

MINUTES

CARBONDALE PLANNING AND ZONING COMMISSION

Thursday November 15, 2018

Commissioners Present:

Michael Durant, Chair
Jeff Davlyn
Jay Engstrom
Marina Skiles
Tristan Francis (2nd Alternate)
Nicholas DiFrank (1st Alternate)
Jade Wimberley
Nick Miscione

Staff Present:

Janet Buck, Planning Director
John Leybourne, Planner

Commissioners Absent:

Ken Harrington
Marina Skiles

Other Persons Present

None

The meeting was called to order at 7:00 p.m. by Michael Durant.

October 25, 2018 Minutes:

Tristan made a motion to approve the October 25, 2018 minutes. Nicholas seconded the motion and they were approved with Nick & Jeff abstaining.

Public Comment – Persons Present Not on the Agenda

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

Public Hearing – 1st Bank Revised Minor Site Plan Review

Janet presented the staff report noting the following items:

The Planning Commission approved a Minor Site Plan Review for 1st Bank in February of 2017.

After a building permit was submitted, Staff noted that there were some changes related to the building design. The changes were deemed substantial enough to bring back before the Commission at a public hearing.

Janet noted the main changes that included:

- Exterior material on façade facing Highway 133 changed from stucco panels to weathered zinc

- Roofline changed from a flat roof to an angled roof (weathered zinc) to accommodate solar panels
- Changes in materials and design on north facade
- Removing stone veneer from roof parapet walls and adding weathered zinc panel
- Changes to window placement

Michael Hassig of A4 Architects presented the design of the proposed building noting the design of the original building was finished about two years ago. He noted that the changes to the design of the building were driven by a change in management at the bank. He stated that the bank wanted the structure to have more design features as it is to serve as the Roaring Fork Valley Headquarters for 1st Bank.

The Commission commented on the quality of the materials used, the better design features and that the drive through was not the focal point of the building and was situated away from the Highway 133 frontage.

Michael opened the public hearing, there was no public comment.

Jeff moved to close the public hearing with Jay seconding the motion. The motion was unanimous.

Jeff made a motion to approve the amended Site Plan for 1st Bank with the following conditions and findings:

Conditions

1. All development shall comply with the plans submitted on October 30, 2018.
2. All representations made by the applicant in the application and at the public hearing shall be considered conditions of approval.
3. All other conditions from the previous Planning Commission and Board approvals remain in effect.

Findings

1. The site plan is consistent with the Comprehensive Plan as the building is the focal point by being located closer to Highway 133, and there is and pedestrian/bike friendly feel while accommodating automobile access. The parking lot will be screened from Highway 133 by enhanced landscaping;
2. The site plan is consistent with the approved Carbondale Marketplace Subdivision Plat;

3. The site plan complies with all applicable development and design standards set forth in this Code; and
4. Traffic generated by the proposed development is adequately served by existing streets within Carbondale.

The motion was seconded by Nick and passed unanimously.

Review of Draft UDC Amendments

Janet noted that the amendments were a culmination of comments from the Board of Trustees, Town Staff, Boards and Commissions and the Public and that seven meetings had been held before the Planning Commission.

Janet presented the tracked redlines to the Commission and discussed the following changes:

- Page 140, 4.3.2 G #5, that the cap on density may not be needed. Also, should the common open space be included in this section?
- Page 184, 5.4.3 Verify that these are single stem trees.
- Page 205 5.6.7 C provide a list of standards or guidelines for the Old Town Residential District.
 1. Color and material
 2. Wall step back
 3. Setbacks for the upper floor
 4. Variations in roofline
 5. Transparent materials

Have language that allows the Commission to review and approve an application if the P&Z finds that the applicant has utilized the standards /guidelines.

Staff Update

Janet gave an update on the Main Street Market place application as it progresses through the review process at the Board level.

Commissioner Comments

Jade inquired if the lights at the teacher housing project were subject to our regulations.

John explained that technically the School district is exempt from out lighting codes but that in the past they have worked with the Town on lighting issues.

Nick noted that on April 9th Downtown Colorado Inc. would be in Aspen for a conference but would be touring the valley. They are planning on stopping at the teacher housing project.

Motion to Adjourn

A motion was made by Jeff to adjourn. Jay seconded the motion and the meeting was adjourned at 9:45 p.m.