

MINUTES
CARBONDALE PLANNING AND ZONING COMMISSION
Thursday April 25, 2019

Commissioners Present:

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

Staff Present:

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

Commissioners Absent:

Marina Skiles
Jade Wimberley
Tristan Francis (2nd Alternate)
Jeff Davlyn

Other Persons Present

Angela Henderson
Andi Korber

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

April 11, 2019 Minutes:

Jay made a motion to approve the April 11, 2019 minutes. Nick seconded the motion and they were approved unanimously with Ken and Nicholas abstaining.

Resolution 5, Series of 2019 - Approving Subdivision Exemption - 415 N. 8th Street

Nicholas made a motion to approve Resolution 5, Series of 2019, approving the Subdivision Exemption at 415 N. 8th Street. Ken seconded the motion and it was approved unanimously.

Special Use Permit -220 N. 12th St. -Triple Canna LLC- Retail Marijuana Cultivation

Ken made a motion to approve the Special Use Permit for a medical marijuana cultivation facility at 220 N. 12th Street. Nick seconded the motion and it was approved unanimously.

Special Use Permit -220 N. 12th St.- Triple Canna LLC -Marijuana Infused Product

Nick made a motion to approve the Special Use Permit for a marijuana infused product facility at 220 N. 12th Street. Jay seconded the motion and it was approved unanimously.

Public Comment – Persons Present Not on the Agenda

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

PUBLIC HEARING – Minor Site Plan Review & Conditional Use Permit

Location: 182 Sopris Avenue

Applicant – Angela Henderson

Janet stated that this is an application for a Minor Site Plan Review and Conditional Use Permit in order to convert the basement of an existing single family residence into an Accessory Dwelling Unit. She said that the Commission is required to hold a public hearing and approve the application, deny it or continue the public hearing.

Janet said that there is a 2,496 sq. ft. single family home located on this 5,500 sq. ft. property. She stated that it is a five-bedroom residence with three bedrooms located upstairs and two bedrooms in the basement. She said that the applicant proposes to convert the basement into an ADU. She stated that this would reduce the size of the single family residence to a three-bedroom, 1,819 sq. ft. unit. She said that the proposed ADU would be 677 sq. ft.

Janet explained that the applicant had not included the remainder of the basement that was part of the main house in their square footage totals, which she has corrected therefore a 677 square foot ADU is in compliance. She said that the ADU would have been too large with their calculations.

Janet continued by saying that there are no significant changes to the exterior of the building with the exception of the expansion of the window well on the north side of the structure and the entryway to the ADU on the west side of the building. She said that the existing residence meets the required setbacks.

Angela Henderson introduced herself and Andi Korber her Architect. She said that she raised her children in this home. She said that she doesn't need as much space and would like to have some income from her property.

Nick asked if the subgrade would have a patio drain.

Andi stated that it would.

There were no members of the public present

Motion to Close Public Hearing

A motion was made by Ken to close the public hearing. Nicholas seconded the motion and it was approved unanimously.

Motion

Ken made a motion to approve the Minor Site Plan Review and Conditional Use Permit for an Accessory Dwelling Unit with the findings and conditions in the Staff report with the deletion of condition #1. Nicholas seconded the motion and it was approved unanimously.

Staff Update

Janet said that the quarterly administrative report in the packet encompasses a wide range of reasons why we have been so busy including the UDC amendments, wireless facilities and everything that is now being built.

Janet stated that she spoke to Yancy from Sopris Engineering and that the Carbondale Marketplace is coming along.

Janet said that the revisions for City Market building permit have been submitted.

Janet stated that Thompson Park would be submitting for building permits soon.

Janet said that she would be going to Salida for the Creative District conference and that she would not be at the next P&Z meeting.

Janet said that when she had attended the Downtown Colorado conference in Aspen that she really appreciates Carbondale and the community involvement.

Janet stated that she will be having a pre-application meeting tomorrow regarding the Stein property on Colorado Avenue and Highway 133.

Janet said that the two acre parcel north of the substation was sold and that they were requesting a pre-application meeting.

Commissioner Comments

Nicholas said that he was expecting in June and that he might have to forego the BOA meeting.

Ken asked if the Sopris Lodge project would be impacting the Rio Grande Trail.

John said that their agreement with RFTA was that the trail would remain open.

Jay asked if the Town had any properties ear marked for parking.

John said that the lot on Fourth and Colorado was in the works.

Nick asked the Commission what their thoughts were on the CHPC having a little more authority on the following;

1) Requiring applicants to go to CHPC in the Historical Commercial Core (HCC) zone district.

2) Voluntary review within the Old Town Residential (OTR) zone district.

Nick said that this was in light of so much building going on and an effort to preserve history. He suggested adding to the Muni Code.

Further discussion ensued regarding property owners' rights, preservation and restoration.

Janet made suggestions for proposals, applicability and asked how the review would be measured to what is being designed.

Motion to Adjourn

A motion was made by Ken to adjourn. Nicholas seconded the motion and the meeting was adjourned at 8:01.