



Town of Carbondale
511 Colorado Avenue
Carbondale, CO 81623

**AGENDA
PLANNING & ZONING COMMISSION
THURSDAY, OCTOBER 25, 2018
7:00 P.M. TOWN HALL**

1. CALL TO ORDER
2. ROLL CALL
3. 7:00 p.m. – 7:05 p.m.
Minutes of the October 11, 2018 meeting.....Attachment A
4. 7:05 p.m. – 7:10 p.m.
Public Comment – Persons present not on the agenda
5. 7:10 p.m. – 7:15 p.m.
Resolution 5, Series of 2018, approving ADU at 418 Garfield Avenue.....Attachment B
6. 7:15 p.m. – 7:20 p.m.
Resolution 6, Series of 2018, approving ADU at 275 S. Fourth StreetAttachment C
7. 7:20 p.m. – 7:25 p.m.
Approval of Special Use Permit for Verizon Cell Antenna at 1150 Highway 133.....Attachment D
8. 7:25 p.m. – 7:35 p.m.
UDC Update
9. 7:35 p.m. – 7:45 p.m.
Election – Vice-Chair
10. 7:45. – 7:50 p.m.
Staff Update – Admin Report.....Attachment E
11. 7:50 p.m. – 7:55 p.m.
Commissioner Comments
12. 7:55 p.m. – ADJOURN

*** Please note all times are approx.**

Upcoming P & Z Meetings:
November 15, 2018 – UDC Redlines
December 13, 2018 - TBD

MINUTES

CARBONDALE PLANNING AND ZONING COMMISSION

Thursday October 11, 2018

Commissioners Present:

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

Staff Present:

Janet Buck, Planning Director
Mary Sikes, Planning Assistant

Commissioners Absent:

Ken Harrington
Jeff Davlyn
Jay Engstrom

Other Persons Present

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

September 27, 2018 Minutes:

Marina made a motion to approve the September 27, 2018 minutes. Tristan 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.

CONTINUED PUBLIC HEARING – Main Street Marketplace Major Site Plan

Review/Variance

Applicant: Crystal River Marketplace LLC

Location: Lot 1, Carbondale Marketplace Subdivision (NW corner of Main Street & Highway 133)

Janet Buck, Planning Director, presented the Staff report and noted the following items:

The Commission considered this application at the September 27th meeting. At that meeting, the Commission discussed the Site Plan and Architectural Drawings as well as the UDC items.

The public hearing was then continued to tonight in order to discuss items such as traffic, water rights, and engineering.

The Public Works Department, which includes the Utilities Department, reviewed the engineering plans and finds that the proposed development is consistent with and

seems to work with the City Market development to the north. They also reviewed the Traffic Report and found that overall the numbers are correct.

The Fire District has also reviewed the plans and generally finds them satisfactory, with a few minor comments.

There are a few minor changes so a condition has been added that approval of the Major Site Plan Review is contingent upon Town Staff approval of the final engineering plans.

Janet stated that if this application is approved, a Development Improvements Agreement would be required. She said that it would be approved by the Board of Trustees.

Marina thanked Janet for the previous Staff report as well as this Staff report in order to prepare for today.

Bob Schultz of Robert Shultz Consulting introduced Briston Peterson, Dave Ritchie of Poss Architecture, Yancy Nichol and Kyle Sanderson from Sopris Engineering, Rich Camp, Landscape Architect, and Kevin Schorzman, Town of Carbondale Public Works Director.

Bob stated that at the last meeting we went through the site and design conformance issues related to the UDC. He said that the variance was discussed as it related to the Rockford Ditch. He said that we talked through the conditional use of the ground floor residential units. Bob said that we are presenting more details of the outdoor space tonight. He added that tonight we will explain how this project ties to the City Market project to the north that is commercial, which is a separate project. He said from an infrastructure perspective that they have been planned together so that everything builds off of each other.

The applicant's team explained the following;

- Connectivity & road circulation
- Parking plan and easements
- Landscaping
- Off-site improvements
- Traffic study
- Future round-about at Industry Way
- History of Shorty Pabst and Parker Nieslanik referencing street names
- Rooftop space in lieu of six balconies

Marina asked if it were an option to have balconies facing the open space, Central Park, rather than Main.

Dave Ritchie explained the layout of the building and that there was no area to attach the balconies to.

Further discussion ensued regarding balconies on the mixed-use building on the corner of Main Street and Hendrick Drive.

Triston asked if the elevations shown with regards to their materials and color are the final form.

Dave Ritchie explained that they represent the diversity of the tones of the brick and siding material but that they probably won't look exactly like the elevations.

Nicholas asked what the total square footage was for all of the balconies of the entire site.

Bob explained what the code requires for ground floor and upper floors.

Dave said that he didn't have the total but that all of the units for both the ground floor and upper floors have at least the minimum requirements.

Michael said that he doesn't see floorplans that show the balconies that will go away. He said that the awnings above the ground floor would protect the folks eating outdoors at the potential café on the ground floor of the mixed-use building.

Dave explained that the awning was shorter than the six foot balcony.

Michael suggested having balconies and awnings. He said that the point of the UDC is for private outdoor space. He said that there is a number of ways this could be addressed. He continued by saying that we could put something up to prevent interference with the diners below. He said people may want to place to go outside. He does for his cigar. He said that he understands the aesthetics of not having the balconies, which is what you are after.

Marina added and the rent-ability of the commercial space.

Briston said that these six units represent five percent of the project. He said that the market would dictate who would want to rent an apartment with the common area space verses a private balcony. He said that they feel that this corner would be more iconic coming from Main Street with the more significant architecture.

Michael asked how this common space would be accessed.

Bob explained with some sort of key or coded entry for those that lived in the six units. He said that there would be stairs for those on the second floor to get to the third floor.

Dave Ritchie gave the example of what the Dinkel Building look like with balconies on it and that if you were a smoker that you would probably rent a unit with a balcony.

Bob said that this is an alternative compliance option and that the Commission can give us direction.

Jade asked if the units had central air conditioning.

Dave answered yes.

Michael opened the public hearing. There was not public comment.

Motion to close the Public Comments

A motion was made by Marina to close the public comments. Nick seconded the motion and it was approved unanimously.

The Commission did a straw poll with regards to the balconies.

Janet read from the UDC and offered suggestions for the motion with the criteria of 5.1.3.e. She said that she would draft a set of findings with the Commission's recommendation for the Board meeting.

Michael asked if there had been a proposal for a four way stop at Hendrick and Main Streets.

Bob stated that there is an acknowledgement that if for some reason the traffic model was wrong and that if traffic started backing up you could put in a four way stop. He said it would be level of service C or better in 2040.

Michael said that it seems that it was very close to the exit of the roundabout to have a four way stop.

Kevin said that a four way stop seems to improve the function of the intersection over the side road stop condition that was modeled. He said that he wasn't advocating for a four way stop.

Yancy commented that heading west after the roundabout that the majority of traffic would be turning right into this project and that cars coming out would want to take a left. He said that without a stop sign that they have free movement to take that right. He said that there would be turn lanes to go south or north off of Main Street.

Motion

Marina made a motion to recommend approval of the Major Site Plan Review, Conditional Use Permit to allow residential uses on the ground floor, Request for Alternative Compliance for the provision of street trees and the rooftop alternative instead of the six balconies with Staff's findings to be drafted, and a Variance from the maximum 10 ft. front yard setback along Main Street with the conditions and findings in the Staff report. Tristan seconded the motion and it was approved unanimously.

Yes: Michael, Nick, Marina, Jade, Nicholas, Tristan

No: None

Staff Update

Janet said that at the next meeting that she will include the draft of amendments to the UDC with red lines.

Janet noted that at the next meeting a Vice-Chair needs to be chosen as Yuani is now gone.

Mary said that the building plans for 1st Bank have been submitted.

Commissioner Comments

None

Motion to Adjourn

A motion was made by Nick to adjourn. Marina seconded the motion and the meeting was adjourned at 8:17 p.m.

DRAFT

RESOLUTION NO. 5
SERIES OF 2018

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN
OF CARBONDALE, COLORADO, APPROVING A MINOR SITE PLAN REVIEW,
CONDITINAL USE PERMIT FOR PROPERTY LOCATED IN THE TOWN OF
CARBONDALE, COLORADO

WHEREAS, Aspen Center for Environmental Studies (ACES), (“Applicant”) requested approval of a Conditional Use Permit and Minor Site Plan Review to allow an Accessory Dwelling Unit (ADU) 373 sq. ft. in size to be located on the property know as Section: 34 Township: 7 Range: 88 Subdivision: Original Townsite Carbondale Block: 18 Lot: 3 Through: - Lot: 5 W 12.5' OF Lot 3 (address to be determined).

WHEREAS, the Planning and Zoning Commission of the Town of Carbondale reviewed this application during a Public Hearing on September 27, 2018 and approved said application on the terms and conditions set forth below;

NOW, THEREFORE BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF CARBONDALE, COLORADO, that the Conditional Use Permit and Minor Site Plan Review are hereby approved, subject to the following conditions and findings:

Conditions of Approval

1. The applicant shall demonstrate the type of pervious surface proposed for the parking areas subject to Town review and approval, at the time of building permit.
2. The applicant shall submit a Shading Analysis at the time of building permit for review and approval.
3. The Accessory Dwelling Unit shall not have separate water or sewer service.
4. All other representations of the Applicant in written submittals to the Town or in public hearings concerning this project shall also be binding as conditions of approval.
5. The Applicant shall also pay and reimburse the town for all other applicable professional and staff fees pursuant to the Carbondale Municipal Code.

Findings for Approval - Site Plan Review Criteria

1. The site plan is consistent with the Comprehensive Plan. The single-family home is the predominant structure and accessory dwelling unit is located toward the

rear of that structure. Alley loaded parking is being utilized. The street is emphasized with the sidewalks, trees, and homes, not parking.

2. There are no previous planned unit developments, or any other precedent plan or land use approval associated with this property;
3. The site plan complies with all applicable development and design standards set forth in this Code with the approved variance;
4. Traffic generated by the proposed development will be adequately served by existing streets and alleys.
5. The proposal is in compliance with the UDC, and that the use would not have an adverse effect on the character of the surrounding uses. The proposal adequately mitigates traffic impacts in the neighborhood and the impacts of the use are borne by the owners of the property.

INTRODUCED, READ, AND PASSED THIS ____ day of _____, 2018.

PLANNING AND ZONING COMMISSION OF
TOWN OF CARBONDALE

By: _____
Michael Durant
Chair

RESOLUTION NO. 6
SERIES OF 2018

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF CARBONDALE, COLORADO, APPROVING A MINOR SITE PLAN REVIEW AND SPECIAL USE PERMIT FOR PROPERTY LOCATED IN THE TOWN OF CARBONDALE, COLORADO

WHEREAS, Peter Davidoff, (“Applicant”) requested approval of a Special Use Permit and Minor Site Plan Review to allow an Accessory Dwelling Unit (ADU) 599 sq. ft. in size to be located at 275 South 4th Street Carbondale Colorado.

WHEREAS, the Planning and Zoning Commission of the Town of Carbondale reviewed this application during a Public Hearing on September 27, 2018 and approved said application on the terms and conditions set forth below;

WHEREAS, after said public hearing, the applicant submitted a revised plan to relocate the stairs to the south side of the structure between the main house and garage. Staff reviewed the plans and determined that the proposal did not represent a substantial change to the plans approved by the Planning Commission at the September 27th, 2018 meeting. Staff also feels that the relocation of the stairs complies with the purpose section of the Old Town Residential District.

NOW, THEREFORE BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF CARBONDALE, COLORADO, that the Special Use Permit and Minor Site Plan Review are hereby approved, subject to the following conditions and findings:

Conditions of Approval

1. All development shall comply with the Site Plans and Building Elevations as approved.
2. Water rights for the ADU shall be due at the time of building permit.
3. The applicant shall be responsible for all building permit fees, tap fees and other associated fees at the time of building permit.
4. All other representations of the Applicant in written submittals to the Town or in public hearings concerning this project shall also be binding as conditions of approval.
5. The Applicant shall also pay and reimburse the Town for all other applicable professional and Staff fees pursuant to the Carbondale Municipal Code.

Findings for Approval

Special Use Permit for ADU

1. The proposal meets the purposes of the zone district in the OTR zone district, specifically care has been taken to meet all criteria, regulations and dimensional requirements. The proposed ADU will be contained within the existing volume of the garage.
2. The special use shall comply with all applicable fire, building, occupancy and other municipal code provisions as a building permit will be required for the ADU and garage;
3. The special use shall not have a significant traffic impact the neighborhood.
4. The special use shall not otherwise have an adverse effect upon the character of surrounding uses.
5. The impacts of the proposed use on adjacent properties and the surrounding neighborhood or such impacts have been minimized in a satisfactory manner.
6. The use shall not create a nuisance and such impacts shall be borne by the property owners of the property on which the proposed use is located rather than by adjacent properties or the neighborhood.
7. Access to the site is adequate for the proposed use, considering the width of adjacent streets and alleys, and safety.
8. The project is in scale with the existing neighborhood or will be considered to be in the scale with the neighborhood as it develops in the immediate future as all uses will presently be accommodated within the existing volume of the structures. No new structures are being built.
9. The project maximizes the use of the site's desirable characteristics

Site Plan Review

1. The site plan is consistent with the Comprehensive Plan as it provides smaller ADU units near the downtown and preserves and enhances a historic structure;

2. The site plan is consistent with any previously approved subdivision plat, planned unit development, or any other precedent plan or land-use approval as applicable;
3. The site plan complies with all practical development and design standards set forth in this code.
4. Traffic generated by the proposed development will be adequately served by existing streets within Carbondale,

INTRODUCED, READ, AND PASSED THIS ____ day of _____, 2018.

PLANNING AND ZONING COMMISSION OF
TOWN OF CARBONDALE

By: _____

Michael Durant
Chair

**SPECIAL USE PERMIT
TOWN OF CARBONDALE, COLORADO**

**A SPECIAL USE PERMIT AUTHORIZING A SUBSTATION, RECEIVING
STATION OR SWITCHING STATION TO BE LOCATED
ON SECTION: SECTION: 34 TOWNSHIP: 7 RANGE: 88 SUBDIVISION: WEST
ADDITION; BLOCK 2 LOT: 7, CARBONDALE COLORADO.
(1150 Highway 133)**

A. Recitals.

1. Pinnacle Consulting, Inc. (the “Applicant”) has made application for a Special Use Permit for a Substation, Receiving Station or Switching Station, as defined in Section 8.3 of the Unified Development Code, for property located at Section: 34 Township: 7 Range: 88 Subdivision: West Addition: Block 2: Lot: 7 Carbondale, Garfield County, Colorado, with a street address of 1150 Highway 133, (“subject property”).

2. The subject property is presently zoned as part of the Commercial Transitional (CT) zone district.

3. A Substation, Receiving Station or Switching Station may be allowed as a special use within the CT zone district pursuant to Table 4.2-1 of the Unified Development Code.

4. On August 30, 2018, after all required public notices, the Planning and Zoning Commission held a public hearing concerning this application during which it heard and considered comments from Town staff, legal counsel, the applicant and members of the public and approved the application.

5. Having considered the application and closed the public hearing, the Planning and Zoning Commission finds as follows with respect to this special use permit application:

- (a) The application was complete and Applicant has complied with all applicable application procedures.
- (b) The Applicant’s request complies with the Special Review Use Approval Criteria in Section 2.5.2.3 of the Unified Development Code and should be approved upon the terms and conditions set forth herein.
- (c) The proposed use meets the purposes of the Commercial Transitional zone district.

- (d) The Substation, Receiving Station or Switching Station shall be required to comply with all applicable fire, building, occupancy and other municipal code provisions adopted by the Town of Carbondale for the protection of public health, safety and welfare.
- (e) The proposed use does not have an adverse impact on the traffic and parking in the neighborhood.
- (f) The Substation, Receiving Station or Switching Station does not have an adverse effect upon the character of surrounding uses.
- (g) With the conditions of approval, the impacts of the proposed use on adjacent properties and the surrounding neighborhood have been minimized in a satisfactory manner.
- (h) The impacts of the Substation, Receiving Station or Switching Station, including but not limited to its operation, parking, traffic, noise, access to air and light, impacts on privacy of adjacent uses, and others, will not create a nuisance and such impacts would be borne by the owners and residents of the property on which the proposed use is located rather than by adjacent properties or the neighborhood.
- (i) The project is in scale with the existing neighborhood.

B. Approval of a Special Use Permit for a Substation, Receiving Station or Switching Station

The Planning Commission of the Town of Carbondale, Colorado hereby approves a special use permit, authorizing the operation of a Substation, Receiving Station or Switching Station upon the subject property subject to the conditions set forth herein and all applicable provisions of the Carbondale Municipal Code and Unified Development Code pertinent to the operation of a Substation, Receiving Station or Switching Station

C. Conditions of Approval.

1. The Special Use Permit shall be limited to a Telecommunications Facility, Substation, Receiving Station, or Switching Station as defined in the Unified Development Code, as indicated in the submitted and revised application materials and may not be expanded in relation to the height of the antennas and screening materials without prior approval of the Town.
2. The owner shall work with the contractor to minimize installation impacts that may affect the current and surrounding uses.

3. All representations of the Applicant made before the Town during public hearings shall be considered a condition of approval.
4. This Special Use Permit shall be recorded in the Garfield County real property records at the Applicant's expense within 30 days of its approval and run with the subject property for as long as this special use permit is in effect.
5. The Applicant shall also pay and reimburse the town for all other applicable professional and staff fees pursuant to the Carbondale Municipal Code.
6. That each of the screens shall have a return to be 18 to 24 inches in size to the center of the building to match the building bump outs and to further screen the antennas from the surrounding neighborhood.
7. That the applicants work with the building owners, Stepping Stones, to determine if the screening materials can be painted with murals of some sort by the participants of the Stepping Stones programs.

D. Transfer, Duration and Revocation of the Permit.

This Special Use Permit shall be subject to all provisions if of the Unified Development Code Section 2.5.2.3.b related to transferability, duration, and revocation.

E. Fees.

1. Prior to commencement of operation of the facility, the Applicant shall reimburse the Town for all applicable development review fees and reimbursable expenses, as set forth in the Municipal Code.

F. Recordation.

This Special Use Permit shall be recorded in the Garfield County real property records at the Applicant's expense. Thereafter, the terms and conditions of this permit shall run with title to the subject property until operation of a Substation, Receiving Station or Switching Station is permanently ceased thereon in accordance with Section 2.5.2.C of the UDC.

Duly adopted by vote of the Planning and Zoning Commission of the Town of Carbondale at its regular meeting on October 25, 2018.

THE TOWN OF CARBONDALE

By: _____
Michael Durant, Chair



**TOWN OF CARBONDALE
511 COLORADO AVENUE
CARBONDALE, CO 81623**

Board of Trustees Agenda Memorandum

Meeting Date: 10/23/2018

TITLE: Planning Department Administrative Report

SUBMITTING DEPARTMENT: Planning Department

Thompson Park – The Board approved a Major Site Plan Review, Conditional Use Permit, and Subdivision Conceptual Plan application for Thompson Park at its June 26, 2018 and July 10, 2018 meeting. The Board also approved an amendment to the Thompson Park Annexation and Development Agreement. There would be 40 residential units, 33 of which are multifamily and 7 are single family dwellings. Eight of the units will be deed restricted affordable housing units. The Board approved the final documents for the development at its October 9, 2018 meeting. The applicant is finalizing the letter of credit.

City Market – Here is a rough schedule for construction related to the Carbondale Marketplace development:

- The utilities were brought across Highway 133 near the north entrance to Roaring Fork Coop this past summer. Water, sewer, electric, telephone, cable, and gas will now be extended from that location to the west to serve the 1st Bank site (Lot 5B) this fall.
- Construction access will be established and roughed-in roads will be installed for the road access to 1st Bank. This includes a temporary construction access at the Nieslanik Avenue access from Highway 133. Nieslanik Avenue and Parker Drive will be roughed-in roads which are planned to be completed this fall.
- Water and sewer were brought across the CRMS property to the west of the Carbondale Marketplace site this spring/summer. The remaining utility extensions for sewer and water lines are planned to be extended to Lot 2 (City Market lot) this fall. These installations would be weather pending.

- The Rockford Ditch piping is to be installed from the north, downstream side to the Main Street crossing location this fall. This includes the line that runs north/south on the west side of Shorty Pabst Way and then east/west on the north side of Main St. The remainder of the piping to cross Main St, the portion on the RFTA property, and across Village Lane will happen in the spring.

1st Bank - Building permit plans were submitted for the 1st Bank building. This would be located on Lot 5B of the Carbondale Marketplace property across from Nieslanik Avenue.

Stein Development – Last November, the Board approved a Major Site Plan Review to allow a mixed-use development with commercial and residential components on the vacant parcel located at the northeast corner of Highway 133 and Main Street. This was to allow 18 residential units and 2,100 sq. ft. of commercial space. The engineering plans were reviewed and approved by Town Staff and referral agencies in August. A Development Improvements Agreement would need to be approved by the Board prior to construction. The property has been placed on the market and Staff has received some inquiries on it.

Main Street Marketplace – The Planning Commission reviewed the application at its September 27, 2018 and October 11, 2018 meetings and recommended approval of the application. The proposal is for a mixed-use development with approximately 10,000 sq. ft. of commercial space and 115 residential dwelling units on the 5.37 acre parcel. The property is Lot 1 of the Carbondale Marketplace Subdivision which is located at the northwest corner of Highway 133 and Main Street, behind the 7-11 store. All of the residential units would be rentals.

Sopris Lodge Assisted Living Community - The application was reviewed and approved by the Board at the February 27, 2018 meeting. The applicant has been working on the engineering component of this development. They have also been working with RFTA on the utility crossings and access agreement. When this work is done, an ordinance of approval and a Development Improvements Agreement will be brought back to the Board for approval. It should be noted that ditch work was done in advance of the ditches being turned on last spring.

728 Euclid Avenue Appeal – The appeal is still being processed in District Court. A Response Brief was prepared by the Town Attorney and reviewed by Planning Staff. This has been submitted to the Court and remains under review.

Unified Development Code (UDC) Amendments – The groundwork for determining which amendments are necessary has been done. The Planning Commission determined that the amendments should be split into three phases. The first were related to the child care amendments which were considered by the Planning Commission on July 26, 2018 and approved by the Board on

September 11, 2018. The second phase includes the bulk of the amendments which covers the table of allowed uses, definitions, lighting, street trees, solar access, standards and guidelines, mobile home parks, administration, and building standards. The Commission indicated they would like to see the detailed redlines prior to holding public hearings. The redlines are scheduled to go before the Commission in the next few months. The third phase is the modeling to test some of the zoning parameters in the R/MD and R/HD zone districts. This modeling is in process with the work being done by Clarion. This project has a three month timeframe.

689 Main Street Rezoning – The Board approved an application to rezone 689 Main Street from PUD to the HCC zone district at the September 11, 2018 meeting. The Board also approved a fee waiver and parking credit request as an incentive to the property owners to preserve the historic building. The approval agreements have been drafted by the Town Attorney and will be brought back before the Board for consideration.

165 N 8th Street - The Planning Commission approved a subdivision exemption to subdivide this parcel into two parcels at the June 14, 2018 meeting.

1150 Highway 133 Cellular Antennas – The Planning and Zoning Commission approved a Special Use Permit for the installation of cellular antennas to be located on the roof of 1150 Highway 133.

418 Garfield Avenue – The Planning Commission approved a Minor Site Plan for an attached ADU to be located on a parcel owned by the Aspen Center for Environmental Studies. The ADU and proposed house are to be used for teacher housing and the chicken coop and garden are to remain on site to be used for ACES.

275 South 4th Street – The Planning Commission approved a Minor Site Plan Review for an ADU to be above a proposed garage.

Old Town Residential Zone District Amendment – The Board of Trustees approved an amendment to the OTR zone district correcting an error in the district boundaries. This amendment was approved on July 10, 2018.

167 Garfield Avenue – Staff reviewed and approved an Administrative Site Plan Review for a triplex at 167 Garfield Avenue. The three rental units would be 320 sq. ft. each. The building plans are currently being reviewed.

Zoning District Map – Planning Staff has been working with Roaring Fork Geospatial on updates and improvements to the Zoning District Map.

Roaring Fork Valley Regional Housing Authority (RFVRHA) – Planning Staff has been serving on the RFVRHA Affordable Housing Task Force and the Land Use

Task Force groups working on the Regional Housing Authority project. The results of the recent housing survey are being studied.

Red Hill Lofts – The Planning Commission approved a Special Review for the construction of a CHFA funded affordable rental housing project with 30 units to be located in two buildings located in the Kay PUD. The project is being developed by Aspen Pitkin Employee Housing, a nonprofit that is not associated with the Aspen Pitkin Housing Authority. Carbondale residents will receive priority. The developer informed the Town that they did not receive the requested CHFA tax credit funds and are looking into other means to fund the project. The applicants are still planning to request fee waivers at a future time.

Appeal of Staff Interpretation – River Valley Ranch (RVR) - The appeal of staff's interpretation of the UDC as it relates to the RVR driving range has been tabled until after the first of next year.

Property Inquiries – A number of properties were placed on the market around Town. As a result, Planning and Building Staff have been fielding numerous inquiries on those properties.

Prepared By: John Leybourne and Janet Buck

JH
Town Manager