

MINUTES

CARBONDALE PLANNING AND ZONING COMMISSION

Thursday May 14, 2020

Commissioners Present:

Michael Durant, Chair
Ken Harrington, Vice-Chair
Jay Engstrom
Marina Skiles
Nick Miscione
Erica Stahl Golden (2nd Alternate)

Staff Present:

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

Commissioners Absent:

Jeff Davlyn
Jade Wimberley
Nicholas DiFrank (1st Alternate)

Other Persons Present Virtually

Chris Beebe
Michael Wagener
Bill Howard
Renee Grossman
Blair Kralick

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

March 12, 2020 Minutes:

Ken made a motion to approve the March 12, 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.

Resolution 2, Series of 2020 – Minor Site Plan Review for ADU – 522 N. 8th Street

Ken made a motion to approve Resolution 2, Series of 2020, approving the Minor Site Plan Review/Special Use Permit at 522 N. 8th Street. Nick seconded the motion and it was approved unanimously.

Resolution 3, Series of 2020 – Extending Deadline to Record Plat For 1328 Barber Drive

Ken made a motion to approve Resolution 3, Series of 2020, Extending the deadline to record the plat for 1328 Barber Drive. Nick seconded the motion and it was approved unanimously.

VIRTUAL HEARING – Minor Site Plan and Special Use Permit

Location: 415 Sopris Avenue

Applicant: Chris Beebe

John said that this is an application for a Minor Site Plan Review and Special Use Permit. John stated that the applicant is proposing to construct a single-family residence with an attached accessory dwelling unit. He said that the Special Use Permit is required for an ADU in the Old Town Residential (OTR) district. He said that this is the last lot to be developed behind the old Fender house and the property to the west was also a Chris Beebe project with an ADU. He said both the neighbors to the east and the west sent letters of support, which were in your packet. He said that the neighbors to the east and west have ADU's making it ADU row.

John stated that an ADU is allowed to be up 10% of the total lot size up to a maximum of 650 square feet, the proposed ADU is 609 square feet so it meets that standard. He said that it also meets all the required setbacks. He said that it should be noted that it is closer to the Sopris side than the property to the west and the property to the east is a corner lot.

John said that 40% maximum impervious is allowed and that the plans indicate 32.8% of the lot will be impervious. He said that the proposed structure is indicated to be 24.5 feet in height with a maximum allowed of 25 feet, which matches the structure located to the west.

John said that the UDC requires 2.5 parking spaces for the main dwelling and 2 spaces for an ADU. He said that two spaces are provided in the garage with an additional three spaces to the side and in front of the garage for a total of 5 parking spaces. He said that all parking is accessed from the alley.

John said that the front of the structure has variations utilizing "stepping" of the walls and roof and the front door is offset from the street located on a stepped back porch. He stated that there is a variation in materials on the exterior of the structure that include cedar siding, stone veneer and stucco.

John noted that there was a previous submittal that Staff felt didn't meet the code, so it was sent back to the applicant for revision, which is what you are seeing tonight.

Ken stated that the lot size is not mentioned in the Staff report but that this application does meet the requirements.

Chris Beebe introduced himself as the architect and that the owner is Michael Wagener. He said that affordability is getting tough for both owners and renters. He explained the design and that it is differentiating from other homes, which he referenced.

Ken said that the home to the west is attractive, which Chris also designed.

Jay said that it looks like there is a curb cut on the Sopris Avenue side.

Chris explained that is where the current Fender garage is located, which will be removed, and we will be using pervious pavers for parking in the same location. Marina asked if the landscaping is part of this application as it was with the neighbor to the west.

Chris explained the landscape design.

Bill Howard, **442 Euclid Avenue** said that he lives across the alley and that he was new to the area. He said that he doesn't have a problem with the application but that he would appreciate a visually pleasing view of the garage side facing the alley.

Further discussion ensued regarding garage door design options.

Motion to close the comment portion of the public hearing

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

Commissioner Comments

- It is an infill project in the right spot.
- Open rail on the upper deck facing the alley vs. closed rail on the Sopris Avenue side.
- The original design with a breezeway would have made it less massive.
- Consider an amendment to the UDC allowing a detached ADU if it is not a historical property.
- Garage symmetry is off.

Motion

Nick made a motion to approve the Minor Site Plan Review for an Accessory Dwelling Unit to be located at 415 Sopris Avenue, with the findings and conditions indicated. Jay seconded the motion and it was approved unanimously.

VIRTUAL HEARING – Special Use Permit – Marijuana Infused Products/Retail & Medical

Location: 500 Buggy Circle

Applicant: Plum Manufacturing LLC

John said that Plum Manufacturing LLC has submitted an application to operate a MIP in the same location as a former MIP was operating in, He said that the reason they are coming before you was the original Special Use Permit that runs with the property was for carbon dioxide extraction. He said that Plum Manufacturing is planning to do an ice water bath extraction, which we fully support. He said that nothing is really changing on the site itself and the parking is the same. He said that the only things changing is the extraction process, the ownership and lease of the same units at 500 Buggy Circle.

John said that their application is pretty straight forward and that the Board of Trustees already approved their license conditionally and once the Special Use Permit is approved that they are free to go ahead with their operations.

John said that a building permit might need to be pulled and the Police Department might need to do their inspection.

Michael asked if the conditions 1-9 are the same as the previous SUP.

John said that they are the same.

John said as a side note that there were numerous odor issues on Buggy Circle previously and he said the original MIP in this location was thought to be one of the culprits. He said that after numerous upgrades to this building with the filtering as well as blower door testing that it was discovered that it was the grow operation across the street causing the odors.

Further discussion ensued on odor causing issues.

Jay said that in the application they are applying for a retail MIP operation and asked if the company previously was doing retail in this location.

John said that they are proposing to do both retail and medical and that Black Dog, which was there previously, was only doing retail MIP's.

Jay said so this will be their store front.

John said that there is no store front and that this is strictly for manufacturing.

Michael added clarification of the application.

Renee Grossman introduced herself and said that Blair Kralick, her colleague would be joining as well. She said that she owns High Q a retail marijuana store here in Carbondale, which we have been operating since early in 2018. She said that it is confusing when the State refers to retail, which means recreational and that it doesn't mean retail. She said that it was just the wording that they developed. She said that we are very excited to be taking over this facility in Carbondale. She said that we will be doing solvent-less extraction process. She said that it is a fresh plant that is frozen and that we do not thaw it out and process in a dry material, so it has a lot less potential for odor issues. She said that at the High Q store in Carbondale that we have never had an odor complaint. She said that we operate three stores in the Roaring Fork Valley and that we are opening our fourth. She said they have never had an odor complaint at any of their locations. She said that we try to conduct ourselves in a very professional manner and we try to be a great neighbor.

Blair Kralick said that he is the Director of Operations for Plum Manufacturing and that he has a background in the cannabis market. He said that he has come from the Front

Range and that he is new to Carbondale and that he loves the town. He explained their process of water-based extraction. He said that the pros to this are that they use fresh frozen material, which reduces the odor. He said that in this location we have strong CFM filters on both sides of the building, which reduce the odor to non-existent. He showed slides of their products and steps to make ice water hash and live rosin.

Marina said that it was fascinating.

There were no members of the public present virtually 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. Marina seconded the motion and it was approved unanimously.

Marina noted that when we approved the first MIP it was a big deal.

Motion

Jay made a motion to approve a Special Use Permit for the operation of a retail and medical marijuana infused product manufacturing operation to be located at 500 Buggy Circle, units LL4, LL3, UL2 and UL3. Marina seconded the motion and it was approved unanimously.

Staff Update

Janet said that the Planning Department has been really busy.

Janet said that the building permit for 1201 Main Street is in process and that they are hoping to break ground in June.

Janet said that Main Street Marketplace will be submitting for a building permit for the two apartment buildings closest to City Market soon.

Janet said that next week's meeting will be for a Special Use Permit for a day care and then significant applications for both Lot 5 of the Carbondale Marketplace property and a rezoning of the Sopris Shopping Center.

Janet said that we are trying to make up for lost time with the meetings that were canceled due to the virus.

John said that the Town requested HUD funds on behalf of Red Hill Lofts for their credit vouchers, which is currently in the review process.

John said that inquires have been insane and that everyone wants to know what they can do how and what.

Nick asked when Red Hill Lofts plans on breaking ground.

John said that they have not submitted their building permit yet and that they were waiting on the vouchers, which is a shoo-in for their funding. He said that they have met with the current Ballentine building owners and tenants regarding parking.

Janet said that tonight was the first virtual hearing and that next week there will be a lot of members of the public. She asked if the Commission wanted to do hand-raising on Zoom. There was more conversation about the process on Zoom and that the public would need to do hand-raising but that the Commission could navigate and speak without hand-raising.

Michael said City Market was really making progress.

Mary said that homeowners are busy doing projects and that there has been more fence and deck permit applications in the last three weeks than there has been in the last three years. She said that everyone is home and that even though these are challenging times they are getting their projects done.

Commissioner Comments

There were no comments.

Motion to Adjourn

A motion was made by Jay to adjourn. Nick seconded the motion and the meeting was adjourned at 8:06 p.m.