

MINUTES
CARBONDALE PLANNING AND ZONING COMMISSION
Thursday July 12, 2018

Commissioners Present:

Michael Durant, Chair
Jay Engstrom, 1st Alternate
Yuani Ruiz, Chair Pro Tem
Nick Miscione, 2nd Alternate
Marina Skiles
Ken Harrington

Staff Present:

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

Commissioners Absent:

Jennifer Gee DiCuollo
Jeff Davlyn

Other Persons Present

Mark Chain

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

June 14, 2018 Minutes:

Ken made a motion to approve the June 14, 2018 minutes. Yuani seconded the motion and they were approved unanimously with Michael, Jay, and Nick abstaining.

Public Comment – Persons Present Not on the Agenda

None

Resolution 4 of 2018 – Subdivision Exemption – 165 N. Eighth Street

Motion

Yuani made a motion to approve Resolution No. 4, Series of 2018, approving a Subdivision Exemption for 165 N. Eighth Street. Marina seconded the motion and it was approved unanimously.

UDC Discussion

Janet said that over the last year, we have worked through a number of amendments to the UDC. She stated that this memo pulls all of the amendments into one place so we can begin preparation for public hearings.

Janet explained that one item which is not ready for public hearings is the modeling for the Residential Zone Districts. She stated that the Town is entering into a contract with Clarion to start doing that modeling. She continued by saying rather than waiting for this

process to finish, the Commission could consider moving ahead with the amendments which are nearer to resolution.

Janet said that this is the first time all of the amendments have been in one document. She stated that since this discussion has taken place over the last year and has been dealt with in multiple memos, she thought that it would be important for Planning Commissioners and Staff to have a refresher before going into the next steps.

Janet noted that one of the items discussed below – Child Care Amendments – is scheduled for a public hearing on July 26, 2018. She said that we moved this ahead of the other amendments at the direction of the Board of Trustees.

Janet said that the second phase would include:

- Table of allowed uses
- OTR zone district building standards
- Definitions
- Solar access section
- Standards and guidelines
- Lighting
- Administration
- Street trees
- Mobile home parks

Points of Commission Discussion

- Prepare specific language for changes prior to the public hearings.
- Redline UDC for P&Z review.
- Modeling will be presented to Commission after selection of properties to be modeled.
- R/HD height and setbacks.
- Feasibility of affordable housing.
- Clarification of childcare amendments i.e.: drop-off not in ROW, 500 ft. from marijuana businesses, fencing language, only in Industrial Zone District.
- Disclaimers for childcare facility.
- Indoor window treatments are non-issue and should not be required.
- Mark Chain will give suggestions for HCC Zone District amendments to Janet.
- Street trees and drip lines.

Staff Update

Janet stated that the Major Site Plan review for Lot 1 for Crystal River Marketplace will be coming in early August.

Janet stated that Thompson Park has been approved and that the proposed construction timeline is to begin this year.

Janet said that the Carbondale Marketplace utilities are scheduled to be completed this year.

Janet noted that the Kiernan appeal is in District Court.

Janet said that at the RVR HOA met with the golf course owner to discuss the future of the golf course. She said that the owner of the driving range had met with Staff regarding a rezoning. She explained that the PUD would have to be amended and that the people affected would need to sign off of this proposal.

Commissioner Comments

Ken stated that the RVR HOA meeting covered the following points;

- Buy the golf course from the current owner.
- Subsidize from an assessment.
- Support rezoning.
- Committee formed.
- Owners were given ultimatums.

Motion

A motion was made by Ken to adjourn. Marina seconded the motion and the meeting was adjourned at 8:22 p.m.