

MINUTES

CARBONDALE PLANNING AND ZONING COMMISSION

Thursday July 28, 2022

Commissioners Present:

Jay Engstrom, Chair
Marina Skiles
Kim Magee
Nick Miscione
Kade Gianinetti (1st Alternate)

Staff Present:

John Leybourne, Planner
Mary Sikes, Planning Assistant

Commissioners Absent:

Nicholas DiFrank, Vice-Chair
Jeff Davlyn
Jarrett Mork

Other Persons Present

Julie Pratt, Land Studio

The meeting was called to order at 7:01 p.m. by Jay Engstrom.

July 28, 2022 Minutes:

Nick made a motion to approve the July 28, 2022 minutes. Marina seconded the motion, and they were approved unanimously.

Public Comment – Persons Present Not on the Agenda

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

PUBLIC HEARING – Red Hill Annexation/Rezoning

Applicant: Town of Carbondale/The Land Studio

Location: Highways 133 & 82, County Road 107

John stated that this is a Petition and application for Annexation for a 25.95-acre parcel located to the north of the intersection of Highway 133 and Highway 82, which has been submitted to the Town. He said that the applicant is The Land Studio Inc. acting on behalf of the Town of Carbondale. He said that the proposal is to zone the subject property Open Space (OS).

John said that the Town of Carbondale owns a portion of the land in the Annexation Parcel and Colorado Department of Transportation (CDOT) owns a portion of the right-of-way necessary to access portions of the lower and upper Red Hill parking lots. He stated that CDOT also owns a portion of County Road 107 up to and including the entrance to the Red Hill parking lot access. He explained that CDOT is also a signatory partner on the Petition.

John said that when the Town of Carbondale acquired the Red Hill property, Garfield County and the Town of Carbondale entered into an agreement which included a requirement that the Town of Carbondale annex the Red Hill property, including the CDOT portion of right-of-way.

John continued by saying that The Town of Carbondale has completed extensive trail work on Red Hill and made significant improvements to the lower and upper parking lots adjacent to Highway 82, achieving the goal of enhancing safety for trail users who previously had to travel up County Road 107 before reaching the Red Hill trail network.

John stated that the annexation of this parcel into the Town of Carbondale will provide recreational opportunities important to both Garfield County and the Town of Carbondale as well as the Town to provide emergency services to the annexed property.

John explained that Chapter 4.12, Town Periphery of the Comprehensive Plan indicates that a portion of the parcel is located in the Phase 1 Potential Annexation Infill area (Figure 4.34). He said that the intent of Phase 1 annexation areas is to promote infill and development of adjacent areas that already function as a part of the Town.

John said that the location of the parcel is identified as being a gateway to the Town. He stated that the Comprehensive Plan indicates that this area should provide enhancements to the gateway. He said that the improvements to the parking area have not only improved safety but also enhanced the Red Hill Trail Head.

Marina asked how does it improve the entrance to Carbondale?

John explained that there are going to be several kiosks on the property and that Parks and Rec are looking at doing some enhancements too. He said that now that it is a Town property, we can do those as well as it being a requirement of the agreement when the property was purchased.

Nick asked what Aspen Valley Land Trust's role is in this as well as Garfield County Commissioners and Pitkin County?

John explained that Aspen Valley Land Trust and Pitkin County gave the majority of the money to purchase it.

Jay asked for clarification on annexing a portion of Highway 82 right-of-way.

John explained that is the CDOT part and that is to allow access to the parking lot and County Road 107.

John said that this was a coordination of many entities, which is was a win for us. He said that Garfield County did all the work with regards to the parking and the trailheads.

Julie Pratt from Land Studio said that she could answer any questions.

Motion to close the comment portion of the public hearing

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

Nick made a motion to recommend approval to the Board of Trustees the Red Hill Annexation and the Zoning of the property to Open space (OS). Kade seconded the motion, and it was recommended unanimously.

Commission Discussion Work Session – Comp Plan Update

The Commission agreed to break their review up into sections of the Comprehensive Plan Update and tonight the Commission started with the Future Land Use Map (FLUM)

The following were points that the Commission would like to add/revise to the FLUM.

- Stepping of buildings like HCC in New Urban and street frontages.
- Reinforce the western boundary for Carbondale by revising descriptions of Future Land Uses.
- Open Space (OS) connectivity for the use of said open space.
- New Urban (NU) add more buffer/greenspace to description to make flexibility of uses.
- Mixed Commercial (MC) change description, make step backs from OS and the Rio Grande Trail.
- When recommending this Comp Plan Update tell Board that the next complete Comp Plan Update needs to be in three years.
- Re-open discussion with CDOT to make Highway 133 more pedestrian/bike safe.

Staff Update

John said that more interviews were conducted for various positions.

Mary said that she has received seven home building permit submittals and a commercial project for remodeling of the second floor of the Dinkel Building.

Commissioner Comments

Marina invited everyone to Mountain Fair.

Nick said that he met with Alan Munoz/Voces Unidas de las Montanas with ideas of inclusion of the Latinx community on our boards and the Planning Commission. He said that Alan would love to come talk to the Commission and that he'll give him some date options.

Motion to Adjourn

A motion was made by Marina to adjourn, Nick seconded the motion, and the meeting was adjourned at 9:10 p.m.