

**MINUTES
CARBONDALE BOARD OF TRUSTEES
SPECIAL MEETING
JULY 18, 2017**

CALL TO ORDER:

Mayor Dan Richardson called the Board of Trustees Special Meeting to order on July 18, 2017 at 6:00 p.m. in the Town Hall meeting room.

The following members were present:

Mayor	Dan Richardson
Trustees	Marty Silverstein
	Erica Sparhawk
	Heather Henry
Arrived After Roll Call	
Trustees	Ben Bohmfalk
	Frosty Merriott
Staff Present:	
Town Manager	Jay Harrington
Town Clerk	Cathy Derby

CONSENT AGENDA

Trustee Silverstein made a motion to approve the Consent Agenda. Trustee Sparhawk seconded the motion and it passed with:

4 yes votes: Richardson, Henry, Sparhawk, Silverstein

Trustee Merriott arrived at the meeting.

DAY CARE DISCUSSION

Members of the Aspen to Parachute Cradle to Career Initiative, Carbondale Childcare Coalition and the Aspen Community Foundation were present for the discussion.

Discussion ensued.

Mayor Richardson asked what are the hurdles facing childcare in the valley. The hurdles are: affordable space, affordable land, staffing (finding qualified teachers), and the zoning code.

Trustee Bohmfalk arrived at the meeting.

The childcare providers had made the following recommendations:

- Create some zones where childcare is a use by right
- Expand zones where childcare is allowed by special review
- Change the parking requirement
- Review Basalt's new zoning as a model to encourage space for childcare development
- Consider allowing a zoning holiday on the Blue Lake property at 8th and Merrill to allow the facility to expand

The Board agreed that the Planning & Zoning Commission should:

- Evaluate the UDC and zoning requirements for daycare to make sure there aren't any unreasonable restriction and the appropriate review processes are designated
- Consider adding childcare as a special use permit back to the industrial zone.
- Review the parking requirement for daycare
- Make sure the Unified Development Code revision includes the youth center definition

Discussion ensued on the possibility of creating a childcare impact fee for developments or a childcare dedication fee in lieu of a park dedication fee where pocket parks are planned. Also, possibly create a voluntary real estate assessment fee which could be dedicated to affordable housing and/or daycare.

It was agreed that any development fee updates and/or reallocation of current fees would be reviewed by the Trustees. The Board directed staff to "flag" the next development application and see if changing the fees would make sense.

AFFORDABLE HOUSING DISCUSSION

Regional Housing Authority

Dave Myler and Bill Lamont were present for the discussion on the status of the Regional Housing Authority.

Dave informed the Board that the Draft Intergovernmental Agreement has been circulating among the potential members which is the first step in creating the Authority. They are currently waiting for feedback. A Request for Proposal (RFP) has also been drafted for a regional housing needs assessment. Dave and Bill do not yet know how much money they will ask each entity to contribute to the study. They stated that it may be possible for non-members to have peripheral participation.

Artspace Study Grant Application

Jay stated that the Town has submitted a Department of Local Affairs (DOLA) EIAF grant application requesting \$30,000, with a \$30,000 pledge for matching funds from the Town (\$25,000) and the Creative District (\$5,000). The money would be used to initiate a feasibility and arts market study to determine if Carbondale is an ideal location for mixed use live/work artist housing.

Rental Housing Guidelines

Jay told the Board that staff has only applied the Guidelines to one project – Cooper Place. It was difficult to find renters who met the 80% AMI so the pool was opened to 100% AMI. However, the rent was maintained at the 80% AMI level.

Short Term Rentals

Jay stated that at a previous Trustee meeting the consensus was to minimize regulations on short-term rentals. The Town recently entered in to a contract with Airbnb to have local taxes collected and submitted directly by Airbnb.

Town-Owned Housing

The Town owns five (5) employee housing units. One of the manufactured homes is being kept vacant during the bridge construction in case we need temporary staff housing. The house in Gateway RV Park has some deferred maintenance and will require some upgrades over the next few years.


Voluntary Real Estate Assessment (RETA) Fee

Mayor Richardson stated that he will talk to KT at the Garfield Housing Authority to see if there is an interest in administering the RETA. He will do more research and report back to the Board.

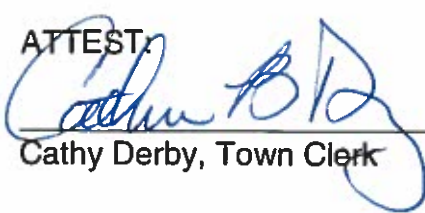
ADJOURNMENT

The July 18, 2017 work session adjourned at 8:35 p.m. The next regular scheduled meeting will be held on July 25, 2017, at 6:00 p.m.

APPROVED AND ACCEPTED


Richardson, Mayor

ATTEST:


Cathy Derby, Town Clerk

