

**CARBONDALE PARKS & RECREATION COMMISSION  
REGULAR MEETING  
WEDNESDAY, April 12, 2017  
7:00 P.M.  
Carbondale Town Hall**

<b>TIME*</b>			<b>ITEM</b>	<b>DESIRED OUTCOME</b>
7:00		1.	Roll Call	
7:05		2.	Approval of March 8, 2017 Minutes	APPROVAL NEEDED
7:10		3.	Items from Citizens Present Not on the Agenda	
7:15		4.	Proposal-Change in Fence Location –Boundary between Town Open Space and Gianinetti Family Partnership	DISCUSSION & DECISION NEEDED
7:30		5.	Master Plan Goals and Priorities reports Todd-Aspen Community Foundation Donor Advised Funds Report  Eric-Garfield County Built Environment Grant	INFORMATION
7:45		6.	Recreation Manager's Program Report	INFORMATION & VOLUNTEER OPPORTUNITIES
8:45		8.	Report & Updates: Staff & Commission Members <ul style="list-style-type: none"> <li>• Eric Brendlinger, Parks &amp; Recreation Director</li> <li>• Parks &amp; Recreation Commissioners</li> <li>• Erica Sparhawk, Trustee Liaison</li> </ul>	INFORMATION
9:00		9.	Adjournment	

\* Please note: times are approximate

April 3, 2017

Eric Brendlinger, Director  
Carbondale Park and Recreation Department  
511 Colorado Avenue  
Carbondale, CO 81623

RE: Change in fence location – Boundary between Town Open Space and Gianinetti Family Partnership

Dear Eric:

On behalf of Ernie Gianinetti and the Gianinetti Family, I am making a request to the Town to allow a fence to be placed in the vicinity of the path which extends along the west and north of the Comfort Inn property. The path is located on Open Space owned by the Town which was dedicated as part of the Cowen PUD Development. Presently, there are remnants of a fence which follows for a small distance along the property line that forms the present boundary between the Gianinetti Family property and the Town open space. The Gianinetties feel that there are some safety issues related to the fact that there is no fence near the path and this path is adjacent to a steep drop off towards the Roaring Fork River bottomland

Background. The Gianinetti family owns approximately 80 acres along the Roaring Fork River Bottom land adjacent to the Cowen Center/Days Inn/Comfort Inn and the residential area adjacent to 8th street and Cowen drive. The open space area previously discussed which includes the path behind the Comfort and Days Inns, the hillsides going down towards the bottomland on the Roaring Fork River and portions of the river itself were dedicated and annexed to the town as open space as part of the Cowen PUD Development Plan 1990. What is now the Town Open Space was originally owned by the Gianinetti Family and was annexed to the Town in 1990 (the 2.52-acre parcel was annexed by the adoption of Ordinance No. 20 – 1990 at Reception No. 418393 – sketch attached). The boundary between the Gianinetti Family Ranch and the town was set at the toe of the slope.

As part of the Cowen PUD review, land from the middle of the river to the top edge of the slope was dedicated as open space and a trail placed at the top of the hill so that

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the Roaring Fork River could be accessed down to the location of the former abutment of the old County Road (County Road 166 - and the original vehicular access point into the Town). Some of us hoped that a bridge could be placed in that area for eventual pedestrian access to Red Hill.

I do not have any surveys or specific topography of this hillside area in my possession. While the Gianinetties have commissioned some survey work in recent years, it has occurred on lands that they own, and since the hillside is owned by the Town, this property has not been subject to the surveys.

In lieu of this, I have included portions of an old zoning and parcel exhibit which shows the town boundary and open space locations in this area. I've also included several photographs of the path that goes behind the Comfort and of the hillside area from the Gianinetti Bottomland. Finally, I have also provided site location maps of the parcels from the County website.

Request. The Gianinetti family requests that a fence be placed somewhere near the path at the top of hillside. This would be a three or four wire fence suitable to the Colorado Division of Parks and Wildlife or design as suggested and approved by the Town. The Gianinetties have felt for some time that the pathway and openness towards the steep bank present some problems. Primarily, the problems appear to be safety-related; sometimes fishermen or trail users view the bottomland area and they think that passage down the hillside is fairly easy. It is not. The bank is steeper than appears and the vegetation is quite dense. Keeping one's footing is often difficult and accidents can happen. A second minor issue is trespassing. But mostly, people have difficulty navigating the area and they do not know where public and private property boundaries exist.

As you know from our previous meeting, the Gianinetties have considered proposing moving this fence for some time and have considered a number of options. One option was to de-annex the hillside and move the town boundary and property boundary to the top of the hillside. This would require a land-use application and considerable time (and expense) to procure an approval. After a brief discussion with the Town Manager, perhaps a better solution would be to apply to the Town to locate the fence somewhere near the path at the top of the hillside with the Town's approval. The Gianinetties would be willing to sign a lease or License Agreement to ensure that there is no dispute over use or ownership of the land in the future.

**Mark Chain Consulting, LLC**

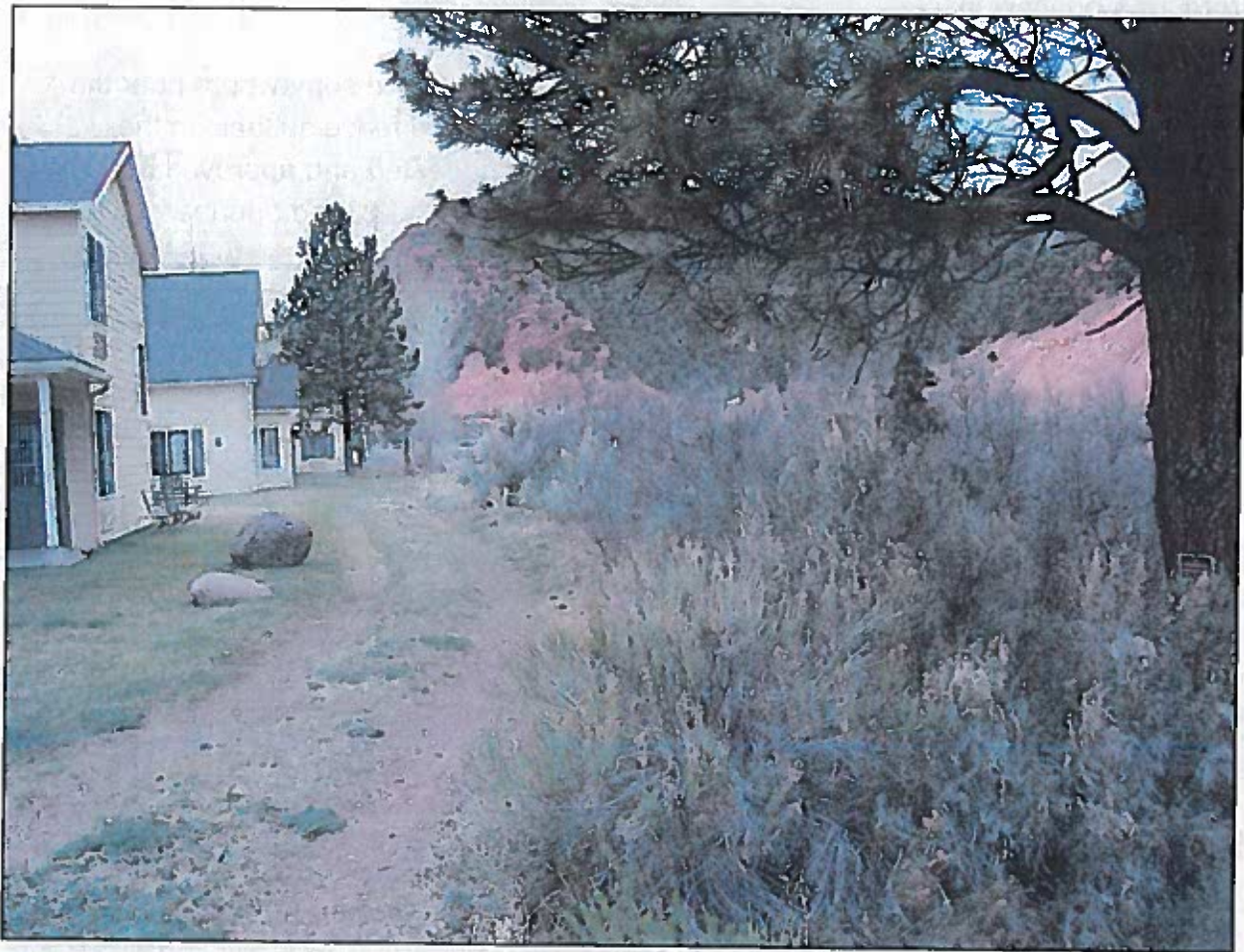
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As this is the first official contact about this matter, please contact me if you need additional background information or if you have any questions. Thank you for the opportunity to make this request and we look forward to talking with you and members of Town Staff and the Parks & Recreation Commission in the coming weeks.

Sincerely,

*Mark Chain*

Mark Chain, Planner



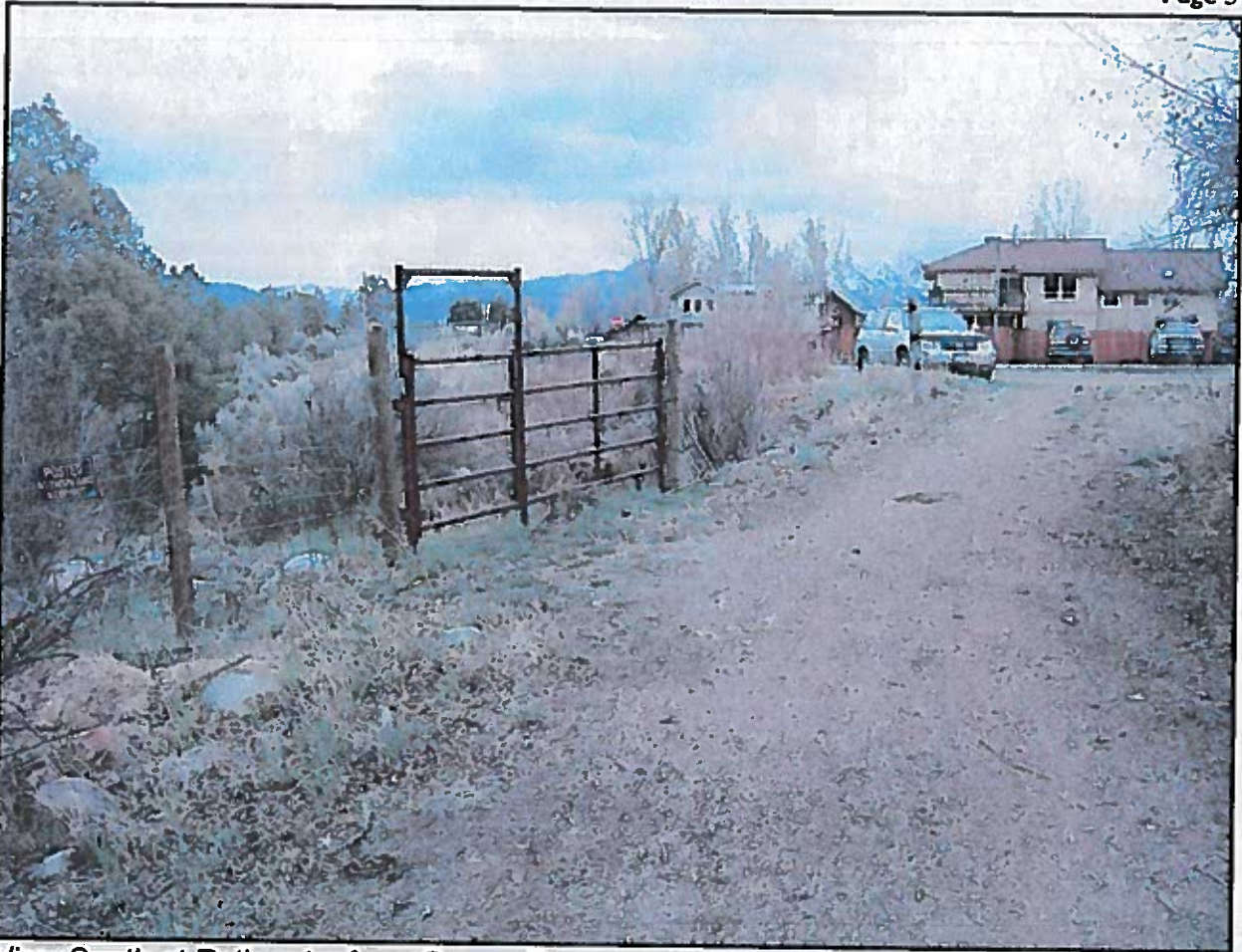
Path behind Comfort Inn



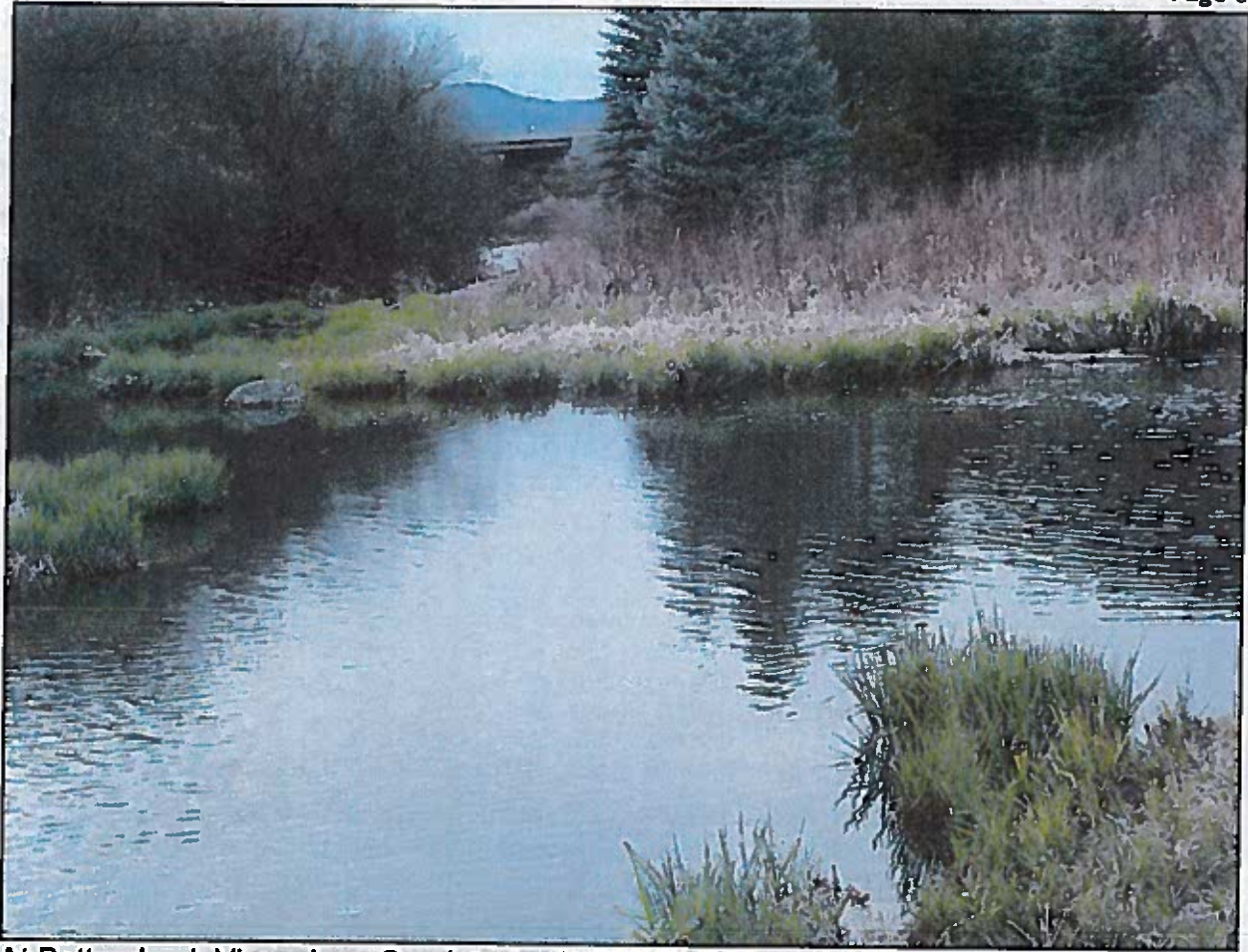
Looking north towards Red Hill

# Mark Chain Consulting, LLC

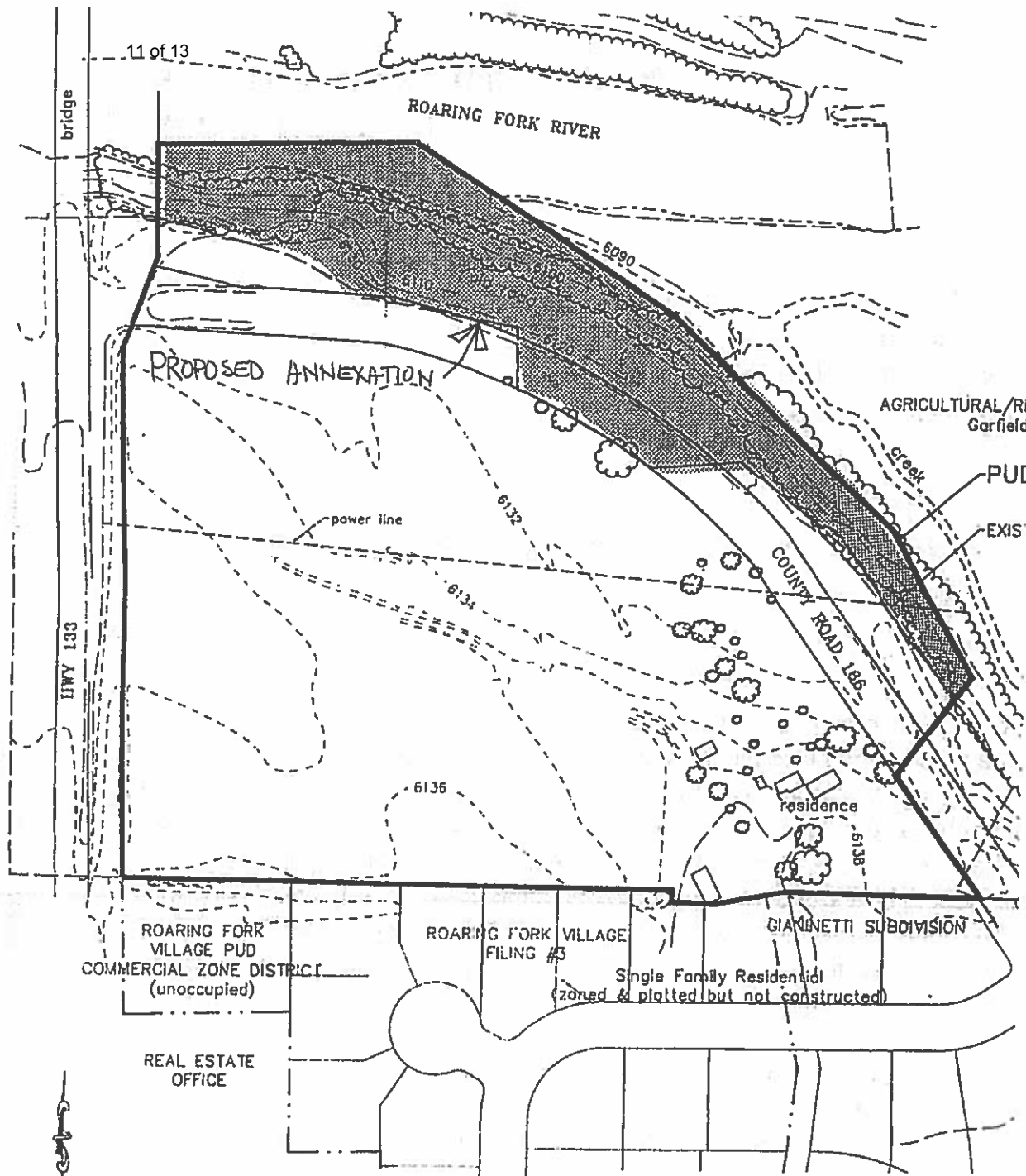
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View South at Path entry from Cowen Dr.



At Bottomland. View along Creek towards 82/133 Bridge



SCALE 1" = 100'

3/8/90

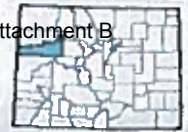
# EXISTING SITE CONDITIONS COWEN PLANNED UNIT DEVELOPMENT

CARBONDALE, COLORADO



# Garfield County Land Explorer

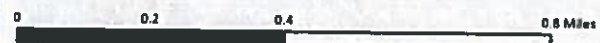
Garfield County, Colorado



Garfield County Land Explorer

1 inch = 1,505 feet

1 inch = 0.28 miles



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Garfield County

Garfield County Colorado

[www.garfield-county.com](http://www.garfield-county.com)

Colorado

**Disclaimer**

This is a compilation of records as they appear in the Garfield County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein contained.

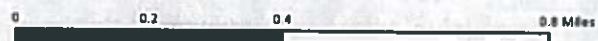


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Garfield County

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Colorado

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