

MINUTES
CARBONDALE PLANNING AND ZONING COMMISSION
Thursday May 24, 2018

Commissioners Present:

Jennifer Gee DiCuollo
Michael Durant, Chair
Jeff Davlyn
Jay Engstrom, 1st Alternate
Yuani Ruiz, Chair Pro Tem

Staff Present:

Janet Buck, Planning Director
John Leybourne, Planner

Commissioners Absent:

Nick Miscione, 2nd Alternate
Ken Harrington
Marina Skiles

Other Persons Present

None.

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

April 26, 2018 Minutes:

Jen made a motion to approve the April 26, 2018 minutes. Jay seconded the motion and they were approved unanimously with Yuani and Jen abstaining.

May 10, 2018 Minutes:

Jen made a motion to approve the May 10, 2018 minutes. Yuani seconded the motion and they were approved unanimously with Michael, Jay, and Yuani abstaining.

Resolution 1 of 2018

Motion

Yuani made a motion to approve Resolution No. 1, Series of 2018, approving a Minor Site Plan Review, Special Use Permit and Variances for 379 Euclid Avenue. Jay seconded the motion and it was approved unanimously.

Jeff arrived at 7:08 p.m.

PUBLIC HEARING – Subdivision Exemption and Alternative Compliance

Applicant: Christine Interlante - Location: 737 Colorado Avenue

Motion to close the Public Comments

Janet explained that this is an application for a Subdivision Exemption, and a request for Alternative Compliance. She stated that you are required to hold a public hearing and to approve the application, or deny it. She said that you may also continue the public hearing.

Janet stated that the applicant would like to divide a 9,000 sq. ft. parcel into a 6,000 sq. ft. lot and a 3,000 sq. ft. lot.

Janet said that Lot A would be vacant. She stated that an existing single family home, which is on Lot B would remain.

Janet stated that the lots meet the minimum lot area, width and depth. She said that they also meet the pervious surface requirements.

Janet explained that the UDC requires one off-street parking space for the existing single family on Lot B. She said however, the parking for that house is currently located on Lot A.

Janet continued by saying that the applicant submitted an Alternative Compliance proposal to utilize the on-street parking spaces rather than creating a new curb cut for Lot B. She said if we require on-site parking, two diagonal spaces on the street would be lost. She stated that the applicant's representative met with the Public Works Director and myself and we agreed that it made sense.

Janet stated that the parking for Lot A would be done when the lot is developed. She noted that the parking would be accessed via the alley.

Janet stated that some utilities cross Lot A to serve Lot B. She said that she included a condition that the utility lines need to be relocated to within an easement before the plat is recorded. She explained that because utility work needs to be done, she recommends that the applicant be allowed six months to record the plat.

Janet stated that she is supportive of the proposed subdivision exemption. She said that this property is located in the Downtown/Old Town Periphery area in the Comp Plan. She said that this neighborhood represents an opportunity for incremental multifamily residential infill. She said that she recommends approval with the findings and conditions in the Staff report.

Jay asked if there was anything in the UDC about parking being accessed from the alleyway.

Janet answered that the UDC encourages alleyway parking.

Michael asked if the current curb cut that goes to Lot A go away.

Janet answered yes and that we would gain more diagonal parking. She said that the parking would be off the alley.

Bob Schultz of Robert Schultz consulting introduced himself and the applicant Christine Interlante. He pointed out the location of the home at 737 Colorado Avenue. He said that they came up with this idea as it is in scale with the neighborhood and it would allow Christine to build an additional house with a potential ADU as well.

Bob explained that meeting the requirements for a subdivision seemed pretty straight forward. He said the parking was the only challenge and that this was a chance to clean up something that may not have been ideal when it was originally done. He said that there is a possibility of putting one parking space on the property in front of the house and putting another curb cut in. He said that the Town has spent a lot of money on the surface for the street and that it adds another compromise to the street. He said that we could eliminate the potential curb cut and an existing curb cut. He said that Christine was willing to fend for herself on parking, which he said half of Old Town already does.

Bob said that when the new structure gets built the parking would be on the back of the lot as the UDC prescribes now.

Bob stated that another important condition is the six month time period prior to recording the plat as Janet has recommended.

Public Comment

There was no public comment.

Motion to close the Public Comments

A motion was made by Jen to close the Public comments. Yuani seconded the motion and it was approved unanimously.

Jen said that she did not have any concerns if Janet and the Public Works Director were happy with the parking solutions. She said that it meets the objectives for infill and that it is a fine application.

Jeff stated that he is supportive for the same reasons and that he too liked the infill.

Jay also agreed.

Yuani stated that his preference would be to have onsite parking.

Jay asked if removing the current curb cut should be a condition.

Janet stated that it was in the text but that it was not a condition. She said that it could read that the applicant shall be responsible for the cost of taking out the curb cut and establishing the streetscape including construction of a sidewalk and landscaping and any adjustments to the irrigation system prior to recordation of the plat.

Bob clarified that there would not be any new sidewalk.

Michael asked what landscape would be required.

Janet answered grass.

Bob stated that there was an existing landscape area between the curb and the sidewalk, which we would extend that. He said that there was a landscape island just past the driveway and connect over there with a drain.

Michael asked if that would be condition #13.

Janet said yes to keep it separate and that she might reorganize them.

Motion

Jeff made a motion to approve the Subdivision Exemption and Alternative Compliance for Off-Street Parking with the recommended findings and conditions adding condition #13, that the applicant shall be responsible for the cost of taking out the curb cut and establishing the streetscape with irrigation and landscaping. Jay seconded the motion and it was approved.

Yes: Michael, Jen, Jay, Jeff
No: Yuani

CONTINUED PUBLIC HEARING – Special Review for Site Plan & Architectural Design Applicant: Red Hills Lofts, LLC Location: Lot 12B, Kay PUD (Dolores Way)

John explained that Red Hill Lofts, LLC is requesting a Special Review for Site Plan and Architectural Review as allowed under Section F of the Amended and Restated Zone Text for the Kay Planned Unit Development.

John stated that the owner of the property is Aspen Pitkin Employee Housing, (APEH) Inc. a non-profit developer of affordable housing. He said that it should be noted that APEH is in no way associated with the Aspin Pitkin Housing Authority.

John said that the special review is to “allow property owners/developers the opportunity to propose projects that require certain flexibility from the specific regulations and standards of this Planned Unit Development to further the goals of the community with respect to transit oriented development, live/work arrangements. He said that it is the Town’s desire to provide certain incentives, within the limits set forth herein to achieve such goals.”

John said that the request is to allow residential units on the ground floor as well as a request to utilize UDC standards for parking.

John stated that the proposal calls for 30 affordable rental units in total with 18 units in one building on two floors and 12 on two floors in the other building.

He outlined the following;

14 studio units with 416 gross sf per unit
12 1-bedroom units with 624 gross sf per unit
4 two-bedroom units with 936 gross sf per unit

These sizes meet the housing guideline standards as adopted by the Town.

The applicant is utilizing the UDC parking standards as follows:

1.25 spaces per studio unit for a total of 17.5 spaces
1.5 spaces per 1-bedroom unit for a total of 18 spaces
1.75 spaces per 2-bedroom units for a total of 7 spaces

John said that in total the applicant is proposing 42 parking spaces.

John stated that the Kay PUD would require that 60 parking spaces be provided at a ratio of 2 spaces per unit.

John stated that Staff is supportive of using the UDC for the parking standard for this project as this keeps with the established PUD policy.

John stated that the applicant has provided a landscaping plan that is generally in conformance with the PUD requirements. He said that an item to note is that the PUD requires sixty trees to be planted on site. He stated that the applicant is proposing to plant thirty one trees on site and that the remainder be planted elsewhere in the PUD or on the Community School property. John stated that Staff is supportive of the proposal but will need to have verification that the trees have been planted off site. He said that this has been made a condition of approval.

AFFORDABLE HOUSING MITIGATION

John stated that as part of the original approvals for Lot 12B, a Community Housing Agreement (CHA) was submitted and approved. He said that this CHA included 3 AMI units and 4 owner occupied units.

John explained that Red Hill Lofts is proposing to make all of the 30 units a mix of 50% to 80% AMI. He said that the exact range of the specific units has yet to be determined and will be reviewed by staff and the Garfield County Housing Authority. He added that in addition to the 30-unit proposal, the affordable unit in Building A, unit 2654 would be permanently deed restricted.

John stated that the Garfield County Housing Authority, who manages the Town's housing program, will be qualifying tenants for the project. He said that qualified tenants

must be a full-time employee in the Roaring Fork River Drainage Basin located from Aspen to Glenwood and the Crystal River drainage including Redstone and Marble. He stated that priority is given to persons who live or work in the Town of Carbondale. John stated that the rental rates will be governed by the current Town Housing Guidelines.

CRITERIA FOR APPROVAL

John stated that the Special Review Use shall only be approved by the Planning and Zoning Commission upon findings that the proposed development project is determined to be consistent with all of the applicable criteria. John said that Staff is of the opinion that the application is in conformance with the criteria

TRAFFIC

John said that the applicant has provided a memo dated December 28, 2017 from Sopris Engineering to Dan Roussin of CDOT. He stated that CDOT and Sopris Engineering have indicated that the project will not require an Access Permit for the Highway 133 Intersection. He continued by saying that the Public Works Director indicated that he agrees with the memo and CDOT's comments and that it should be noted that the project with a 100% residential use is indicated to be either at or below the original approved use.

John said that the Public Works Director and Yancy from Sopris Engineering are here to answer any questions.

Jeff stated that they were told in a previous meeting that the intersection of Highway 133 and Dolores Way was the worst performing intersection in the Town.

John answered that it was at a Level F.

Jeff asked if the Public Works Director thought that this would be an issue.

Kevin Schorzman, the Public Works Director, stated that the context of his review was that this intersection was already functioning at a Level F. He said that Balentine's planning approval for the land use that was previously approved would probably have generated more traffic than this application.

Jeff asked what the timeline was for improvements for this intersection.

Kevin said that there is not a timeline in place. He said that mitigating parking on Dolores Way is in the works to make traffic flow better, regardless of this application. He said that there is re-striping happening this weekend, which will help the intersection function better. He said that the long term vision for this intersection is a right turn in and right turn out with an extension of Dolores Way to the south connecting near Grand Junction Pipe on Highway 133. He said that this would be a good solution if a round-

about was placed in this location, which would make a safe turn for Dolores to get to the round-about to go north on Highway 133.

Michael stated that it was his understanding that this has always been CDOT's intention with the access control plan with a right in and right out intersection. He said that the challenge currently is that we do not have the round-about yet. He said that he does like the lane delineation with the striping.

Kevin said that we did narrow up the turn lanes to provide more distance on the north side of Dolores Way for the larger trucks turning in off the highway.

The applicant, Sherrie Sanzone, introduced herself. She stated that she is a board member and executive director of Aspen Pitkin Employee Housing Inc., (APEH). She said that they have no affiliation with APCHA, which is a governmental agency for affordable housing in the upper valley. She said that their organization is a non-profit and was started in the late 1970's with the mission of creating affordable housing.

Sherrie introduced Wayne Stryker from Stryker Brown Architects. She said that he is also a longtime board member. She also introduced Yancy Nichol the civil engineer.

Sherrie explained that their mission, which started in the late 1970's, was to create affordable housing with a focus on the upper valley. She said that they have extended their mission to include the overall valley. She said that in the last 3-4 years that they have been looking at many properties that would meet important criteria for them. She said that one would be that it is in an existing jurisdiction like the Town of Carbondale and that it is served well by high speed transit. She said that with the BRT system and the Carbondale Park and Ride system that this property was attractive to them. She said that this property was adjacent to the commuter and recreation trail for an option of walking and biking. Sherrie said that it would also fit into an existing neighborhood fabric.

Sherrie said that they are also passionate about solving problems and that Carbondale has a housing problem. She said that they have commissioned market studies, which is underway now that is being updated. She said that lower income housing is in demand and that there is a 1% vacancy. She said that they have wanted to focus on not only lower income but for rental housing. She added that historically rental housing is not what developers want to build because it requires a long term commitment. Sherrie said that is what they do and that they are excited to do this in Carbondale.

Sherrie outlined the site map on the overhead screen for the Red Hill Lofts and how it fits into the existing Kay PUD, Satank, Carbondale Community School and the Mountain Valley Mobile Home Park neighborhoods. She said that the site plan also highlights the trail connector, which was built as part of Balentine's project for this building. She said that it connects to the Rio Grande trail as well as the Carbondale Park and Ride.

Sherrie explained that they are using the original footprint of the building that Rick Balentine had been proposing over the years. She pointed out reference points and its

location on Dolores Way. She noted the view shed protection line, which honors the view for the Carbondale Community School and that it will always have views of Mount Sopris. She said that their designs will honor this view and is part of their proposal. Sherrie pointed to the core or heart of their project, which would be a gathering area where residents would be able to spend time. She said that it would include mailboxes and furniture for hang-out space and possibly an outdoor ping-pong table. She said that they also have a BBQ and fire pit as a part of the project.

Sherrie said that they are also proposing a community garden and a storage area for large toys such as kayaks and bikes etc. She pointed to onsite bike parking in several locations. She showed areas on private areas for hanging bikes outside as well as inside.

Sherrie stated that they are providing forty-two parking spaces. She said that they are also providing alternative ways for people to travel, which is a requirement of their application. She said that not providing too much parking encourages people to use alternative ways of traveling.

Yancy Nichol of Sopris Engineering outlined the history of the traffic. He explained the original Lot 12 of the Kay PUD, which was granted in 1993. He said that CDOT had required the left and right turns onto Highway 133.

Yancy explained the history of the traffic trip generation as well as the application that is before you today. He explained the previous plan by Balentine with the mixed-use building, which was estimated to generate eighteen a.m. and eighteen p.m. vehicle trips. He said that the thirty units before you today is estimated to have fourteen a.m. and sixteen p.m. vehicle trips per day. He said that if it were mixed-use that it could be a wild card whereas the residential use is pretty consistent. Yancy stated that this application would have less traffic than the previous proposals on this lot. He said that the reduction in trips could be as much as twenty percent for those that could be walking or biking.

Yancy commended the Town for the access control plan and the projects that have already been completed including the round-about on Main and Highway 133 as well as the bridge. He said that he does not know when the funding will come for future road improvements.

Sherrie added that because these would be rentals that they will have a professional management company that will manage the property. She said that they will also manage their parking plan and that each tenant knows how many vehicles each unit will be allowed. She said that this is the plan to manage parking overflow.

Wayne Stryker said that their company has a long history of building and managing affordable housing. He said that their goal has always been to provide more than what is necessary to what is desired. He explained their design conceptual that would reflect mountain living. He said that all of the units have a washer and a dryer as well as a full kitchen. He said that the design would help get daylight into the corridors. He said that

there would be oversized private balconies and that there would be vegetation planted to give more privacy.

Wayne said that there would be a color palette that is in the existing Balentine building.

Sherrie said that in closing that their passion was to provide affordable housing within the existing community fabric and that that is why they believe that this property is ideal for a project like this.

Jay asked if there was an access on the south portion of the property.

Sherrie answered yes there is.

John stated that those easements run through all of the lots of the Kay PUD.

Jay asked if the strip of landscape on the northeast corner was going to impede access.

Sherrie said that they are not impeding on their circulation.

Jeff asked what other projects the applicant has done.

Sherrie answered that they developed, own and operate Hunter Long House, which is in Aspen. She said that they also entitled and developed Trainers Landing at the base of Shadow Mountain, which was then transferred to another entity. She said that they helped bring Habitat for Humanity to the valley. She said that in addition that they help with affordable housing discussions and moving them forward in other locations as well.

Wayne said that they have done workforce housing.

Jen asked Janet how other locations are going to be selected for trees.

Janet said that they will work with the Town Arborist and Public Works to select the locations.

John said that they will also talk to other property owners in the Kay PUD to see if they would like to add trees to their sites because it is pretty barren.

Michael said that it would be good to keep the trees in the PUD.

Pat Hunter, 1131 County Road 106 said that a few years ago that they had some negotiations with CDOT over the access plan. He said that they had support from the Garfield County Commissioners and that in the last second that it was changed by Dan Roussin and then they wound up with nothing at Dolores Way and Highway 133. Pat said that he had said that they may get a round-about at the Dos Gringos intersection, which would allow us to do the sling shot. He said that the longer stripes will help. He said that he has been in Satank for fifteen years. He said that he knows that there is a lot of support for more housing and that the estimate of cars is speculative. He said that

we are seeing more traffic every day. He said that the businesses are growing and that the school generates a lot of traffic because the parents like to drive their kids to and from school. Pat said that they are hoping to get intersection lights, he said that he could not see the center lane on a rainy night. He said that Aspen has 3,000 units and is there still is not enough employee housing in Aspen. He said that taxes, school, fire department all go up when we add more people. He asked if this project was asking for a reduction of taxes and fees.

Sherrie stated that the code allows us to make this request.

Michael asked Pat to address the P&Z Chair only.

Pat said that you are giving up the revenue that would be produced to subsidize this project. He said that the main objective is to build employee housing for Aspen and it is close to the bus so they can catch the bus to get to work up valley. He said that this is a burden on our community. He said that we are subsidizing the Aspen businesses so that they can have more employees at a lower price.

Barbara Dills, 2646 Dolores Way said that she supports this project. She said that she believes that an all residential building will generate more traffic than a mixed-use building would have. She said that Osmia Organics has 6-10 vehicles daily for their employees, she said that she is delighted that they are succeeding. She said that the commercial units are putting a lot of pressure on the residential units for their parking. She said that she is a proponent of rental housing for people that can't afford to buy. Barbara said that their building has been on pins and needles over what Rick was going to do with this lot. She said that seeing this design and knowing that it will blend in with their building is wonderful. Barbara said that we look forward to creating one community. She said that this application has had a lot of thought put into it and that they do not even have storage for kayaks in her building. She said that their fear was that it would be another Double Diamond business, which would have been disastrous for us. She said that her neighbor to the west, Wagner Rentals, has been great working through issues. Barbara said that she feels for her Satank neighbors that have been there for many years. She said that one of the danger points in the intersection is that people pull way ahead of where they should just to be able to see in either direction. She said that police presence would be helpful to make it safer and to keep people from pulling out. Barbara said that police directing traffic in the morning with the school traffic would be a great safety benefit to the community. She said that the morning traffic is the worst and that it is death defying to cross Dolores Way itself. She said that behavior changes could help with the help of law enforcement to get people to stay back on Highway 133.

Tamara Monterano, said that she has lived here for fifty-five years and that she is the fourth generation of seven in the Roaring Fork Valley and that she lives in Satank. She said that her issue is safety. She said that she has many pictures of the congestion on Dolores Way, she said that it took her twelve minutes to go to Carbondale today. She said that there are times that there are 3-4 eighteen wheelers lined up, which she has pictures of. She said that there are also fifty-five cars coming out from the school, UPS,

Satank residents and the school bus. She said that it is impassable in the morning. Tamara said that she was flipped off twice coming here today and that people are going too fast and that they tailgate. She said that she has tried to get a cop down there but that they are shorthanded and that we need more cops. She said that if you have more people come that you need more cops. She said that it is our only way in and out of our neighborhood, she said ideally you would like to have two. She said that a round-about at Dos Gringos is double using the highway and that you might get slammed from traffic going over forty-five miles per hour. Tamara said that it is taking a quality from our life to live here and we are taxpayers. She said that Pat is right and that taking on more is pushing people like me out to accommodate for people that work in Aspen. She said that she worked in Aspen and made \$5 an hour forty years ago. She said that they worked four jobs to work and maintain our property. She said that we did not have affordable housing and that nobody handed us that ticket. Tamara said that she would like to see Dolores Way without one single car parked on it, on either side. She said that a UPS truck could not even get through today. She said that if her house catches on fire and that she has shouldered the taxes for all of these years that I'm entitled to have a fire truck. She said that she was an EMT firefighter for fifteen years here and that you will not get down Dolores Way fast. She said that the morning is the worst and that it is also bad at 5:00 p.m. She said that she is a nice person and that there are rude people and that she is not sure about the entitlement attitude is coming into this valley. Tamara said that you come here for the paradise and that you then do everything to change it. She said that she does not mind affordable housing as long as the impacts don't fall on the taxpayers' shoulders the whole time. She said to please follow what Kevin said about not allowing parking on either side of Dolores Way.

Joe Burleigh, 65 Pine Street said that Dolores Way is a problem that has to be addressed. He said that when there is parking on both sides that it is a one lane road. He said that he has come close to getting hit by a semi.

Motion to close the Public Comments

A motion was made by Jeff to close the Public comments. Jay seconded the motion and it was approved unanimously.

Michael clarified with Janet that parking on Dolores and within the Kay PUD is not in their purview.

Janet said that the Public Works Director is here and he is listening to the concerns so it is in his purview and that he would take any recommendations that the Commission would like to pass on.

Michael agreed that parking on Dolores Way is an issue. He said that in turn that he had lunch at the Silo and that the only place to park was on Dolores Way.

Jeff said that he sees the problem with the businesses that do not have the parking on site. He said that some businesses do have parking lots. He said that he was surprised that there was a reduction in parking for this application from what the PUD requires, which is sixty spaces and that there are forty-two in the application. He said that he

does not know the mechanism to address the problems that we are hearing from the public.

Michael said that we could make a condition that they cannot park on Dolores Way but that it would not be enforceable.

Jeff said that maybe we should have the PUD address the parking as a whole.

Yuani said that he does not think we are adding to the parking problem. He said that we put in parking for the residents only and that they are vacant.

Jeff said that the PUD has a requirement for the number of spaces onsite and that this applicant is asking for a reduction.

Yuani said that we developed the UDC in order to get projects like this. He said that Carbondale has been trying to get one and two bedroom apartments and that there is a need for that. He said that they are providing what we need and that the management is a valuable thing.

Further discussion ensued about parking.

Jen said that we are talking about everything but this application. She said that we need to do everything we can outside of this application regarding Dolores Way to fast track with CDOT to get the improvements made. She said that having a transit oriented application is great and that they will have incentive to get on the bike path or catch a bus. Jen asked how the applicant will work through the rental process and the prioritization.

Sherry said that employed Carbondale residents would have the first priority to rent units in this project. She said that the intent is to serve the need in Carbondale. She said that we don't want to encourage people to drive.

Jen said that she was looking through the unit floor plans and that there is not a whole lot of closet space even in the studio plans.

Wayne said that if you add closet space that it would come out of living space. He said that our group appreciates the need for closet space and that they might be able to increase the closets.

Jen added that she would recommend doing designated bike parking.

Sherry said that they do have a lot of bike parking.

Jay said that he thinks it is a great project. He said that it is hard because Carbondale is seeing some growing pains.

Michael said that he agrees with Yuani and that when we were doing the Comprehensive Plan and the UDC that this was the building that we had in mind. He said that he agrees with other Commissioners and that Dolores Way and Highway 133 intersection is a mess and that it is a State highway and that they are going to do what they want. He said that the Town can do things on Dolores Way to mitigate and help with this. He said that we don't need to burden your project with CDOT's bad decision many years ago.

Jeff asked Staff if we will see this applicant again.

John stated no and that the Board will only see the fee waiver. He said that the P&Z is the approving authority.

Michael clarified that if there were commercial on the ground floor that we would not be here tonight.

John answered yes that it correct.

Jen stated that she agrees that commercial adds more traffic than residential units.

Motion

Yuani made a motion to approve the Red Hill Lofts Special Review for Lot 12B, Kay PUD with findings and conditions and the Resolution No. 2, Series of 2018. Jen seconded the motion and it was approved unanimously.

Yes: Michael, Jay, Jen, Jeff, Yuani

No: none

Garfield County Referral – Gianinetti Spring Creek Guest Ranch

BACKGROUND

Janet stated that the Planning Staff received a referral from Garfield County. She said that the application is for a Lodging Facility and Event Center/Meeting Facility for the Gianinetti property located off of 8th Street and Cowen Drive (just east of the Country Inn). She said that the property is 83 acres and it is zoned Rural.

Janet said that attached is a portion of the Land Use Application for the Lodging Facility. She said that there is a second application for the Event Center/Meeting Facility. She continued by saying however, that wasn't included in this packet since it includes the same documentation except for some technical issues. She said to let Staff know if you would like to see both applications in their entirety.

DISCUSSION

The Event Center/Meeting Facility would include:

- Existing 1500 sq. ft. Pavilion
- Proposed 4800 sq. ft. Community Event Barn
- 100 to 200 person capacity
- Approximately one event per week – thirty events maximum per year
- Events close at dark
- May through October
- Water – wells
- Wastewater – OWTS

The Lodging Facility would include:

- Nine cabins – 400 to 700 sq. ft.
- Stick built – IRC
- Lodging available year round

Janet explained that the application states that while the potential income is important, the Gianinetti family would like to preserve the agricultural and rural atmosphere for the foreseeable future.

2013 Carbondale Comprehensive Plan

The Gianinetti property is not in a potential annexation area in the Town's Comprehensive Plan. It is designated as a "Significant Parcel" on page 74 of the Comprehensive Plan.

Page 73 of the Comprehensive Plan includes the following language:

The mapped significant parcels are the remaining intact, large private parcels, many of which function as working agricultural land (Figure 4.33). The community views these parcels as important components of the current and future geography of Carbondale. The intent is that the county coordinates with the Town of Carbondale regarding future development on significant development on significant parcels.

The property is also designated as "Priority Agricultural Lands" on page 75. On page 79, the Comprehensive Plan states that these lands:

1. Provide land base for food production, and
2. Geographically define the edge of town, and
3. Agricultural operators are an important component of Carbondale's economy, culture and heritage.

The Comprehensive Plan goes on to state the town should work with landowners to keep the agricultural operations and land base intact.

The Commission discussed the proposal and agreed that it was in compliance with the 2013 Comprehensive Plan. They asked Staff to send a letter of support of the Commission.

Mark Chain made a clarification that the guest cabins are limited to twelve bedrooms because of the septic system. He said that there might be 8-10 cabins.

Staff Update

Janet said that 1st Bank is getting ready to record and that the deadline is tomorrow.

John said that there are hits on the property that is to the north of the electric station that would be annexed to the Town.

John said that he is meeting with Tumbleweed's attorney regarding their sign issues.

John said that inquiries have been off the charts.

Both Jen and Yuani said that they will not be returning when their terms are up in August.

Janet said that we can start advertising for the P&Z seats in June.

Commissioner Comments

No comments

Motion

A motion was made by Yuani to adjourn. Jeff seconded the motion and the meeting was adjourned at 8:44 p.m.