

**MINUTES
CARBONDALE BOARD OF TRUSTEES
WORK SESSION
FEBRUARY 21, 2017**

CALL TO ORDER:

Mayor Dan Richardson called the Board of Trustees Work Session to order on February 21, 2017 at 6:00 p.m. in the Town Hall meeting room.

The following members were present:

Mayor	Dan Richardson
Trustees	Frosty Merriott
	Katrina Byars
	Heather Henry
	Ben Bohmfalk
	Marty Silverstein
	Erica Sparhawk

Staff Present:

Town Manager	Jay Harrington
Town Clerk	Cathy Derby
Attorney	Mark Hamilton
Utilities Director	Mark O'Meara
Recreation Director	Eric Brendlinger
Planning Director	Janet Buck

PLANNING & ZONING ANNUAL CHECK-IN

The Board met with the Planning & Zoning Commission (P&Z) for their annual check-in.

The following points were made:

- The P&Z recently accomplished adoption of the Unified Development Code (UDC); and they updated the Zoning District Map.
- The P&Z is utilizing the UDC in reviewing land use applications. Citizen comments on the UDC have been favorable. A lot of ADU's are being processed at staff level.
- The following large projects are under review: Carbondale Marketplace; 1st Bank; Roaring Fork School District Employee Housing; and Stein Mini-Storage Annexation.
- P&Z reviewed the housing RFP. The Town is going to wait and see what happens with the regional housing study before the Town acts on its own study.
- P&Z discussed short-term housing at three public meetings and held 2 public hearings on the issue. They felt that short-term rentals would be difficult to track and enforce so they recommended that they operate business as usual. Trustee

Byars stated that it is important to address the impacts of converting employee work force housing to short-term rentals. Staff should look at pro-forma and tax revenue and the Board will then revisit this matter in the fall/winter.

- P&Z is considering the following UDC revisions: revise variance criteria – grant variances for community or public benefit rather than hardship. Jay and Mark stated that they should use caution because there could be legal impacts; they would also like to revisit minimum lot area per dwelling unit (density).
- PUD's – Staff will create a PUD matrix which will include zoning, standards and fees and a list of variances associated with each PUD.

Philip Jeffreys, Aspen Skiing Company Project Manager, gave a presentation on tiny houses. Philip stated the Ski Co has installed several trailer coaches (tiny houses) on six acres at the Aspen Basalt Campground. They chose the trailer coaches due to the speed of delivery, cost efficiency, they are extremely high quality, they are resource efficient and innovative.

PARKS & RECREATION COMMISSION ANNUAL CHECK-IN

The Board met with the Parks and Recreation Commission for their annual check-in.

Eric informed the Board that the Commission has established their goals for 2017. The following points were made:

- The Commission is utilizing the Parks Master Plan to set priorities and make budgetary decisions.
- The Commission is addressing financial stability and sustainability – they would like to undertake a public awareness campaign to buy local. They have considered creating a foundation and they are considering ways to solicit donations.
- They are focusing on maintaining our existing amenities.
- The Commission is working collaboratively with the Bicycle, Pedestrian and Trails Commission to fill the gaps in the trails network.
- The Commission is partnering with the Colorado Parks and Wildlife Department to schedule a work day to create an additional boat ramp tie off and new launch area.
- The Commission would like to participate in an on-going effort to restore the banks of the Crystal River.

GARFIELD CLEAN ENERGY – CLIMATE ACTION PLAN REVIEW

Members of the CLEER AND CORE staff were present at the meeting.

Trustee Sparhawk explained that the purpose of the Plan is to update the goals and strategies of the 2006 Carbondale Energy and Climate Protection Plan.

The community of Carbondale spends over \$7 million annually on building energy use.

CLEER held three Citizen Advisory Group workshops. Also, the Environmental Board provided extensive input.

Discussion ensued.

The Board inquired about the measureable progress to date. Erica stated that CO2 emissions have been reduced 25% since 2005, with 35% projected by 2020. The Board asked how much did this effort cost? GCE staff did not know.

The major goal is for Carbondale to be carbon neutral by 2050. GCE's memo provided targets for emission reduction. GCE staff asked the Board if they believe the proposed targets are realistic. Mayor Richardson responded he feels that carbon neutrality should be a vision rather than a goal because there is no proper definition. The Board did not reach consensus on emission targets but they did agree that we need measureable, achievable, accountable numbers.

Trustee Henry posed the question should we be focusing on resiliency to climate change impacts (fires, floods, etc.) and job creation in environmental fields rather than focusing on emission targets.

The Board agreed that another work session is needed. The work session has been scheduled for April 18th.

ADJOURNMENT

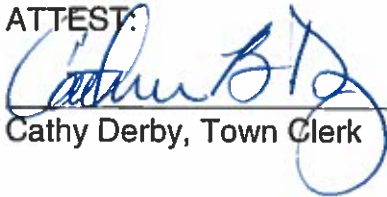
The February 21, 2017 work session adjourned at 9:15 p.m. The next regular scheduled meeting will be held on February 28, 2017, at 6:00 p.m.

APPROVED AND ACCEPTED



Dan Richardson, Mayor

ATTEST:


Cathy Derby, Town Clerk