

**MINUTES
CARBONDALE BOARD OF TRUSTEES
WORK SESSION
MARCH 20, 2018**

CALL TO ORDER:

Mayor Richardson called the Board of Trustees Work Session to order on March 20, 2018, at 6:00 p.m. in the Town Hall meeting room.

The following Carbondale Board of Trustees members were present:

Mayor	Dan Richardson
Trustees	Heather Henry
	Frosty Merriott
	Ben Bohmfalk
	Marty Silverstein

Absent:	Luis Yllanes
	Erica Sparhawk

Staff Present:	
Town Manager	Jay Harrington
Town Clerk	Cathy Derby
Planning Director	Janet Buck
Attorney	Tarin Udall

COLORADO COMMUNITIES FOR CLIMATE CHANGE (CC4CA) PRESENTATION

Jacob Smith gave a presentation on the Colorado Communities for Climate Change (CC4CA) organization. The key points made are as follows:

- It's a coalition of local governments focused on pooling their resources to protect Colorado's climate
- How it works – every member has an equal seat; policy positions require unanimous support
- The organization primarily focuses on lobbying at the state level
- It's a very lean organization with no office overhead, no permanent staff; their lobbyist is contracted
- Dues are based on community size – for a population 2,000 – 49,000 a BASE membership is \$5,000 and a CORE membership is \$10,000

NORTHWEST COLORADO CULTURAL HERITAGE PROGRAM

Nancy Kramer, Program Coordinator for the Northwest Colorado Cultural Heritage Program gave a presentation on the program. The key points made are as follows:

- Cultural Heritage Tourism is about more than tourism; it's a collective and regional insight directed toward the goal of discovering how to preserve a sense of past and place while balancing change and promoting sustainability in communities and in the landscape.
- They provide cooperative marketing and branding
- They provide community gateway signs which they place at significant sights (they are in the process of creating signs for Carbondale)
- They partner with museums, chambers, municipal and county governments, etc.

Their fourth annual summit will be held in Rangely in April. They will be focusing on scenic byways.

JOINT MEETING WITH THE PLANNING & ZONING COMMISSION

The Trustees held a joint meeting with the Planning & Zoning (P&Z) Commission and the following topics were discussed:

The Trustees asked if construction costs are hindering projects moving forward. Jay answered that the Stein project is the only construction project that isn't moving aggressively forward.

Trustee Henry asked if we need to address a recent Op Ed in the Sopris Sun that stated that there is a perception that it is extremely expensive to develop in Carbondale. Both the BOT and P&Z do not agree with the perception – there is level of construction quality that we expect.

PUD'S

Janet stated that PUD's are a nightmare to administer. The Uniform Development Code attempts to avoid creating future PUD's. The Board asked if we should reach out to HOA's and ask them if they would voluntarily extinguish their PUD's. It was noted that attorney Mark Hamilton previously cautioned the Board that this is a very complex issue. Should we amend PUD's that fit in underlying zoning and make them use underlying zoning. The Board would like the website to provide an informative page on PUD's and possibly have a pop-up GIS map.

UDC AMENDMENTS

Trustee Bohmfalk asked if we want to address bandit units.

The Board suggested that amendments to the UDC should include:

- Light temperature thresholds
- Encourage window treatment to reduce lighting and provide insulation of Windows

CHILDCARE

Angela Lowrey, representing Little Blue Daycare, was present at the meeting.

Previously the Board had a discussion on how they can help daycares in Carbondale. The BOT suggested that they could possibly help through zoning and planning.

It's hard to find space for daycares (for more than seven children) in Carbondale due to the onerous state requirements.

At a previous meeting P&Z contemplated allowing daycares in the Industrial Zone and they agreed that it is not a good idea. It was suggested that it could possibly be handled though the site specific process. It was noted that the UDC is significantly more restrictive for daycares.

The majority of the Trustees agreed that daycares should be allowed in the Industrial Zone District through the Special Use Permit process.

It was agreed that the P&Z will consider and recommend where daycares should be encouraged.

Trustee Merriott stated that he has so much respect for the P&Z and he encouraged them to run for Trustee at the next election.

ADJOURNMENT

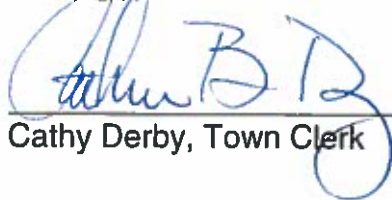
The March 20, 2018, work session adjourned at 9:15 p.m. The next regular scheduled meeting will be held on March 27, 2018, at 6:00 p.m.

APPROVED AND ACCEPTED



Dan Richardson, Mayor

ATTEST:



Cathy Derby, Town Clerk

