

MINUTES
CARBONDALE PLANNING AND ZONING COMMISSION
Thursday May 26, 2022

Commissioners Present:

Nick Miscione
Marina Skiles
Nicholas DiFrank, Vice-Chair
Jarrett Mork

Staff Present:

Janet Buck, Planning Director
John Leybourne, Planner

Commissioners Absent:

Jeff Davlyn
Kim Magee
Jay Engstrom, Chair
Kade Gianinetti (1st Alternate)
Elizabeth Cammack (2nd Alternate)

Other Persons Present

Kyle Crawley, Executive Director of Stepping Stones

The meeting was called to order at 7:00 p.m. by Nicholas DiFrank.

May 12, 2022 Minutes:

Jarrett made a motion to approve the May 12, 2022 minutes. Nicholas seconded the motion, and they were approved unanimously, with Marina and Nick abstaining.

Public Comment – Persons Present Not on the Agenda

There were no persons present to speak on a non-agenda item.

Resolution 4, Series of 2022 – Subdivision Exemption, Minor Site Plan Review, Conditional Use Permit, Variance – 340 S. Second Street - ADU

Marina made a motion to approve Resolution 4, Series of 2022, approving the Subdivision Exemption, Minor Site Plan Review, Conditional Use Permit, Variance at 340 S. Second Street. Nick seconded the motion, and it was approved unanimously.

PUBLIC HEARING – Condo Exemption

Applicant: Stepping Stones of the Roaring Fork Valley

Location: 1150 Highway 133

John stated that this is an application to divide an existing building into two commercial units. He said that the Planning Commission is required to hold a public hearing and approve the application or deny it or the Commission may also continue the public hearing.

John stated that the building was built in 2006 and currently houses the offices and programs provided by Stepping Stones of the Roaring Fork Valley. He said that each unit

in the building is serviced by separate meters and shutoffs as required by the Unified Development Code (UDC) and parking is also in compliance.

John stated that parking is adequate with two spaces being reserved for the one unit and the rest for the Stepping Stones operation for a total of nineteen spaces.

John said that Unit C1 is 977 square feet and Unit C2 is 5327 square feet in size for a total of 6304 square feet.

John explained that the applicant is proposing to sell unit C2 if the application is approved to a business that sells healthy food meals for delivery. He said that the space has in the past held several other restaurant style businesses. He said that they have been talking to the Building Department regarding code issues to renovate the unit.

John stated that the building and associated improvements are in compliance with the UDC as well as the request for condominiumization.

John said that approval of the condominiumization will allow one of the units to be individually transferred.

Marina asked if the space that they are selling was previously a bakery/coffee shop? She asked if it was leased in the past.

John explained that it was leased when Stepping Stones bought the building. He said that they want to sell just this one space and keep the rest of the building for Stepping Stones.

Jarrett asked if this creates a separate parcel?

John explained that it is like a lot split for a building and the air space within the building can be separately owned by another entity. He said that the covenants and agreements are in the packet pertaining to maintenance, common elements and parking.

Nicholas asked how many parking spaces were dedicated to this one unit?

John explained that two spaces were dedicated to this unit with nineteen more for shared use, in front of the building. He said that Stepping Stones also has the residential building behind this building.

Kyle Crawley, Executive Director of Stepping Stones introduced himself and said that John summed it up pretty well. He said that we are looking to sell this piece of property and that we recently remodeled the rest of the building, which we have owned for three years. He said that the proceeds of the sale of this unit will go towards paying down the debt and that it is currently under contract.

John said that the business that is looking to purchase this property is currently in Basalt and is going to relocate to Carbondale, Tuesday's Foods.

Kyle explained further that Tuesday's Foods deliver food to the community that are ready made meals.

Further discussion ensued regarding traffic flow and the new business.

Marina asked if Stepping Stones had been using this space?

Kyle said that they were not using the space and that they have leased it in the past.

Nicholas asked Staff if the parking was adequate.

John said that when we met with the prospective buyer during a pre-application meeting with the Building Department that they confirmed that they would only be using the two parking spaces for their Staff. He said that they stated that vehicles would be coming and going from the front depending on their hours.

Motion to close the comment portion of the public hearing

Marina made the motion to close the comment portion of the public hearing. Jarrett seconded the motion, and it was approved unanimously.

Nick stated that a decision cannot be made on who the prospective buyer might be. He said that it could be another business with a higher use that we don't have purview to. He asked for clarification of air space.

Janet explained that it was from floor to ceiling with dimensions. She said that the building itself is a general common element, so it is owned by all of the condominium owners. She said that the lot remains as one lot and the covenants call out the shared maintenance.

Further discussion ensued regarding parking.

Motion

Nick made a motion to approve the 1150 Highway 133 Condominium Exemption Plat with the suggested conditions and findings from Staff. Marina seconded the motion, and it was approved unanimously.

Staff Update

Janet said that Builders FirstSource lumberyard is hoping to break ground in June.

John said that we met with the School District regarding the housing project by North Face Park. He said that they are looking at doing forty to sixty units. He said that it is similar to what was near the Third Street Center. He said that it would be between the new Fire District Training Facility and the ball fields and that they own the big parcel in the center.

Janet said that they have the same architect and that the School District is not required to go through our planning process and that they have offered to come before the P&Z and the Board of Trustees at public hearings. She said that the architect is talking with the current tenants near the Third Street Center to see what works and what doesn't. She said that people want more storage and a bike rack for every unit. She said they also wanted more storage for burly trailers for their kids.

Janet said that the School District wants to submit in August hoping to break ground next spring.

Further discussion ensued regarding a zone text amendment regarding storage.

Janet said that the Eastwood Storage facility property will be changing ownership in June. She said that he has been reviewing all of the previous development approvals and that he has been doing his homework.

Commissioner Comments

Marina said that she would like to talk about Carbondale Arts and the gift of properties to Carbondale.

The Commission discussed that the location of the First Friday public outreach location was not clear, and they suggested a map or clear specific location.

Janet explained that the Town has been working with Carbondale Arts and that they will have boards where the community can say what vision they have for the Town properties.

Further discussion ensued regarding the events planned for the public outreach for the Town properties.

Janet said that she could ask Lauren to email the Commission on the outreach plan for the Town properties to keep them up to speed.

Nicholas said that it was important to acknowledge a certain level of sensitivities, a sense of trust from the community.

Further discussion ensued regarding clarification of the Comp Plan Update outreach in regard to the Town properties.

Further discussion ensued about Janet's transition and the position of the new Planning Tech.

Further discussion ensued regarding Elizabeth Cammack and her absence from the Commission.

Motion to Adjourn

A motion was made by Marina to adjourn, Jarrett seconded the motion, and the meeting was adjourned at 8:06 p.m.