supporting these add-ons for our community?

Keith said that often times when you do a Comprehensive Plan there is a fiscal analysis component to that Comp Plan, to understand revenues and costs, to then start to

combine the vision, goals, and strategies and link it to your capital improvement program with funding sources that support these projects. He said that in this update we are not being asked to do that, because we are trying to focus on a handful of priority areas. He said that with a whole Comp Plan it would bring in that fiscal analysis piece as well, he said that it is an important piece to tie everything together. He said that the implementation strategies that we are going to be developing, high, medium, and low priorities, will have criteria. He said some of the criteria will be, can you afford these things. He said that we are confined with the scope of parameters we have with this update.

Nicholas said that we need to have something in place with this update so as we are planning for a Ferrari but not able to afford it at this point, the community needs to understand that there's a lot of recommendations but that it's just not possible. He said that is important for us to figure out a way to communicate that, even without it being a proper Comp Plan process being in the scope at this time.

Nick said that's a great point, he said we don't necessarily need to solve the problem. He said that what we are trying to do is have a ten-year plan that would arrive at that at that solution. He said that a big piece of the puzzle is trying to figure out how to make more money, through the tax base. He said that the residents of Carbondale have been very resistant to opportunities to make more money in the past. He said that some of the community just doesn't want to take the steps to make the money to make these things happen. He said how do we change the sentiment, which needs to be part of the conversation.

Dave said that is a really good point and that this Plan might help you as leaders and as a Commission understand what people might choose relative to one another. He said that if you were to say, do you want affordable housing or a multimodal corridor, everyone is going to choose affordable housing. He said when you bring in the wrinkle that you just mentioned, you need to have the money to do it. He said it might be easier to get money for a multimodal corridor. He said that he hopes in the outcome of this process you can see the ratios of people's sentiment to make those decisions.

Nicholas said that might also be helpful to think about a process whereas we are also investing what we have right now. He said today with have our sharrows without thermoplastics on the streets and basic infrastructure that isn't being reinforced. He said that these might be nice transition tools to implement on our way up to higher end solutions and planning throughout

Nick asked if we could summarize some of the bullet points that we have been talking about tonight;

- Climate Action,
- Multimodal Transportation,
- Mobility and Access,
- Affordability,
- Equity,
- Community Involvement

- Connectivity
- Traffic Reduction
- Parking
- Aging in Place
- Universal Design

Nick said that it seems perhaps we could come up with some multi-optimized solution that touches on all of these, is it possible, one silver bullet that really touches on all of these topics that we keep bringing up. He said maybe we tweak the Comp Plan to promote density and walkability.

Nicholas asked if this was part of the vision statement or top-level statement.

Nick said to come up with a short list of bullet points that we could draft policy and language around, that would hit all of these topics that we are bringing up as well as inexpensive to implement.

Further discussion ensued regarding the objectives

Keith said that you guys are going to see something interesting next month with the implementation strategies, the action plan. He said that two things that he said at the very beginning when we first met, you have one hundred and eleven strategies, this big grab bag of stuff, seventy of those were high priority. He said that what we are doing with Janet right now is figuring out how many did you accomplish, and we are going to whittle that list down to a manageable bucket. He said that it is going to start to be clear, it is achievable to get to this point that Nick is making, that here are half to a dozen things that are really important. He said that the next step will be, what are the trade-offs that you are facing, to wrestle with these high priority items, is it mobility, is it density, is it walkability, is it housing, what is it? He said that you are going to have this conversation next month, whittling the strategies down to a manageable number and what are the trade-offs and figuring out the actionable plan going forward. He said that we are not going to whittle down the objective statement, they are what they are. He said that it is translating those items into strategies going forward, high, medium, and low priorities. He said and to the conversation earlier, how do you overlay on top of that the fiscal implications of those elements, those are the next steps.

Dave said that he has a visual in his head of a dart board, with each one of these important things, converging on the bull's eye, pieces of the pie. He said and if the bull's eye was the highest impact, projects you could do, plot on the dart board all of the projects that you want to do, to narrow down your bull's eye. He said that we might be able to provide some kind of graphic that might help you understand that, once we come up with some of these projects and recommendations.

Nicholas said that in general one of his comments was more diagrams, less words. He said that there is great opportunity here to distill this down and bringing in prioritization, as a component to this, for our larger community.

Nicholas asked where the Existing Conditions Report was located.

Nora said that if it isn't on the website, it will be there by tomorrow.

Nicholas said regarding the engagement process, a lot of great references to what you have heard, but please show your work. He said that there is a disconnect for him, how can the comments be documented, in a manner that gives respect to the processes, where those comments were made. He said some sort of reference to, which event, actual comments, scans of the charrette items. He said that he has heard comments in the community that these comments are really coming through.

Nora said that she wrote the community engagement report, and we will point you to where that is, and it is all very well documented.

Keith said that in the live meetings we had people scribe notes and we take pictures of those items, as well as unedited. He said that the online surveys is all true to form. He said that we always try not to manipulate the data. He said that we scribe it, document it and then through a series of processes like this conversation, after meetings with various focus groups, then we try to distill it. He said that it sounds like a simple graphic, how did we do that.

Keith said that the homework assignment is;

- The vision statement
- The nine goals
- The objective statements

Marina asked what the deliverable process is, since its not going to happen tonight.

Keith said that we are moving the recommendations that we talked about tonight along, then present implementation strategies in a couple of weeks and we are going to move those two things along parallel. He said then they are going to merge and then they are going to be put in the draft plan. He said that what was presented tonight is viewable to the public, but it is evolving.

Nicholas said personally speaking the turn-around time is not reasonable, for those with families and kids, one week or less in some cases. He said that there needs to be a proper moment in this for the steering committee to work together, to have a conversation amongst ourselves and dig into this.

Further discussion ensued on a work session and a Doodle Poll to schedule a work session.

Election of Chair and Vice-Chair

Nick made a motion to recommend Jay Engstrom as Chair and Nicholas DiFrank as Vice-Chair of the P&Z Commission. Marina seconded the motion, and the recommendation was approved unanimously.

P&Z Interviews

The Commission interviewed Anne Krimmer in person and Elizabeth Cammack on Zoom. The Commission decided to postpone any decisions until they could interview Kade Gianinetti at the next meeting.

Staff Update

Janet said that the Board gave Michael a plaque for his years on the Commission, with Ben and Dan giving a presentation.

Mary said the plans came in for Dr. Stein's storage units on Colorado Avenue today.

Commissioner Comments

Nicholas said that he is looking forward to bringing this Comp Plan process into a focused closure. He said that we are all under tight timetables, he said that he does see some things that could be cleaned up in CT's process. He said that he looks forward to us as a Commission holding them accountable. He said he hopes we can all show up, give clear guidance and that it is for the greater good. He said that he hopes that we can do this work session and that we can speak clear if we aren't seeing what we want. He said that it is the next decade of our town at a pivotal moment, with population increase, environmental impacts, with development impacts, all converging.

Nick said that he is just an architect and that he feels underdone and quite humbled by the whole experience. He said that he doesn't know most of what they are talking about and that he doesn't have a lot to offer.

Marina said that she echoes Nick and applauds Nicholas. She said that she is not a Planner but that she plays one on TV sometimes.

Further discussion ensued regarding the process with the Comp Plan.

Motion to Adjourn

A motion was made by Marina to adjourn, and the meeting was adjourned at 10:32 p.m.