

MINUTES
CARBONDALE PLANNING AND ZONING COMMISSION
Thursday February 27, 2020

Commissioners Present:

Michael Durant, Chair
Ken Harrington, Vice-Chair
Jeff Davlyn
Nick Miscione
Nicholas DiFrank (1st Alternate)

Staff Present:

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

Commissioners Absent:

Jay Engstrom
Jade Wimberley
Marina Skiles

Other Persons Present

Tristan Xavier Francis
Erica Stahl Golden
Riley Soderquist
Doug Pratte
Yancy Nichol
Mark Chain

The meeting was called to order at 7:02 p.m. by Michael Durant.

February 13, 2020 Minutes:

Ken made a motion to approve the February 13, 2020 minutes. Nick seconded the motion and they were approved unanimously with Jeff and Nicholas abstaining.

Public Comment – Persons Present Not on the Agenda

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

P&Z Interviews

The Commission interviewed Tristan Xavier Francis and Erica Stahl Golden.

Motion

Ken made a motion that the Commission recommend to the Board of Trustees that Erica Stahl Golden be appointed as the 2nd Alternate for the P&Z. Jeff seconded the motion and the motion passed unanimously.

Request for Two Zone Text Amendments

Janet said that two letters have been submitted by Jack Schrage and Riley Soderquist and that they were part of the development team for 1201 Main Street.

Janet stated that one letter requests an amendment to increase the height limit in the MU zone district from 35 ft. to 38 ft. and/or to change the way the heights are measured. She said that this item was discussed at the P&Z and Board work session on February 18, 2020. She stated that at the work session, Board members suggested that the HCC also be looked at to create consistency. She explained that this item would require some public outreach to get public feedback. She said that Staff would also like to discuss this with those who have recently worked on projects in the MU and HCC zone district, i.e., Main Street Marketplace, vacant HCC parcels in the downtown, etc.

Janet stated that the second letter is to reduce the parking requirements for mini-storage uses. She said that Staff had asked Jack and Riley to do some research to see what other communities require. She suggested taking one topic at a time.

Discussion Zone Text Amendment For Height Limit

Riley Soderquist said that they went through the process for 1201 Main Street and that we were worried about asking for variances. He said that the property is sloped and that an increase in the height could help with commercial space on the lower level as well as the residential units above.

Yancy Nichol, of Sopris Engineering, stated that the way building heights are measured with Highway 133 being elevated makes it challenging for properties that are lower especially for drainage, ADA access and the floors are lower than the road.

- From Main Street to Colorado Avenue at 1201 Main Street it is sloped down 4-6 feet.
- At FirstBank on Highway 133 the slope down to the east of the highway is 18" to 2'.
- At the Dollar Store the grade to the east is much lower.
- Historically top soil was cleared approximately three feet.
- Underground parking wouldn't suit smaller lots.

Further discussion ensued on measurement possibilities and methods.

Mark Chain gave some historical background on Wald Drive and the too-tall-house.

Yancy said that measuring from the edge of road curb or sidewalk would make sense, taking an average of the lowest point and the highest point. He said that this would really help with the drainage. He said that you would have to deal with the back of the building.

Janet asked Yancy how this would have changed the Mixed-Use development of Main Street Marketplace.

Yancy explained that this site was above Hendrick Road and that it would help this site but not to the extent of properties to the east of Highway 133.

Janet noted that there are mounds of dirt on Lot 1 of Main Street Marketplace currently so natural grade is different.

Janet asked about the Historical Commercial Core (HCC) zoning regarding height.

Yancy said that the HCC doesn't have this issue as most of it is already flat.

Mark Chain stated that the definition of height changed in the early 90's, which stated the pre-approved grading plan.

Michael said that he did not think that we are ready to consider a specific proposal.

Ken said that we need a proposal so we can see it.

Nicholas said that the question is more of a top down impact on view lines. He said that it is a challenge on how to measure and that we could use tools or a different approach for Main Street and high valued properties.

Further discussion continued on how to measure the height.

Michael said that we need concrete proposals and how it would look.

Janet said that we need to ask what is the problem we are trying to solve. She said that most of Carbondale is flat now and how is building height measured.

Michael asked who is going to do the work. He said and what are the impacts.

Yancy said that pushing the building back would help with drainage but that the MU zone dictates the placement of the building with a ten foot maximum setback from the lot line.

Nick asked Riley if we changed the allowable height of buildings in the MU would he change his plans.

Riley said no that they have already submitted for their building permit.

Michael said that it sounds like the Commission is open to the idea and that there are lots of variables and questions. He said that we need two concrete proposals.

Discussion Zone Text Amendment For Parking Requirements for Storage Facilities

Riley said that we are asking for a reduction of parking requirements for self-storage. He said that right now there is a requirement for one parking space for 1,250 gross square feet for any type of storage. He said that we have some data to back it up, one space for eighty storage units with a minimum of six spaces. He said that they have provided data for the storage units across from 1201 Main Street as well as a list of what similar towns are requiring. He said that he was hoping that the Commission could look at his data and come to a solution.

Yancy said that with his history and knowledge of Carbondale that if you were to put all the spaces required in the code that it is more asphalt and heat source that is not needed. He said that Carbondale has been proactive for a number of years to only use asphalt if it's needed. He said that the code requirement doesn't make sense. He said that it depends on how your architect sets up your site plan and how many spaces would be needed.

Further discussion ensued about parking inside and outside of the secured areas.

Janet stated that Clarion had done Glenwood's code and that she would be curious why they had such a low ratio for Glenwood.

Michael said that Clarion did a lot of work on the parking requirements and that he did not recall having a discussion about storage units.

Janet said that we have the data and we can move forward.

Michael said that we can ask Staff to come back with a draft of the zone text amendment.

The Commission decided that in order to initiate a zone text amendment and make a motion that they would need a draft at a future meeting.

Doug Pratte said that his firm was currently working on another project in Carbondale and that his preference would be to revise the parking requirements for storage facilities.

Mark Chain recalled that parking in the UDC was the last element done.

Work Session De-Brief Discussion

Janet said that the comments that she received from the Board were that the work session was time well-spent.

Janet said that she tried to create action items in the meeting notes. She asked what do we prioritize and what is important.

Jeff asked that if the issue with height is for the east side of Highway 133 is there a way to address it specifically.

Janet said that maybe we look at one of Ken's overlay zones.

Janet said that we are probably going to discuss the height in the Mixed-Use zone district early on because we are going to be getting more developments.

Nick said that he would like to revise his comment on page 4 under ADU's that covenants maybe contradictory to Colorado Revised Statutes and that Kiowa may lend language to quell covenants for ADU's.

Janet said that Nicholas has a revision on his term, limits of acceptable change, LAC.

Janet said that the Board's message was we don't always need to wait a year for another work session if there is something pressing. She said instead of big zone text amendments that we can go to the Board and tell them what we are thinking of. She said that we have a couple of former P&Z members on the Board and that they are all so thoughtful and talented.

Staff Update

Janet said that she sent out an email about the March 26 meeting during RE-1 spring break.

All Commissioners present tonight said that they are available March 26.

Janet said that we are getting a lot of applications.

Janet said that 1201 Main Street submitted for a building permit.

Janet said that Main Street Marketplace will be submitting building permits for three buildings, two residential and one flex building.

Janet said that she has been getting a lot of inquiries on the downtown lots as well.

Commissioner Comments

Nick said that he just ordered a Tesla and that it has a cool summons feature and that it even parks itself. He said that the parking issue may not be much of an issue in ten years.

Motion to Adjourn

A motion was made by Ken to adjourn. Jeff seconded the motion and the meeting was adjourned at 8:55 p.m.