



Town of Carbondale
511 Colorado Avenue
Carbondale, CO 81623

AGENDA
PLANNING & ZONING COMMISSION
THURSDAY, November 19, 2020
7:00 P.M. Virtual Meeting *

1. CALL TO ORDER
2. ROLL CALL
3. 7:00 p.m. – 7:05 p.m.
Minutes of the September 10, 2020 meeting.....Attachment A
4. 7:05 p.m. – 7:10 p.m.
Public Comment for Persons not on the agenda (See instructions below)
5. 7:10 p.m. – 7:30 p.m.
Virtual HEARING – Minor Site Plan Review/ADU..... Attachment B
Applicant: Damien Webster/Desiree Rothschild
Location: 2010 Eastbank Point
6. 7:30 p.m. – 7:40 p.m.
Election of Vice-Chair
7. 7:40 p.m. – 7:50 p.m.
Staff Update/Admin Report..... Attachment C
8. 7:50 p.m. – 7:55 p.m.
Commissioner Comments
9. 7:55 p.m. – ADJOURN

***Please note all times are approx.**

ATTENTION: Due to the continuing threat of the spread of the COVID-19 Virus, all regular Carbondale P & Z Meetings will be conducted virtually. If you have a comment concerning one or more of the Agenda items please email msikes@carbondaleco.net by 4:00 pm on November 19, 2020.

If you would like to comment during the meeting please email msikes@carbondaleco.net with your full name and address by 4:00 pm on November 19, 2020. You will receive instructions on joining the meeting online prior to 7:00 p.m. Also, you may contact msikes@carbondaleco.net to get a phone number to listen to the meeting, however, you will be unable to make comments.

Upcoming P & Z Meetings:

12-10-2020 – Carbondale Center Place – Major Site Plan Review
156 Twelfth Street – Major Site Plan Review
1-14-2021 – Thompson Park – Preliminary and Final Plat

MINUTES

CARBONDALE PLANNING AND ZONING COMMISSION

Thursday September 10, 2020

Commissioners Present:

Michael Durant, Chair
Ken Harrington, Vice-Chair
Jay Engstrom
Jeff Davlyn
Nick Miscione

Staff Present:

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

Commissioners Absent:

Marina Skiles
Jade Wimberley
Nicholas DiFrank (1st Alternate)
Erica Stahl Golden (2nd Alternate)

Other Persons Present Virtually

Doug Pratte
Rob Cairncross
Jordan Sarnick
Yancy Nichol, Engineer
Andrea Korber, Architect, 57 Village Lane

The meeting was called to order at 7:01 p.m. by Michael Durant.

August 27, 2020 Minutes:

Jeff made a motion to approve the August 27, 2020 minutes. Jay seconded the motion and they were approved unanimously.

Public Comment – Persons Present Not on the Agenda

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

CONTINUED VIRTUAL HEARING – Annexation, Rezoning, Major Site Plan Review, Conditional Use Permit and Vested Rights

Location: 0430 Highway 133

Applicant: Eastwood 133, LLC

Janet said that this is a continued public hearing for the Eastwood Annexation.

Janet stated that the first hearing was on August 13th. She said at that meeting she went over the Comprehensive Plan, the Annexation criteria, and the proposed rezoning. She said that the applicant presented the proposed project to the Planning Commission. She continued by saying that the Commission opened the public hearing for public comment. She stated that the hearing was then continued to August 27th.

Janet said at that meeting she went through compliance with the UDC. She stated that the Commission opened the public hearing for public comment. She said that after discussion, the Commission continued the hearing to tonight and directed Staff to prepare conditions of approval.

Janet said that she recommends approval of the application. She stated that the proposed development would provide enhancements to the entryway to the Town, including the landscape and artwork along Highway 133. She said that in a number of areas, the proposal exceeds the requirements of the UDC, with the landscaped areas around the development, larger setbacks, and the reduced height. She said that the buildings look nice with the garage doors screened. She stated that the proposal is for a net zero building.

Nick asked if the land use application had changed.

Janet explained that it is basically the same design with a few updates to the public outreach. She said that tonight they will show a video and explain their fine tuning.

Ken asked if Janet had time to look at the traffic study.

Janet said that she did but that she relies on the Public Work Director to review it as she is not a traffic expert. She said that we just got the study last week and there hasn't been time for him to review it carefully. She said there will be an internal review before it goes to the Board.

Nick asked if they were required to submit lighting specifications as part of the lighting plan.

Janet said that we get the specifications when it goes to the building permit. She said what we look at right now is the trespass to make sure the lighting doesn't go over the property line.

Jay asked about condition and timing on the closure for the driveway for the tire store. He asked if there would be a deadline to relocate it.

Janet said that she would call the new control access control guy from CDOT and have a conversation with him to verify this condition.

Ken suggested maybe rewording that condition, CDOT's anticipated closing. He said that we talked about this happening when the property was redeveloped. He asked if CDOT controls the closing or does the owner control it.

Janet said that CDOT does.

Ken asked if CDOT could close the driveway even if they do not redevelop.

Janet said that they have to submit a highway access permit application and that Yancy can explain.

Ken said that this seems like a requirement that we are placing on the applicant that they cannot control.

Janet said that this condition can be taken out but that she would still be following up so that the owner of the tire store is aware of what is happening.

Michael said that he heard at the last meeting that the tire store would not have to close their driveway unless they were going to redevelop. He said now we are hearing that CDOT can take their driveway away.

Janet said that Yancy can explain with the applicant's presentation because he is the one doing the Highway Access permit application.

Ken said that he doesn't want to burden the applicant with actions that are beyond their control.

Doug Pratt stated that they do have a video and a couple of discussion points that we would like to respond to for clarification for the group. He said that we have gone through the conditions of approval and worked hand in hand with Janet to through all these items. He said that we have made progress on some of the items, but we were hoping to update everything in one piece, so the application is updated in one process when it goes to the Board. He said that many of them are due to Janet by September 24 and that they are conditions that the Board deals with, so they are appropriate as conditions. He said that this is an overview of support for Staff's recommendations for approval with conditions. He said that Yancy can clarify further with regards to the closure of the access to the north. He said that he can talk about the referral comment from CDOT.

Doug said that we do have an updated video that Andi put together that he can share from his screen. He said it will be a good wrap-up of the project.

Yancy explained the summary of the traffic study and timing of the closure of the driveway to the north. He said that the referral comments that we got from CDOT already answer condition #9, which states that when the property redevelops that would trigger that closure. He said that we are preparing the formal application with the traffic study. He said the condition would be that before we can get the final site plan approval, that we will have an Access Permit. He said that typically under the Access Code that as long as we are complying with the Access Control Plan, which we are with the easement we are setting up to the north, it will work as the plan is indicated. He said as long as there is no conflict with the existing access and ours that CDOT will not ask the property owner to the north to close their driveway because of our project. He said that it would only be related to his redevelopment. He said that if there is a highway upgrade that they can do it with a CDOT project but not from a neighbor developing and close

another neighbor's driveway. He said that they will get more clarification through the application process with CDOT.

Doug said that the Access Permit application we will be putting together with CDOT to proceed will give some clarification in that application as Yancy said.

Michael asked if Yancy's explanation answered everyone's question. He said it's what he took from the last meeting and that he just wanted to make sure everyone was clear on this.

Commissioners were all good.

Doug shared his screen to present the video wrapping around the building and said that it was an overview of the project. He said that they will be updating the lighting plan.

Michael said that the lighting is a building code issue.

Jeff asked if the screening of the substation was what will happen with the development.

Andi explained that what they have now a chain-link fence with vertical wood strapped to the outside. She said that the model was just trying to show that there was a wood fence around the substation but that we are not proposing to change the fence.

Doug said that some of this project will help screen the substation just by what is being proposed.

Ken asked if there were any of the nineteen conditions outlined in the Staff report with the exception of #9, that the applicant has issue with.

Doug said that they were comfortable working with the Town and that they will work with CDOT with the Access Permit and that we know that it is required to move forward with this project. He said that we are comfortable with the recommendations and that we have been working hand in hand with Janet, so we are good.

Public Comments

There were no members of the public to comment.

Motion to close the comment portion of the public hearing

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

Commissioner Comments

Ken said that any concerns that we had were addressed from the first two meetings and that he did not think there was a need for condition #9. He suggested a header above the conditions as a format change. He said that he thought it was a good application.

Jay said that his only issue was with #9 as well and that he agrees with Ken that it just makes sense to remove it. He said other than that he thinks the application is great.

Nick said that he has no comments and that it was a nice project.

Jeff said that his only comment would be that the turn-ins were imperfect but that we have limited control over that. He said that he appreciates being able to visualize the future use and that it is a good project, and he has appreciated the process the whole way.

Michael said that he is on board with Ken and that #9 doesn't serve us with any purpose.

Motion

Ken made a motion to recommend approval of the Annexation, Rezoning, Major Site Plan Review, Conditional Use Permit and Vested Rights with the findings and conditions in the Staff report with the exception of condition #9. Nick seconded the motion, and it was approved unanimously.

Yes: Nick, Ken, Jay, Jeff, Michael

No: None

Michael thanked the applicants and wished them luck with the Trustees.

Staff Update

Janet said that it has been busy and that the building permits keep coming in. She said that Mary said that there were nine coming in from RVR and that there was a lot of construction going on.

Janet said that as far as land-use applications coming in that this application would be moving on to the Board in September and October.

Janet said that she would be having a pre-application meeting with Carbondale Center Place in a few weeks. She said that they will be working towards submitting a Major Site Plan Review and Subdivision application.

Janet said that we do not have anything scheduled for the September 24 meeting so we could talk about canceling if the Commission agreed.

John said that it has been very busy as well.

John said that he and John Plano red tagged the Miser's building for remodeling without a permit this morning.

Mary said that as fast as she gets the rolls of plans off of her desk it fills up again. She said that she did get an email that in the next four weeks that there were nine houses going before the design review committee in RVR.

Janet said that Thompson Park was trying to finish up the affordable units and that they want to start on Parcels 3 and 4. She said that they wanted to know if they can start pulling permits before Subdivision approval and that she said no. She said that improvements need to be completed and it has to be subdivided.

Further discussion ensued about the real estate market.

The Commission agreed to cancel the September 24 meeting.

Commissioner Comments

There were no Commissioner comments.

Motion to Adjourn

A motion was made by Ken to adjourn. Jeff seconded the motion, and the meeting was adjourned at 7:38 p.m.

DRAFT



TOWN OF CARBONDALE
511 COLORADO AVENUE
CARBONDALE, CO 81623

Planning and Zoning Commission Agenda Memorandum

Meeting Date: 12-10-2020

TITLE: 2010 Eastbank Point, Minor Site Plan Review and Conditional Use Permit

SUBMITTING DEPARTMENT: Planning Department

Owner: Damien Webster, Desiree Rothchild

Applicant: Damien Webster, Desiree Rothchild

Property Location: 2010 Eastbank Point

Zone District: Residential Low Density

Lot Size: 8298 square feet

Present Land Use: Single Family Residence

Proposed Land Use: Single Family residence with attached ADU in Basement

ATTACHMENTS: Land Use Application

BACKGROUND

This is an application for a Minor Site Plan Review and Conditional Use Permit. The Commission is required to hold a public hearing and approve the application, deny it or continue the public hearing.

The applicant is proposing to renovate a portion of the basement into an accessory dwelling unit (ADU). This renovation will only require internal changes to the structure and an external stairway leading to the unit in the basement.

DISCUSSION

Under the UDC, a proposed ADU in the R/LD zone district must go through a minor site plan review before the Planning and Zoning Commission who will issue a decision and

findings on the application. A Conditional Use Permit is also required and can run concurrently.

Comprehensive Plan

The property is designated as Developed Neighborhoods in the Future Land Use Plan. The properties in this designation represent developed neighborhoods with little to no change occurring.

Zoning

The Property is entirely within the R/LD zone district where an ADU is allowed by a Conditional Use Permit/Minor Site Plan review.

An ADU is allowed to be up to 850 square feet and a minimum of 300 square feet, the proposed ADU is 789 square feet in size.

Setbacks

The required setbacks in the R/LD zone district have been met.

Maximum Impervious Surface

The allowed maximum impervious surface has been met with the main dwelling being constructed.

Parking

Section 5.8.3. of the UDC requires 2.5 parking spaces for the main dwelling, and 2 spaces for an ADU.

The applicant has indicated 5 spaces.

Building Design

The proposed changes are internal and do not affect the building exterior.

Solar Access

Section 5.12 Solar Access discusses the provision of adequate light to allow solar access on adjacent properties.

The renovations to the structure do not affect solar access.

Site Plan Review Criteria

A site plan may be approved upon a finding that the application meets all of the following criteria:

1. The site plan is consistent with the Comprehensive Plan.

2. The site plan is consistent with any previously approved subdivision plat, planned unit development, or any other precedent plan or land use approval as applicable.
3. The site plan complies with all applicable development and design standards set forth in this Code; or
4. Traffic generated by the proposed development will be adequately served by existing streets within Carbondale, or the decision-making body finds that such traffic impacts will be sufficiently mitigated.

Findings for Approval - Site Plan Review Criteria

1. The site plan is consistent with the Comprehensive Plan.
2. The site plan is consistent with any previously approved subdivision plat, planned unit development, or any other precedent plan or land use approval as applicable;
3. The site plan complies with all applicable development and design standards set forth in this Code
4. Traffic generated by the proposed development will be adequately served by existing streets within Carbondale.

RECOMMENDATION:

Staff recommends that the following motion be approved: **Move to approve a Minor Site Plan Review and Conditional Use Permit for an Accessory Dwelling Unit to be located at 2010 Eastbank Point, Carbondale, Colorado, with the following conditions:**

1. The Accessory Dwelling Unit shall not have separate water or sewer service.
2. All other 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.
3. The Applicant shall also pay and reimburse the town for all other applicable professional and staff fees pursuant to the Carbondale Municipal Code.
4. The applicant shall apply for and receive a building permit as required.

Prepared By: John Leybourne



Town of Carbondale
511 Colorado Ave
Carbondale, CO 81623
(970)963-2733

Pre-Application Meeting Date _____
Fees _____ Date Pd _____

Land Use Application

PART 1 – APPLICANT INFORMATION

Applicant Name: Damien Webster/Desiree Rothschild Phone: 970.708.1484/708 0832
Applicant Address: 2010 Easthank Pt Carbondale CO 81623
E-mail: websterdamien@mac.com desiroth444@gmail.com
Owner Name: Damien Webster/Desiree Rothschild Phone: 970.708.1484/708 0832
Address: 2010 Easthank Pt Carbondale CO
E-mail: websterdamien@mac.com desiroth444@gmail.com
Location of Property: provide street address and either 1) subdivision lot and block; or 2) metes and bounds:
2010 Easthank Pt Lot 3 Thompson Ice Sub

PART 2 – PROJECT DESCRIPTION

General project description:

Replace existing window well w/ exterior stair, finish
unfinished portions of bsmt, add bsmt kitchen per plans for 1BR ADU

Size of Parcel: 8890#1 # Dwelling Units: 1ex. 1prop Sq Ftg Comm: _____

Type of Application(s): ADU

Existing Zoning: _____ Proposed Zoning: _____

PART 3 – SIGNATURES

I declare that I have read the excerpt from the Town of Carbondale Municipal Code Article 8 Land Use Fees. I acknowledge that it is my responsibility to reimburse the Town for all fees incurred as a result of this application.

I declare that the above information is true and correct to the best of my knowledge.

Applicant Signature _____ Date _____

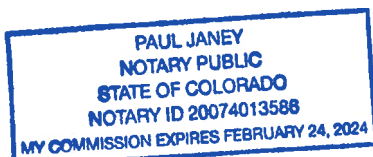
Signature of all owners of the property must appear before the application is accepted.

[Signature] 9/23/2020 [Signature] 9/23/2020
Owner Signature Date Owner Signature Date

STATE OF COLORADO)
) ss.
COUNTY OF GARFIELD)

The above and foregoing document was acknowledged before me this 23rd day of September 2020, by Damien Webster and Desiree Rothschild

Witness my hand and official
My commission expires: 02/24/2024



[Signature]
Notary Public



**Town of Carbondale
Minor Site Plan Review
Checklist
(970) 963-2733**

Project Name: WEBSTER BASEMENT ADU
Applicant: DAMIAN WEBSTER & DESIREE ROTHSCHILD
Applicant Address: 2010 EASTBANK POINT, CARBONDALE CO 81623
Location: 2010 EASTBANK POINT, CARBONDALE CO 81623
Date: 9/19/20
Staff Member:

**Section 2.3 of the UDC requires a pre-application meeting with
planning staff prior to submittal of a land use application.**

**Per Section 2.3.2.B of the UDC, the Planning Director shall
determine the form and number of application materials required.**

Required Attachments

- ☐ Filing Fee of \$600 and Land Use Application (separate attachment)
- ☐ The applicant shall submit to the Director all of the information required in the application packet, along with any information identified in the pre-application meeting and all required information stated elsewhere in this Code for a minor site plan review. At minimum, the application shall include the following:
 - a. A site plan on a dimensioned plat of the property clearly indicating the following information:
 - i. The site location, dimensions and topography. Topography shall be at two-foot contours for properties with less than ten percent slope and five foot contours for properties with greater than ten percent slope;
 - ii. The immediately adjoining properties and an indication of the land uses existing on adjoining properties;
 - iii. The location on the site of all existing and proposed buildings and structures;
 - v. The location of all parking areas (vehicle and bicycle), driveways, and sidewalks;
 - v. The location of all proposed landscaping and fencing or walls. Elevations of fences and walls shall be provided if proposed;
 - vi. The location of existing and/or proposed drainage facilities;

- vii. The location of streets, alleys, trails;
 - viii. The location of all solid waste containers;
 - ix. The location of all snow storage areas; and
 - x. The location and size of existing and proposed utilities, existing and proposed easements and an indication of any changes in these utilities which will be necessitated by the proposed project.
- b. A table of site data calculations indicating:
- i. Total number of dwelling units and number of each type of unit (studio, one bedroom, etc.);
 - ii. Floor area of each dwelling unit;
 - iii. Lot size and dimensions;
 - iv. Setbacks to be maintained;
 - v. Total area of all impervious surfaces, including area covered by primary buildings and accessory buildings, area covered by parking areas and garages, driveways, decks, sidewalks and other impervious surfaces;
 - vi. The amount of private outdoor open space and the amount of bulk storage space;
 - vii. Total landscaped area;
 - viii. Total number of parking spaces (vehicle and bicycle) provided;
- c. Conceptual building elevations with notes indicating type of construction, exterior finishes, location of entry doors, decks, and other external structures;
- d. Sample material boards with proposed façade treatments, roofing materials, and other relevant building treatments; and
- e. A final grading plan which shows both present and proposed drainage. The drainage plan should be submitted by a licensed engineer if appropriate.

☐ Additional information requested at the pre-application meeting:

WEBSTER ADU IN BASEMENT OF EXISTING HOUSE

2010 Eastbank Point

9/18/20

Applicant Memorandum – Town of Carbondale Minor Site Plan Review Checklist

a. Site plan provided.

- i. Location and dimensions provided on site plan. The lot is an existing relatively flat lot. The proposed project expands a 2' x 8' window well to a 7' 2" x 15' 4" stairwell in the same location. Final grading will not be significantly changed from existing. Topos have not been provided due to the scope of work. See site drainage not on sheet A.0.
- ii. See Site Plan
- iii. See Site Plan
- iv. See Site Plan
- v. No new landscaping, fences or walls proposed. Existing to remain.
- vi. See Site Plan and comment a.i above
- vii. See Site Plan
- viii. Trash cans and recycle bins have been and will continue to be stored in the existing garage. There is an existing exterior man door to the garage to the exterior located at the proposed location of the access to the new exterior stairwell to the basement ADU
- ix. See Site Plan
- x. Easements shown on Site Plan. No changes to existing utilities are proposed. Existing utility meters shown on Site Plan.

b. Site Data Calculations and Tables(s) provided on sheet A.0

- i. See Notes Sheet A.0
- ii. See Notes Sheet A.0
- iii. See Notes Sheet A.0 & Site Plan
- iv. See Site Plan
- v. See Notes Sheet A.0 & Site Plan
- vi. See Notes Sheet A.0 & Site Plan
- vii. See Notes Sheet A.0 & Site Plan
- viii. See Notes Sheet A.0 & Site Plan

c. Conceptual Building Elevations, etc. – see sheets A.0 & A0.1 Section 2 & 3D1

d. The only exterior changes and additions proposed is installing siding to match the existing house siding over the exposed foundation wall. See existing house & sheets A.0 & A0.1 Section 2 & 3D1

e. See a.i. Above.



**Town of Carbondale
Conditional Use Permit
Checklist**
(970) 963-2733

Project Name: WEBSTER BASEMENT ADU
Applicant: DAMIAN WEBSTER & DESIRÉE ROTHSCHILD
Applicant Address: 2010 EASTBANK POINT, CARBONDALE CO 81623
Location: 2010 EASTBANK POINT, CARBONDALE CO 81623
Date: 9/19/20
Staff Member:

Section 2.3 of the UDC requires a pre-application meeting with planning staff prior to submittal of a land use application.

Per Section 2.3.2.B of the UDC, the Planning Director shall determine the form and number of application materials required.

Required Attachments

- ☐ Filing Fee of \$300 and Land Use Application (separate attachment)
- ☐ Proof of Ownership
- ☐ A site plan showing the footprint and proposed use of all buildings, proposed parking configuration, location of all utilities and easements, and other details necessary to demonstrate that the proposed use and site conforms with requirements of the applicable district.
- ☐ Additional information requested at at the pre-application meeting:



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Summary

Account R341244
Parcel 239333417003
Property Address 2010 EASTBANK PT, CARBONDALE, CO 81623
Legal Section: 33 Township: 7 Range: 88 Subdivision: THOMPSON-ICE
Description SUBDIV AMEND PLAT Lot: 3
Acres 0
Land SqFt 8,276
Tax Area 59
Mill Levy 82.4170
Subdivision THOMPSON-ICE SUBDIV AMEND PLAT



PROOF OF OWNERSHIP?

[View Map](#)

Owner

WEBSTER, DAMIEN LAWLOR & ROTHSCHILD, CHR
 2010 EASTBANK POINT
 CARBONDALE CO 81623

Land

Unit Type SINGLE FAM.RES.-LAND - 1112 (RESIDENTIAL PROPERTY)
Square Feet 8,276

Buildings

Building # 1
Units 1
Building Type SFR
Abstract Codes / (Property Type) SINGLE FAM.RES-IMPROVMTS-1212 (RESIDENTIAL PROPERTY)
Architectural Style 2 STRY/BSM
Stories 2
Frame WOOD FRAME
Actual Year Built 1992
Basement Area 1,147
Gross Living Area 2,350
Total Heated SqFt 2,350
Bedrooms 4
Baths 2.5
Heating Fuel GAS
Heating Type HOT WATER
Air Conditioning NONE
Roof Type GABLE
Roof Cover COMP SHNGL

Actual Values

Assessed Year	2020	2019	2018
Land Actual	\$170,000.00	\$170,000.00	\$155,000.00
Improvement Actual	\$574,520.00	\$574,520.00	\$567,860.00
Total Actual	\$744,520.00	\$744,520.00	\$722,860.00

Assessed Values

Assessed Year	2020	2019	2018
Land Assessed	\$12,160.00	\$12,160.00	\$11,160.00
Improvement Assessed	\$41,080.00	\$41,080.00	\$40,890.00
Total Assessed	\$53,240.00	\$53,240.00	\$52,050.00

Tax History

Tax Year	2019	2018	2017	2016
Taxes Billed	\$4,387.88	\$4,238.48	\$3,947.72	\$3,458.24

[Click here to view the tax information for this parcel on the Garfield County Treasurer's website.](#)

- NOTES:
- ALL CONSTRUCTION TO COMPLY WITH THE INTERNATIOINAL RESIDENTIAL CODE (IRC) 2015, INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2015, INTERNATIONAL GREEN CONSTRUCTION CODE (IGCC) AND OTHER APPLICABLE CODES AS ADOPTED & AMENDED BY THE LOCAL JURISDICTION
 - BUILDER TO VERIFY EXISTING GRADES & FINISH GRADES, ALL FLOOR ELEVATIONS, ALL WALL LOCATIONS, WALL HEIGHTS, WALL DIMENSIONS, BEAM & COLUMN LOCATIONS, WINDOW & DOOR SIZES & LOCATIONS, TO ENSURE PROPER SITE DRAINAGE, PROPER WALL, COLUMN , & BEAM ALIGNMENTS FOR ROOF INTERSECTIONS, WINDOW & DOOR CLEARANCES & OTHERWISE ENSURE PROPER FRAMING.
 - PROVIDE SITE DRAINAGE AWAY FROM BUILDING & RETAINING WALL PER SEC. 401.3 & EXCEPTIONS - 6" IN 10' MIN.
 - ALL BEAMS TO TO BE SUPPORTED BY COLUMNS OF EQUIVALENT WIDTH, MIN., EXTENDING DOWN TO FOUNDATION, TYP.
 - INSTALL EGRESS WINDOWS IN ALL SLEEPING ROOMS PER IRC 2015. CONTRACTOR TO VERIFY COMPLIANCE OF NET CLEAR OPENINGS OF ALL REQUIRED EGRESS WINDOWS PRIOR TO ORDERING WINDOWS.
 - VERIFY ALL WALL, FLOOR & CEILING FINISHES COVERINGS W OWNER PRIOR TO BIDDING PROJECT
 - KITCHEN & BATHROOMS TO BE DESIGNED BY KITCHEN/BATH DESIGNER &/OR OWNER W CONTRACTOR PRIOR TO ORDERING EQUIPMENT, FIXTURES, AND MATERIALS. VERIFY LOCATION OF KITCHEN APPLIANCES W KITCHEN/BATH DESIGNER &/OR OWNER PRIOR TO ORDERING CABINETS AND APPLIANCES
 - PROVIDE 5/8 TYPE X GYPSUM BD ON WALLS AND CEILINGS COMMON TO DWELLING ON GARAGE SIDE PER R302.6

- ELECTRICAL / SOLAR / SECURITY / INTERNET /CABLE/ COMPUTER NOTES:
- ALL CONSTRUCTION TO COMPLY WITH IRC 2015, IECC 2015, NATIONAL ELECTRIC CODE, AND OTHER APPLICABLE CODES AS ADOPTED BY LOCAL JURISDICTION
 - LOCATION OF ELECTRICAL LIGHTNG, OUTLETS & FIXTURES TO BE AS SPECIFIED BY OWNER. APPROVAL OF ROUGH ELECTRICAL INSPECTIONS TO BE OBTAINED FROM STATE INSPECTOR PRIOR TO FRAMING INSPECTION.
 - INSTALL SECURITY SYSTEM PER OWNER REQUIREMENTS
 - INSTALL WHOLE HOUSE CABLE TV, INTERNET & WIRELESS, & COMPUTER WIRING SYTEM AS SPECIFIED BY OWNER. VERIFY REQUIREMENTS W/ OWNER.
 - ALL SMOKE DETECTORS TO BE INTERCONNECTED HARDWIRED COMBINATON CARBON MONOXIDE & SMOKE DETECTORS AND INSTALLED IN LOCATIONS REQUIRED BY R314 & R315 IRC 2015

- INSTALL ALL STAIRS PER R311.7 IRC 2015
- 7 3/4" RISE, MAX.
 - 10 " RUN, MIN.
 - HANDRAILS 34" - 38" ABV. TREADS
 - GUARDRAILS 36" ABV. LANDINGS & DECKS, MIN., 4" SPACING, MAX.
 - GUARDS TO BE INSTALLED PER R312, TYP.
 - VERIFY HANDRAIL & GUARDRAIL DETAILS WITH OWNER PRIOR TO INSTALLATION
 - INSTALL STAIRWAY LIGHTING AND LIGHTING AT EXTERIOR DOORS. PROVIDE 3 WAY SWITCHES PER R311.7.8, R303.7
 - STAIRS & HANDRAILS TO BE INSTALLED PER R311.7, TYP.
 - INSTALL GUARDRAILS @ DECKS 30" OR MORE ABV. FINISH GRADE PER R312
 - PROVIDE 6'8" HEADROOM MIN. AT STAIRS PER R311.7.2
 - INSTALL 5/8 TYPE X DRYWALL ON WALLS, CEILINGS, AND UNDERSIDE OF STAIR STRINGERS OF ENCLOSED USEABLE SPACE UNDER STAIRS

- PLUMBING & MECHANICAL NOTES:
- PLUMBING, HEATING, & VENTILATION SHALL BE INSTALLED PER IRC 2015 & MANUFACTURERSPECIFICATIONS
 - VERIFY KITCHEN & BATH CABINETS, FIXTURES, & WINDOW LOCATIONS WITH KITCHEN BATH DESIGNER AND OWNER PRIOR TO FRAMING
 - TOILET, BATH AND SHOWER SPACES SHALL BE SIZED AND SPACED PER IRC 2015.
 - INSTALL FURN/BOILER, HWH, AND ALL PLUMBING AND MECHANICAL FIXTURES AND APPLIANCES PER IRC 2015, MANU. SPECS & APPROVED LISTINGS. SIZE FURNACE PER IRC, MANUAL J & S, & IECC AS ADOPTED BY GARFIELD COUNTY
 - BATHROOM EXHAUST FANS TO BE VENTED TO EXTERIOR PER IRC 2015 TO AN APPROVED VENT TERMINAL
 - PLUMBING/MECHANICAL CONTRACTOR TO VERIFY FURN/BOILER & HWH LOCATION FOR FLUE ALIGNMENT AND ACCESS. VERIFY LOCATION CHANGES WITH OWNER PRIOR TO INSTALLATION.,

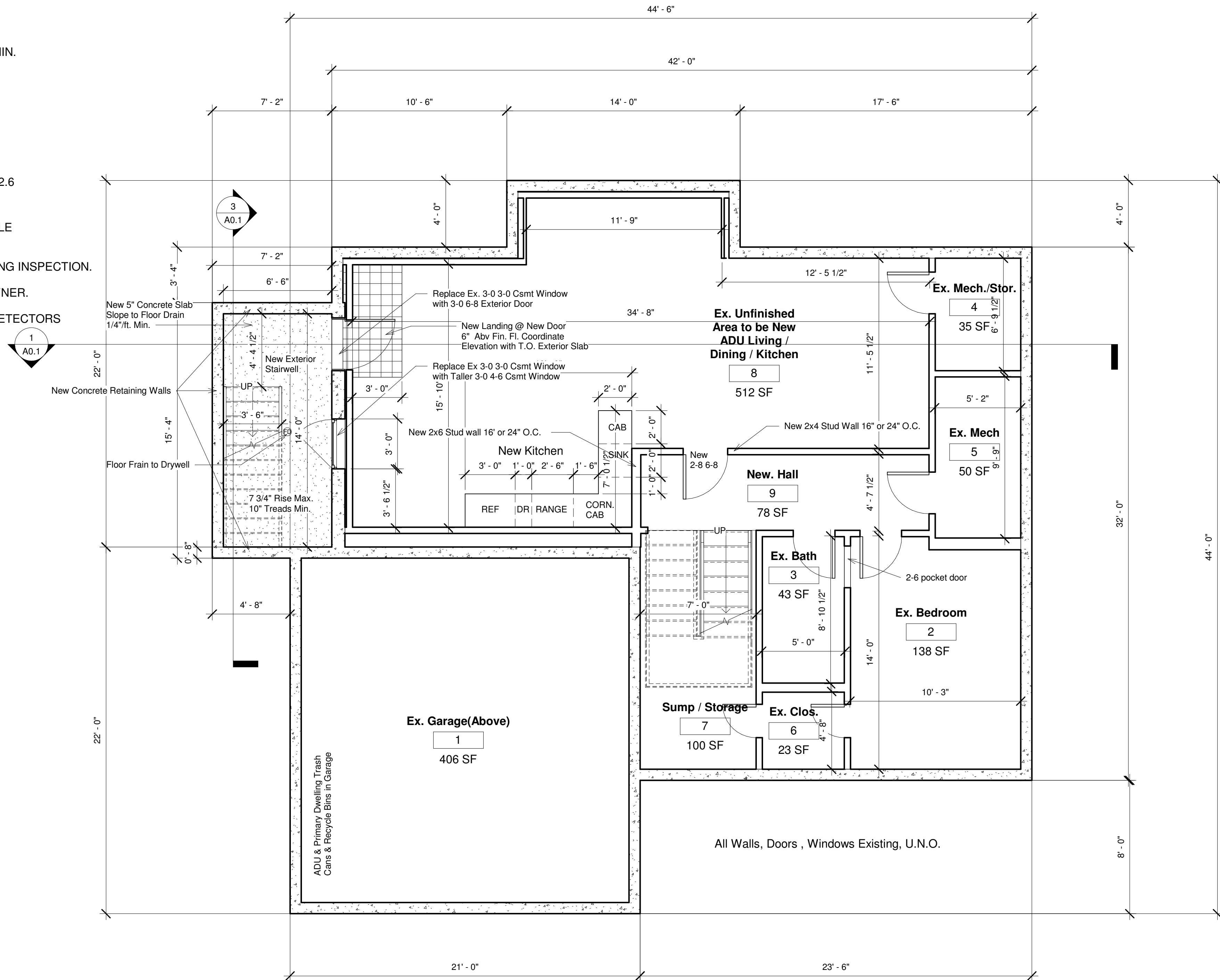
- INTERNATIONAL ENERGY CODE NOTES:
- ALL CONSTRUCTION TO COMPLY WITH IECC 2015 AS ADOPTED BY THE TOWN OF CARBONDALE INCLUDING BUT NOT LIMITED TO INSULATION, FENESTRATION (U-VALUE WINDOWS & DOORS), INSULATION R VALUES, AIR SEALING, RECESSED LIGHTING, LOW EFFICACY LIGHT BULBS, EXHAUST FAN TERMINALS, PROGRAMMABLE THERMOSTATS, WEATHER SEALED AND INSULATED ACCESS OPENINGS, DUCT INSULATION, HOT WATER PIPING INSULATION, & HEATING EQUIPMENT AND DUCT SIZING PER MANUAL J & S.

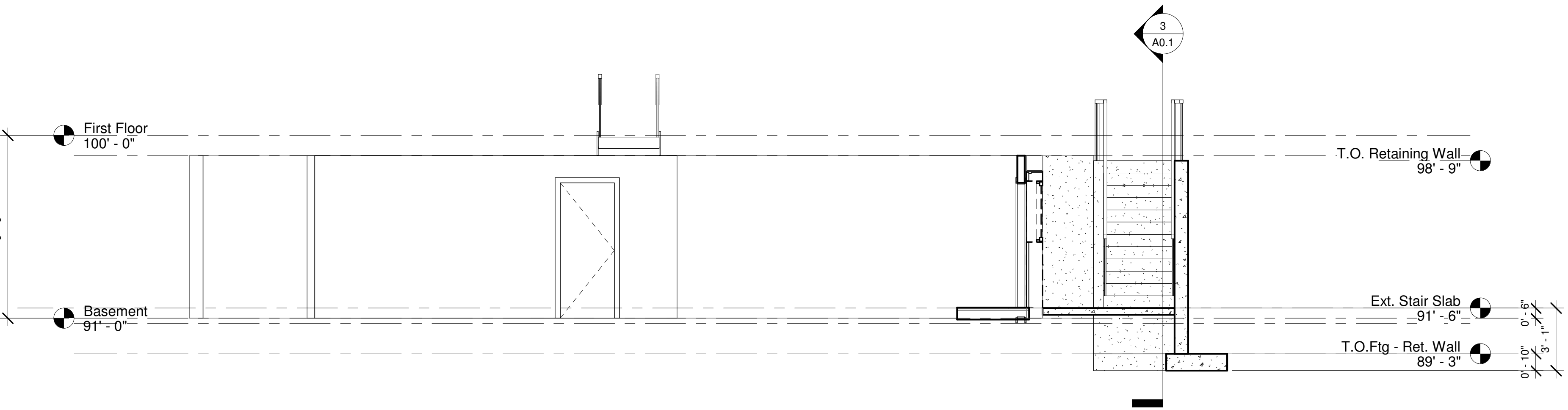
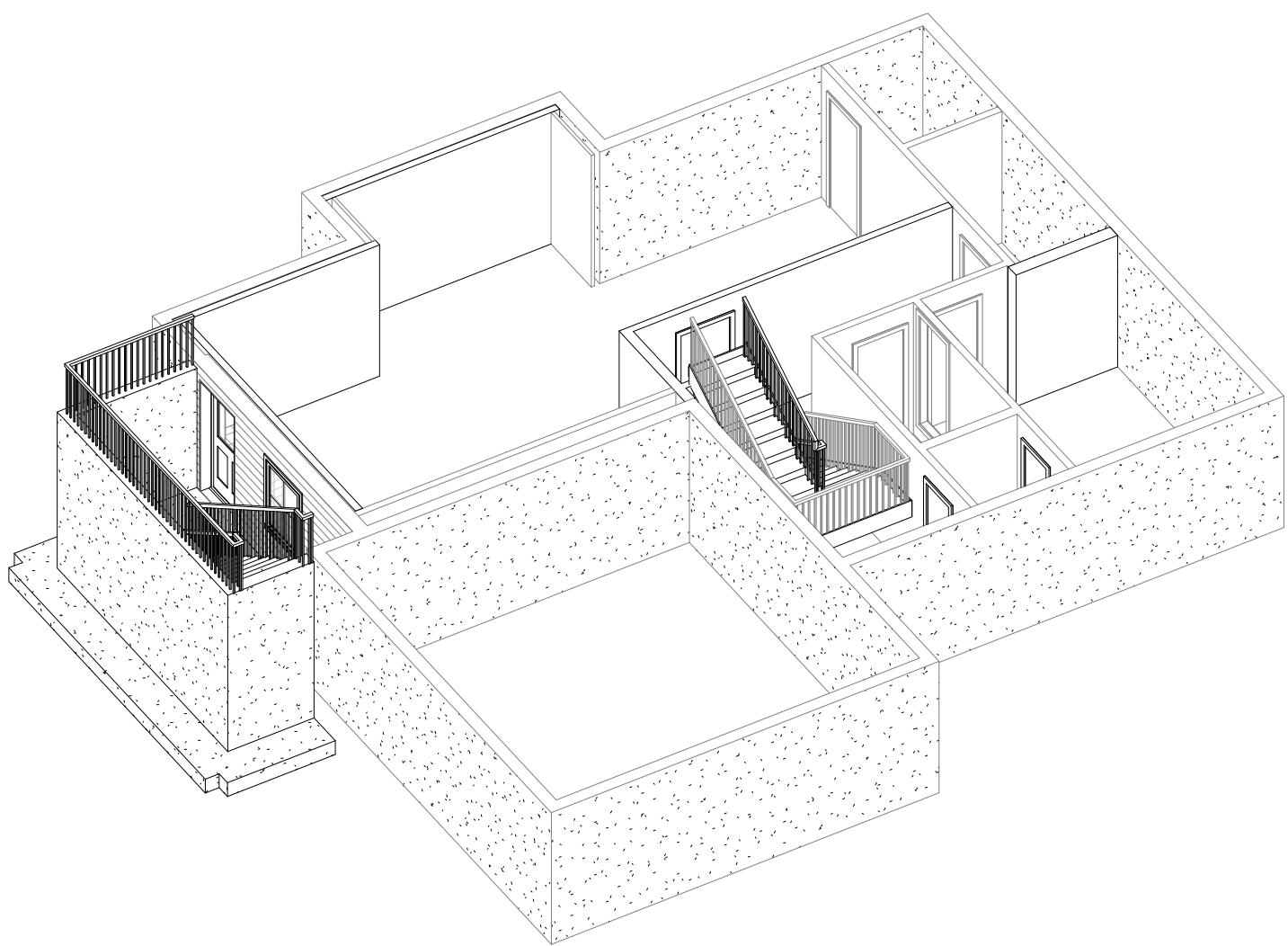
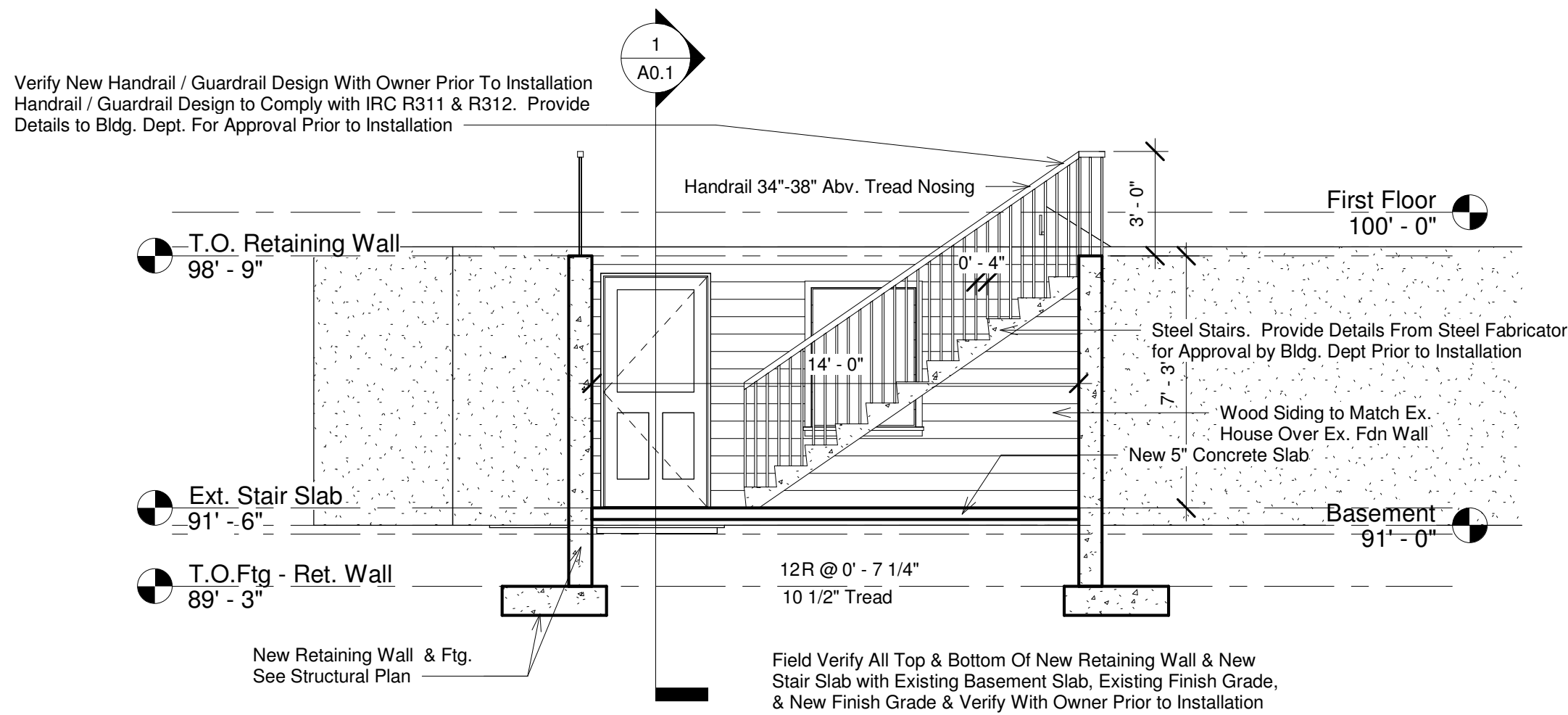
Total Square Footage 1 BR ADU	TOTAL Square 3BR Dwelling Building	TOTAL Square Footage Building
Living / Kitchen / Dining - 512 sq. ft.	1st Floor - 1181 sq. ft.	1st Floor - 1181 sq. ft.
New. Hall - 73 sq. ft.	2nd floor - 1125 sq. ft.	2nd floor - 1125 sq. ft.
Ex. Bedroom - 138 sq. ft.	Bsmt - 392 sq. ft.	Bsmt - 1181 sq. ft.
Ex. Bath - 43 sq. ft.	Total - 2698 sq. ft.	Total - 3487 sq. ft.
Ex. Closet - 23 sq. ft.		
Total ADU - 789 sq. ft.		

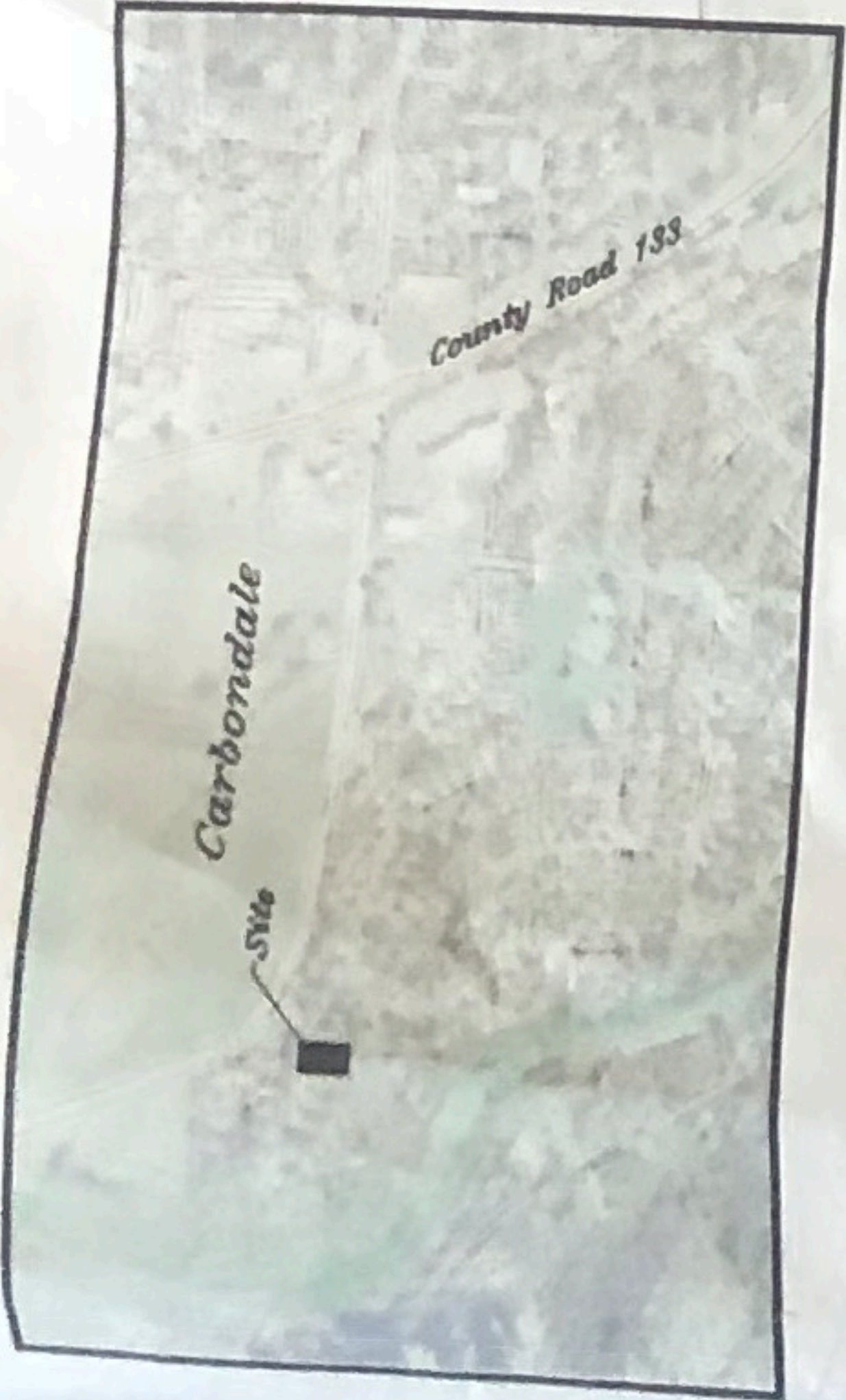
Lot Size - 8298 sq. ft. sq. ft. **Private Outdoor Open Space (Part of Side & Backyard)** - 3609 sq. ft. **Impervious Surface** - 3518 sq. ft.

Parking- 4 Required, 5 Provided **Bulk Storage** - 915 sq. ft. **Landscape Area** - 4780 sq. ft. sq. ft.

1 Basement
1/4" = 1'-0"



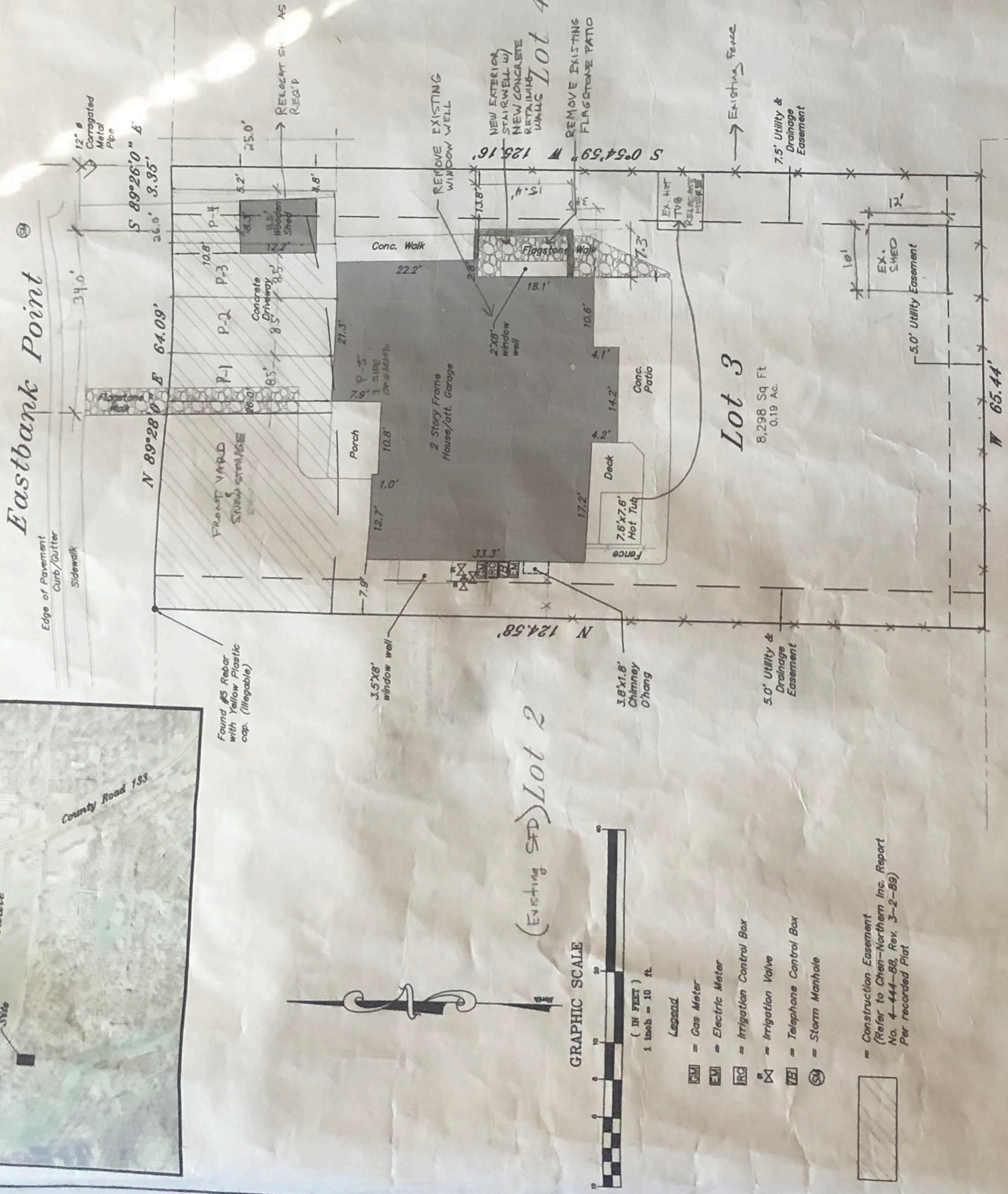




SITE PLAN (ALL HAND WRITTEN LINES & DIMENSIONS ADDED BY DRAFTSMAN)

IMPROVEMENT LOCATION CERTIFICATE

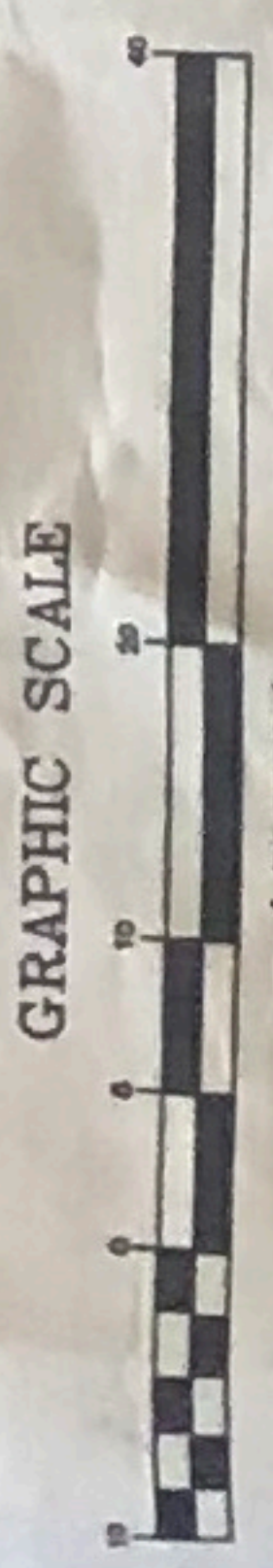
Lot 3, Thompson-Ice Subdivision, as Amended, Town of Carbondale,
according to the Amended Plat recorded March 27, 1990 as reception no. 411000,
County of Garfield, State of Colorado.



(Existing SFD) Lot 2

Lot 3

(Existing SFD) Lot 4



- Legend
- = Gas Meter
 - = Electric Meter
 - = Irrigation Control Box
 - = Irrigation Valve
 - = Telephone Control Box
 - = Storm Manhole

Construction Easement
(Refer to Chen-Northern Inc. Report
No. 4-444-88, Rev. 3-2-88)
Per Recorded Plat

LEGEND AND NOTES

- INDICATES FOUND NO.5 REBAR WITH A YELLOW PLASTIC CAP (Illegible)
- DATE OF SURVEY: APRIL 13, 2015
- UNIT OF MEASUREMENT: US SURVEY FOOT
- BEARINGS ARE BASED UPON A FOUND NO.5 REBAR NO. CAP AT THE SOUTHWEST CORNER AND A REBAR WITH YELLOW PLASTIC CAP L.S. NO. 28643 AT THE SOUTHEAST CORNER OF LOT 1 IN FOX RUN PUD. USING A BEARING OF N 89°28'00" E BETWEEN THE TWO DESCRIBED MONUMENTS.
- THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY THIS SURVEYOR TO DETERMINE OWNERSHIP OR TO DISCOVER EASEMENTS OR OTHER ENCUMBRANCES OF RECORD. ALL INFORMATION PERTAINING TO OWNERSHIP, EASEMENTS OR OTHER ENCUMBRANCES OF RECORD HAS BEEN TAKEN FROM STEWART TITLE GUARANTY COMPANY DATED MARCH 12, 2015, AS ORDER NO. 01530-58109

THE LAND REFERRED TO IN THIS STEWART TITLE GUARANTY COMPANY COMMITMENT DATED MARCH 12, 2015 IS LOCATED IN THE COUNTY OF GARFIELD, STATE OF COLORADO, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOT 3, THOMPSON-ICE SUBDIVISION, AS AMENDED TOWN OF CARBONDALE, ACCORDING TO THE AMENDED PLAT RECORDED MARCH 27, 1990 AS RECEPTION NO. 411000, COUNTY OF GARFIELD, STATE OF COLORADO

THIS PROPERTY IS SUBJECT TO THE FOLLOWING EXCEPTIONS PER SAID TITLE COMMITMENT NO. 01530-58109

10. Matters disclosed on the Map and Statement of The Barbers Gulch Ditches filed October 24, 1960 as Reception No. 211431 as same may affect subject property. (Nothing to Show)
11. Final Rule and Decree recorded August 1, 1968 in Book 396 at Page 30 as Reception No. 241435 as same may affect subject property. (Nothing to Show)
12. Rights and reservations in Deed recorded January 28, 1965 in Book 363 at Page 295 as Reception No. 228474, and all assignments thereof, or interests therein. (Nothing to Show)
13. Public Service Company Easement and Right of Way recorded July 30, 1959 in Book 319 at page 232 as Reception No. 208242. (Nothing to Show)
14. Matters disclosed in Deed recorded January 28, 1965 in Book 363 at page 295 as Reception No. 228474, (Nothing to Show)
15. Ice-Thompson Subdivision Protective Covenants recorded May 12, 1986 in Book 688 at page 109 as Reception No. 370965. (Nothing to Show)
16. Subdivision Exemption Resolution No. 86-47 recorded May 13, 1986 in Book 688 at page 163 as Reception No. 371000. (Nothing to Show)
17. Matters disclosed on the Ice-Thompson Subdivision Exemption Plat recorded May 12, 1986 as Reception No. 370964. (Nothing to Show)
18. Easements recorded December 15, 1987 in Book 728 at page 283 as Reception No. 388294, recorded December 10, 1987 Book 728 at page 89 as Reception No. 388196 and recorded June 21, 1988 Book 736 at page 502 as Reception No. 393146. (Nothing to Show)
19. Matters disclosed on the Plat recorded December 20, 1988 as Reception No. 397712. (Nothing to Show)
20. Ordinance recorded December 20, 1988 in Book 746 at page 8 as Reception No. 397713. (Nothing to Show)
21. Subdivision recorded March 14, 1989 in Book 750 at page 583 as Reception No. 399773. (Nothing to Show)
22. Order for Inclusion recorded March 15, 1989 in Book 750 at page 604 as Reception No. 399786. (Nothing to Show)
23. Grant of Easement recorded March 23, 1989 in Book 751 at Page 50 as Reception No. 400001. (Nothing to Show)
24. Matters disclosed in Plat of Thompson-Ice Subdivision recorded October 20, 1989 as Reception No. 408708, and the Amended Plat recorded March 27, 1990 as Reception No. 411000. (As shown Herein)
25. Amended Subdivision Improvements Agreement recorded October 20, 1989 in Book 765 at page 337 as Reception No. 416709. (Nothing to Show)

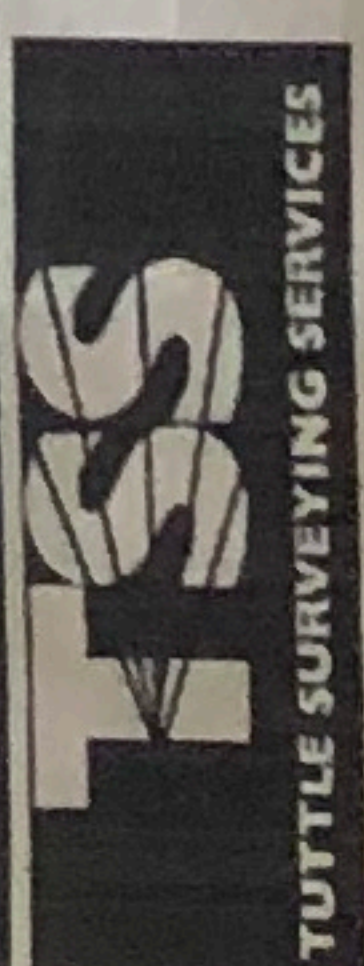
IMPROVEMENT LOCATION CERTIFICATE

I HEREBY CERTIFY TO DAMIAN LAMOR WEBSTER AND CHRISTINE DESBREE ROTHCHILD AND STEWART TITLE GUARANTY COMPANY THAT THIS IMPROVEMENT LOCATION CERTIFICATE IS A TRUE AND CORRECT STATEMENT OF THE LOCATION OF THE IMPROVEMENTS AND THAT IT IS NOT TO BE USED FOR ANY OTHER PURPOSES OR FOR ANY OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE APRIL 13, 2015, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCUMBRANCES UPON THE DESCRIBED PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

NOTED:
JETHRY ALLEN TUTTLE L.S. 33638
04/15/15
DATE

TUTTLE SURVEYING SERVICES

727 Blake Avenue
Glenwood Springs, Colorado 81601
(970) 928-9708 (FAX 947-9007)
By email: jeff@tss-usa.com



IMPROVEMENT LOCATION CERTIFICATE

2010 Eastbank Point
Carbondale, Colorado. 81623

Drawn by: DAC
Date: 04/13/2015
2, 12, 15, 10, 12, 20, 15
EASTBANKPOINT.DWG

From: larryb@sopris.net <larryb@sopris.net>
Sent: Wednesday, November 11, 2020 1:21 PM
To: Mary Sikes <msikes@carbondaleco.net>
Subject: Conditional Use Permit; 2010 Eastbank Point

Good afternoon Mary,
Linda Wylie and Larry Ballenger, who reside at 115 Oak Run in Carbondale, would like to comment on the Conditional Use Permit for the purpose of constructing an ADU in the basement of a residence at 2010 Eastbank Point. We are both in-favor of Damian Webster and Desiree Rothchild's request for the ADU. We see this action as a logical way to create affordable housing without adding to urban sprawl to our community. This type of development adheres to the Community Development Plan in furthering affordable houseing in the Town of Carbondale.



**TOWN OF CARBONDALE
511 COLORADO AVENUE
CARBONDALE, CO 81623**

Board of Trustees Agenda Memorandum

Meeting Date: 10/27/2020

TITLE: Planning Department Administrative Report

SUBMITTING DEPARTMENT: Planning Department

Lot 1, Main Street Marketplace – The building permits for the two apartment buildings (Buildings A and B) closest to the new City Market have been issued. Building A has 12 rental units with three deed restricted units. Building B has 24 rental units with four of those units deed restricted.

Carbondale Center Place Rezoning- On July 14, 2020, August 11, 2020 and August 25, 2020, the Board considered the rezoning application for the 4.16 acre parcel located north of Colorado Avenue and east of Highway 133. This is the property which includes the Sopris Shopping Center and Sopris Self-Storage facility. The proposal is to zone the west side of the property to the Mixed-Use zone district and the east side of the property to the Commercial/Transitional zone district. At the August 25, 2020 meeting, the Board approved the rezoning contingent upon approval of a Major Site Plan Review application.

Eastwood Annexation, Rezoning, MSPR and Conditional Use Permit – The Planning Commission considered the Eastwood 133 application at its August 13, 2020, August 27, and September 10, 2020 meeting. This application is for a self-storage facility to be located just north of the electric substation along Highway 133. At the conclusion of the hearings, the Planning Commission recommended approval of the application.

35 N 7th Street (Main Street PUD) Rezoning – On July 16, 2020, the Planning Commission recommended approval of a rezoning request to rezone a property from the Main Street PUD to the Commercial/Transitional zone district. This removes the property from the Main Street PUD in keeping with the established PUD policy. On August 11, 2020, the Board accepted the Planning Commission recommendation and approved the rezoning.

Third Street Center- Planning Staff approved a permit to allow a Solar Station to be installed at the Third Street Center. This is the first of its kind in Carbondale. The Solar Station is not connected to the grid – it is standalone. The equipment can be used as an EV charging station. It also provides Wi-Fi.

464 S. 3rd Street – Planning and Building Staff approved a permit to allow a caboose to be placed at 464 S. 3rd Street. This is the large yellow house in front of the Third Street Center. Currently, the caboose will be used as a playhouse/shed. The owner hopes to eventually convert it into an ADU.

2020 Census County – Aspen to Parachute Complete Count Committee (A2PCCC) – In September, the A2PCCC did final outreach to encourage people to fill out their 2020 Census forms. This included ads, social media outreach, information at events such as the Farmer's Markets, etc.

Property Inquiries – A number of properties were placed on the market around Town. As a result, Planning and Building Staff has been fielding phone calls and e-mails with zoning inquiries on those properties.

234 Main Street CHPC Public hearing - On August 6, 2020, the Carbondale Historic Preservation Commission held a public hearing to determine if the structure at 234 Main Street was of historic significance. While the Commission felt that the structure, while not intact, was significant, the property owner did not wish to designate the structure as a historic landmark. Designation requires owner consent.

1086 Wheel Circle Small Daycare - A conditional use permit was issued for the operation of a small daycare at 1086 Wheel Circle.

Prepared By: John Leybourne and Janet Buck

JH
Town Manager