

MINUTES

CARBONDALE PLANNING AND ZONING COMMISSION

Thursday August 25, 2022

Commissioners Present:

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

Staff Present:

Jared Barnes, Planning Director
Kae McDonald, Planning Technician

Commissioners Absent:

Jeff Davlyn
Jarrett Mork
Kade Gianinetti (1st Alternate)

Other Persons Present

Oscar Carlson, Planning & Zoning Commission 2nd Alternate Applicant, 2747 Graceland Drive
Jess Robison, Planning & Zoning Commission 2nd Alternate Applicant, 760 Latigo Loop

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

August 11, 2022 Minutes:

Nicholas made a motion to approve the August 11, 2022 minutes. Marina seconded the motion, and they were approved with Nick Miscione and Kim Magee abstaining.

Public Comment – Persons Present Not on the Agenda

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

Resolution No. 6, Series of 2022 – Accessory Dwelling Unit – 39 Maroon Drive – John and Marianne Ackerman

Jay noted that the Resolution listed the proposed use as allowed within the OTR zone district under the Findings for Conditional Use Permit, but that the property is in the R/LD zone district. Nicholas made a motion to approve Resolution No. 6, Series of 2022, approving the Accessory Dwelling Unit, at 39 Maroon Drive with the revision of the R/LD zone district under Condition No. 1 on page 2. Marina seconded the motion, and it was approved unanimously.

Comprehensive Plan Discussion – Board of Trustees Work Session

Jay explained that he had had a conversation with the mayor regarding the status of the Comprehensive Plan Update and while the mayor acknowledged that the update was a patch job, he encouraged the Commission to move forward in wrapping the process up. He related that the mayor had noted that in the process of recommending approval for

the update, the Commission can also recommend undertaking a new Comprehensive Plan and that the mayor would like to move forward with a Transportation Master Plan.

Marina stated that they could all agree about the need to button it up and that there is some good information contained in the update. She stated that while they do need to recognize it is a patch job, it does need to be completed so those with upcoming land use applications are using the correct zoning. She also noted that with reference to Carbondale Arts, there is a need to have the Board of Trustees involvement. She agreed that they need to recommend having a full Comprehensive Plan in the works by 2025. She also pointed out that it is important that the public doesn't perceive this process to be a waste of time and money.

Jay encouraged that if it is recognized as a patch job, they should decide to approve or deny at the next meeting.

Nicholas replied that his greatest concern is that they push through the update's approval and then a full Comprehensive Plan isn't undertaken any time soon.

Jay thought that the Board of Trustees recognize the update for what it is – especially because it doesn't involve the Highway 133 corridor or the new Town property – and they would be receptive to a full Comprehensive Plan. He pointed out that 2025 will be 12 years since the 2013 Comprehensive Plan was approved. He added that there are still a few months' process to get the update approved.

Jared noted that a full Comprehensive Plan is at least a year-long process and if it is kicked off in 2025, it will be 2026 before it is adopted. He didn't want to set any unrealistic expectations but noted that an update should take six to nine months, while a full overhaul of the Comprehensive Plan is a very involved process reviewing every aspect of the community. He supported Jay's comments and suggested that these two items could be dealt with in two motions:

- 1) Recognize that the Comprehensive Plan update is an update and needs to move forward in some form or fashion
- 2) Recommend to the Board of Trustees that a full Comprehensive Plan rewrite is initiated by X year – that would communicate the Planning & Zoning Commission's desire not to delay.

Jay agreed that such a strategy would put into play a situation that is more prudent and that a denial of the Comprehensive Plan update in favor of initiating a full Comprehensive Plan rewrite right now is not what the Board of Trustees wants to see.

Nicholas understands that approval is being promoted but wishes that the Board of Trustees had been more connected to the process.

Nick agreed that they need to deliver, regardless of its messiness. He commented that the 2013 Comprehensive Plan was created in a different world – Carbondale was recovering from the 2008 recession and there was a need to push a pro-development agenda – and the community is now seeing the effects of the decisions made at that

time. He thought it was unrealistic to expect concordance between the current community's expectations and those from 2013. He thought approving the update with a recommendation for a full rewrite was appropriate and that it made sense to recommend the approval of the update contingent upon a full rewrite soon.

Marina commented that the Commission was in a tough PR situation because a lot of taxpayer dollars has been spent on the update and there is confusion over what the public expects from the update. She thought that given the public outreach and review the best PR might be to approve the update as the quilt that it is. She is comfortable approving it if the Board of Trustees reviews it alongside the Commission. She also didn't think 2025 was soon enough to undertake a full rewrite because there is a need to address community members concern over development.

Jay noted that the steering committee has really gotten into the weeds, and it would take too much time to re-review it.

Nicholas pointed out that this is not "the" document – the Unified Development Code is the more important of the two.

Jay agreed that he would rather spend time reviewing the Unified Development Code.

Jared presented a process question by noting that there are currently no notices of public hearings, and the Planning & Zoning Commission is still functioning as the steering committee. He pointed out that the steering committee needs to recommend approval to the Planning & Zoning Commission, so that a noticed public hearing can be reviewed before the public and give the public the opportunity to comment. He thought that if there was additional public input, it would lend more specificity to the recommendations. He noted that there was good public involvement, and a lack of action might push the public away from future efforts. He added that there seemed to be a lot of comments about other areas in town and these may be areas to start from. He thought that some of these areas may warrant more near-term review between staff and the commission. He noted that, in his experience, steering committees are usually comprised of two or three members from each approving authority, and it facilitates cooperation between the two. He noted that by doing so, it aids in making those policy decisions the Commission is struggling with now.

Marina asked about the Board of Trustees work session request.

Nicholas didn't think the Board of Trustees would support a work session.

Jay noted that the mayor had said he could try to make it to the next meeting.

Nick pointed out that the Board of Trustees and the mayor are elected positions and because the Planning and Zoning Commission is appointed, they are in an important and unique position to make decisions without sway. He thought the Planning and Zoning Commission was the best group for the job.

Nicholas was very happy with the way the community showed up but noted his disappointment in how topics were presented in the update.

Jay suggested each person come up with final major concerns to discuss at the next meeting.

Marina requested that the most current version be posted to the website and emailed to the commission members for discussion at the next meeting.

Jared pointed out that this is not a public hearing because it must be noticed and reiterated that what is currently be discussed is the steering committee recommending approval to the Planning & Zoning Commission. He thought that based on the noticing requirements and the meeting timelines, the earliest feasible public hearing would be September 22nd which would allow additional discussion and changes at the upcoming meeting.

Nick suggested one last pass that should be extractive in nature. He suggested breaking the update into thirds over the next three meetings, with the public hearing planned for the second meeting in October.

Nicholas pointed out that they are not dealing with redundancies, but rather glaring items left out – this won't be a line-by-line review.

Jay didn't think there was time in the process for three additional meetings and that there will be one final meeting for review.

Nicholas thought one more meeting would be sufficient.

Marina reiterated her desire to see the most current version and remove anything from the website(s) that are earlier versions.

Jared agreed but pointed out that with recent staff turnover, there is some question about who can edit the kaleidoscope page but will hopefully be resolved soon.

Jay expressed concern over the amount of time Cushing Terrell might need to update the draft between the steering committee meeting and the public hearing.

Interview Planning & Zoning 2nd Alternate Candidates

The Commission acknowledged Nicholas DiFrank's member renewal application.

The Commission interviewed Oscar Carlson and Jess Robison for the vacant 2nd Alternate position.

Staff Update

Jared Barnes, the new Planning Director, introduced himself.

Kae McDonald, the new Planning Technician, introduced herself.

Commissioner Comments

Nicholas asked about the P&Z Commission's motion to initiate a code text amendment to rezone certain parcels from the PC to the MU zone district.

Jared responded that he watched the recording of the meeting and is aware of their motion. He stated that he needs to perform additional research and have internal conversations about the request prior to moving it forward. He informed the commission that he would follow up with additional information at the next meeting.

Motion to Adjourn

A motion was made by Nicholas to adjourn, Kim seconded the motion, and the meeting was adjourned at 9:00 p.m.