

## MINUTES

### CARBONDALE PLANNING AND ZONING COMMISSION

Thursday June 9, 2022

#### **Commissioners Present:**

Jay Engstrom, Chair  
Nicholas DiFrank, Vice-Chair  
Nick Miscione  
Marina Skiles  
Jarrett Mork  
Kim Magee

#### **Staff Present:**

John Leybourne, Planner  
Mary Sikes, Planning Assistant  
Kae McDonald, Town Boards

#### **Commissioners Absent:**

Jeff Davlyn  
Kade Gianinetti (1<sup>st</sup> Alternate)

#### **Other Persons Present**

Riley Soderquist, Carbondale Center Place LLC

The meeting was called to order at 7:00 p.m. by Jay Engstrom.

#### **Public Comment – Persons Present Not on the Agenda**

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

#### **Resolution 5, Series of 2022 – Condominium Exemption – 1150 Highway 133 – Stepping Stones**

Jarrett made a motion to approve Resolution 5, Series of 2022, approving the Condominium Exemption, at 1150 Highway 133. Nicholas seconded the motion, and it was approved unanimously.

#### **PUBLIC HEARING – Amendment to Major Site Plan**

##### **Applicant: Carbondale Center Place**

##### **Location: 900/920 Highway 133 (Lot 1, Carbondale Center Place)**

John said that this is a public hearing to consider an amendment to the Major Site Plan Review to allow construction of 52 carports.

John stated that in 2021, the Town approved a Major Site Plan Review to allow construction of two mixed-use buildings to include 76 residential units and 10,370 sq. of commercial space, which is currently under construction at Colorado Avenue and Highway 133.

John said that the self-storage facility to the east of these buildings is slated to have the living wall that was approved by the P&Z and the Board. He said that the applicant is

proposing to have fifty-two car ports against that east side and then on the northeast corner of the lot.

John said that Staff feels that the carports are a nice amenity to have on the site itself but we determined that we wanted to take this back to the P&Z and the Board for approval as it was a significant change to the approved Major Site Plan.

John said that the living wall that is going to be on the storage facility is still going to go forward and that there is a maintenance agreement between Carbondale Center Place and the storage facility owners for the maintenance of the living wall. He said that we thought that the carports there would enhance the wall for the portions that are not living to break up the monotony of the entire west side of the storage facility.

Nicholas disclosed that he has a professional connection to the owners of this property. He said that he has not been connected to this application. He said that he has no bias to being fair on this item.

Jarrett asked if this is a minimum requirement?

John stated that this is not a code requirement and that it is an amenity that the owners have proposed. He said that all of the parking requirements have been met.

Nicholas asked about the agreement for maintaining the green wall?

John said that the two owners have an agreement for the irrigation system and the maintenance for the living wall that is going to be located on the self-storage facility. He said that the carports are going to be located three feet, eleven inches from that wall, to allow for the irrigation system and maintenance along that wall.

John noted that the self-storage facility came back to Staff and said that they did not want to do the living wall with several scenarios. He said that Staff did not support their changes and they are moving forward keeping the living wall and the original approvals from the P&Z and the Board.

Nicholas commended Staff for holding the self-storage facility to their agreements. He said the living wall is one of the reasons he voted for their approval.

Jay asked for clarification of what documents didn't have the carports documented on them.

John said that they were on the civils but that they didn't come forward as part of the initial proposal as well as the recommendation that the P&Z made to the Board and the Board approval of the Major Site Plan Review. He said that is why we thought that it should come back.

Jay said that he recalls that they did show them in their presentation but not the ones up against the building so those are in addition to the ones that they showed previously.

John clarified that there are fifty-two carports with this amendment.

Jarrett asked about drainage.

John said all of the drainage has to be maintained on site, which is a code requirement, and it would be the same as if there was asphalt. He said that they will have drywells on site.

Riley Soderquist from Carbondale Center Place introduced himself. He said they were the developers of 1201 Main Street apartments, probably better know as Plosky's Deli and Kula Yoga. He said that we are here today because of Carbondale Center Place, with seventy-six units and ten thousand square feet commercial project. He said that we are excited and we are under construction right now. He said we love being in Carbondale and we love this community. He said that we are here today because we would like to get approval for fifty-two carports. He said not parking in the snow or sun is a great amenity. He said they drain to the front; he explained their other building having issues with snow removal. He said that they hope the carports will solve some of the snow issues possible.

Riley shared his screen showing the site plan and the location of the carports. He said that the carports are designed for the residents only. He said that they are hoping to have tenants for the commercial space that are not parking heavy. He said most likely there won't be any restaurants that go into the commercial space. He said that there are forty-eight units in the north building, which will be done by the end of the year. He said that the south building will hopefully be complete by February or March.

Riley said that there was a question of when these carports showed up. He said that he watched some P&Z and Board meetings. He said that he thinks that there was so much focus around the outside of the buildings that we through these in there right before one of the meetings. He said that he did see they were in there before a Board meeting but that there wasn't a good photo of them. He said that they didn't make it into the civil drawings, which is our fault and that's why we are here. He thanked the Commission for their time.

Marina asked what the material of the roof was?

Riley said that it was metal, and he showed the renderings as well as color/metal choices. He said that after speaking to Staff that to break up the storage facility wall that a dark color would be the best for that. He showed photos of Red Mountain Lofts in Glenwood Springs and the supplier pictures with a burnished slate color.

Marina asked about the materials for the columns and where they go.

Riley said that they would be steel and that they would be going into the asphalt.

Nicholas asked about the drainage.

Riley said that it would sheet flow off, in individual areas.

Further discussion ensued about the drainage.

Riley said that we talked to the tenants at Red Mountain Lofts and that everyone seems to be happy with them and how they are designed.

Jarrett asked which panels would be used and suggested picking ones that were better for sound.

Riley said that they haven't decided.

Riley said the carports would be assigned on a first come first serve on a rental basis.

Jarrett asked about the maintenance.

Riley said that they are long term holders, and we will probably own this site forever so it would be in our best interest to maintain them. He said that we wanted to keep them away from the buildings and four feet from the property line. He said that we will have bumpers, so people don't pull up over the sidewalk and go into Stein's wall.

Jarrett asked if the carports would be engineered to someday have solar on top.

Riley said that we looked at that but that it is much more difficult than you would think. He said that they added a second transformer, because the first one could only handle two EV charging stations. He said that the second one allows us to have up to eight EV stations. He said we'll start out with two and as everyone goes electric, we will be adding more and that we have the capacity for that. He said that we are putting a lot of solar on the two buildings and maxing out our roofs as much as we can.

Kim said that she has concerns about the maintenance of the living wall with only three to four feet of space.

John said that the living wall is part of Stein's self-storage, and the carports are three foot eleven inches from the property line and the living wall is a few more feet beyond that. He said that they think they can do it.

Kim told Riley that his proposal looks great.

Nick said that it looks like a great proposal.

### **Motion to close the comment portion of the public hearing**

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

Further discussion ensued about the living wall and the art murals.

Jay said that he had heartburn about the rental numbers with the addition of the carports. He said that he knows that they are doing affordable housing too.

Riley said that we have twenty-seven units in the one across the street and that we just went through a full cycle of a year and that twenty-six tenants resigned their lease.

### **Motion**

Nicholas made a motion to recommend approval of the amended site plan to allow construction of the carports with the conditions and criteria from Staff. Marina seconded the motion, and it was approved unanimously.

Yes: Jay, Nicholas, Nick, Kim, Marina

No: Jarrett

### **Staff Update**

John said that we'll keep you up to date on Janet's recovery.

John said that the Planning Director and Planning Technician jobs have been posted.

Mary said that the building department is busy with several homes submitted this week.

### **Commissioner Comments**

Marina said that her and Jarrett were at the outreach at First Friday, which she thought was very productive. She said that she wanted the gift and the opportunity zone to be considered in tandem and that she wanted that on the record.

Nicholas said that it is back to Downtown North.

Marina said that she learned about the mobile home park that was where the Town Center properties were and that she had talked to folks that used to live there.

Further discussion ensued regarding the Town properties and Downtown North.

Nicholas said that he was grateful for Elizabeth's resignation and that in the future we should be more proactive checking on an absent Commissioner.

Further discussion ensued about advertising for the open seat on the Commission.

### **Motion to Adjourn**

A motion was made by Jarrett to adjourn, Nicholas seconded the motion, and the meeting was adjourned at 7:52 p.m.