

**MINUTES
CARBONDALE BOARD OF TRUSTEES
REGULAR MEETING
FEBRUARY 27, 2018**

Mayor Dan Richardson called the Board of Trustees Regular Meeting to order on February 27, 2018, at 6:00 p.m. in the Town Hall meeting room.

ROLL CALL:

The following members were present for roll call:

Mayor	Dan Richardson
Trustees	Frosty Merriott
	Marty Silverstein
	Erica Sparhawk
	Ben Bohmfalk
	Luis Yllanes
	Heather Henry

Absent	None
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Staff Present:	
Town Manager	Jay Harrington
Clerk	Angie Sprang
Attorney	Mark Hamilton
Finance Director	Renae Gustine
Public Works Director	Kevin Schorzman
Police Chief	Gene Schilling
Police Sargent	Chris Wurtsmith
Police Officer	Gretchen Bell
Planner	John Leybourne

CONSENT AGENDA

- Accounts Payable totaling \$186,540.42
- BOT 02/13/2018 Work Session Minutes
- Liquor License Renewal – The Beat
- Liquor License Renewal – Thunder River Theatre
- Liquor License Renewal – Wine Time
- Liquor License Renewal – El Pollo Rico

Trustee Yllanes made a motion to approve the Consent Agenda. Trustee Bohmfalk seconded the motion and it passed with:

7 yes votes: Silverstein, Bohmfalk, Sparhawk, Merriott, Yllanes, Richardson, Henry

PERSONS PRESENT NOT ON THE AGENDA

There was no one present not on the agenda who wished to address the Board.

TRUSTEE COMMENTS

Trustee Silverstein reported that CPAC selected 15 new art pieces for the 2018 Art Around Town art show. The Art Walk will take place on May 31st. Any interested citizens can apply to be a member of CPAC via the Town website.

Trustee Sparhawk noted that the Parks & Recreation Commission is holding a Community Pool Forum from 6pm – 8pm on Wednesday, February 28, 2018 in the Town Hall Board Room. The forum is to gauge community interest/support for a new community pool. The Parks & Recreation Commission will share pool survey results at the forum, and also talk about options for funding a new community pool.

Trustee Henry reported that the final EPS contract was executed, and the Regional Affordable Housing Needs Assessment is moving forward. KT will administer the contract and process. Citizens can expect to see invites to workshops very soon!

Trustee Henry thanked Sunlight Mountain for providing 4th graders with free season passes, and encouraged citizens to utilize the benefit.

Trustee Henry reported that the E-board will be at the BOT meeting in early April. The E-board is interested in serving as the education arm of the Town's lighting ordinance, which is in the conceptual phase.

Trustee Yllanes reported that the Aspen Community Foundation in conjunction with AVL T is giving \$3,000 to the most voted on project. Citizens can vote for the "Save Red Hill" through Wednesday, February 28, 2018.

Mayor Richardson offered sincere condolences to the Fegan family and the RFTA bus driver involved in the recent tragic accident on Highway 82.

ATTORNEY'S COMMENTS

The attorney did not have any comments.

PROCLAMATION – HONORING RON LEACH

Mayor Richardson read a proclamation honoring Ron Leach for more than 40 years of service as the Town's Fire Chief.

PUBLIC HEARING – AMENDMENT TO THE UDC – 5.8 OFF STREET PARKING – GROUP LIVING

Applicant: Town of Carbondale

Location: Town Wide

Janet Buck, Planning Director, proposed an amendment to the UDC section 5.8 in regard to off street parking for group living. Discussion ensued. Points made were:

- The amendment factors in snow storage.
- Staff reviewed practices of other municipalities to ensure the measure of spaces in the amendment is valid.
- A change across the board including group homes would not be necessary as group homes are a different scale of use. Only caregivers use parking at group homes, so multiple spaces aren't necessary.
- Proposed amendment factors in number of employees on the largest shift

The item was opened up for Public Hearing. There were no public comments.

Trustee Bohmfalk made a motion to approve the zone text amendment as shown in Exhibit A with the following findings:

- 1.) The proposed amendment will promote the public health, safety, and general welfare;
- 2.) The proposed amendment is consistent with the Comprehensive Plan as one of the strategies in the plan is to prepare for an aging population with a housing supply to serve age cohorts ranging from recent retirees to the elderly. An Implementation Measure in the Comprehensive Plan encourages a range of public and private options including assisted living, continuing care community, cohousing with professional caregivers and "active neighboring." The stated purposes of the UDC suggests lessening congestion in the streets and facilitating that adequate provision of transportation, and this amendment will require appropriate standards for the number of off-street parking spaces required for assisted living facilities and nursing homes; and
- 3.) The proposed amendment is desirable because it will encourage housing and care facilities for the aging population.

Trustee Sparhawk seconded the motion and it passed with:

7 yes votes: Richardson, Silverstein, Sparhawk, Merriott, Bohmfalk, Yllanes, Henry

PUBLIC HEARING – SOPRIS LODGE; COMPREHENSIVE PLAN AMENDMENT; REZONING & MAJOR SITE PLAN REVIEW

Applicant: Pacifica Senior Living Re Fund LLC

Location: 295 Rio Grande Avenue & Parcel to West

John Leybourne, Assistant Planner, presented Staff findings for Sopris Lodge Comprehensive Plan Amendment Rezoning and Major Site Plan Review.

A hand written comment, with attachments, from an anonymous citizen was provided to each member of the board for their consideration.

Discussion ensued. Points made were:

- Housing mitigation within the code does not apply
- Any change of use will require code compliance with affordable housing mitigation, parking, etc.
- Affordable housing voucher options do not apply to the project

Kevin Schorzman, Public Works Director, presented information about proposed changes to 2nd Street and connections to the Rio Grande Trail. Discussion ensued.

Points made were:

- 10 to 20 years from 2nd Street needing to be redone
- Sidewalk design will be revisited in future planning stages
- Keeping 2nd street narrow will keep speeds down
- Installation of a sidewalk won't hinder future road upgrades
- Current road changes proposed on 2nd street are similar to recent 3rd street improvements; however, 3rd street is wider.
- Staff will review street parking and signage in the final proposed design
- RFTA is nearly done with their review of crossings and utilities
- 2nd street will be the only access point

Terrie Clausen, President of Sopris Lodge, presented the proposed Sopris Lodge senior housing project. Discussion ensued. Points made were:

- Mr. Clausen plans to own the property for a long time
- Analysis of the number of hotel rooms available for visitors could be beneficial
- Add bear proof trash and composting facility to plans
- Thoughtfully designed and well placed
- # of employees 20 to 22 total
- Jobs created are a mixed bag (e.g. skilled nurses, admin staff, landscaping and maintenance staff, kitchen staff, etc.)
- Location near downtown is nice for seniors
- Price point is 25% to 35% higher than the national averages
 - State national averages are: (1) independent living \$2500-\$3500/month, (2) assisted living \$3500-\$4500, and (3) memory care \$5500-\$6500
- Final pricing is not yet set in stone
- Pets are allowed
- It will be managed by "Well Age" a third party senior care management company
- It's a high density development

- Industrial property near there may be developed in the future and could be medium to high density
- Vehicle access will be off 2nd street
- 4th street access could not be negotiated but they do have a sliver of land that could create an alternative access point for the cost of \$1million to \$2million
- Farm to market concept is admirable
- Trail to Carbondale Nature Park will remain open to the public
- 2nd street plans are a work in progress – not set in stone at this point and are to be evaluated for safety before final
- Access on 2nd street impacts further out to Main Street

This item was opened for Public Hearing.

Judy Bartells, resident, asked if the property will be just for Carbondale residents, and when it will be ready for occupancy. The property will not be restricted to Carbondale residents, and should be open for occupancy in mid 2019.

Kelly, owner of the Dandelion Inn, addressed the board showing support for the project. She requested that the Town retain as much street parking on 2nd street as is possible.

The Public Hearing closed.

Discussion ensued among the trustees. Points made were:

- Would like to see priority given to mid and down valley residents and their family members
- Priority given to Eagle County residents in senior housing project because of a public private partnership – this project is fully funded privately
- The Town does not have money to contribute to the project and it will not be restricted to current residents and their family members
- Trail to Carbondale Nature Park will remain open for public use
- Town staff will explore different options for 2nd street to find best option, items to explore are:
 - Possibly widening of the trail
 - Possibly widening of the road
 - Possibly widening of proposed sidewalk & pedestrian safety
 - Best pedestrian connection to Rio Grande Trail
 - 6ft sidewalk width may be best

Trustee Sparhawk moved to approve the Comprehensive Plan Amendment, Rezoning and Major Site Plan with the following findings and conditions.

CONDITIONS:

- 1) Approval of the Major Site Plan Review is contingent upon Town Board approval of a Development Improvements Agreement which addresses construction of public improvements associated with the development prior to issuance of a building permit.

- 2) Approval of the Major Site Plan Review is contingent upon Town approval of the engineering plans. All of the comments in the Public Works Director's memo dated January 5, 2018 shall be addressed during the preparation of the engineering plans.
- 3) Approval of the Major Site Plan Review is contingent upon RFTA approval of the access license agreement to include the utility crossings and proposed Trail connection.
- 4) All required public utility easements shall be dedicated to the Town of Carbondale at the time of the review of the Development Improvements Agreement by the Board of Trustees. The location and size of the easements shall be subject to review and approval of Town Staff.
- 5) The Applicant shall enter into a drainage easement agreement with Paul and Celia Nieslanik for the detention area located on the Nielsanik property.
- 6) The applicant shall enter into an access easement agreement with Paul and Celia Nielsanik for the cattle drive easement.
- 7) All lighting shall be in compliance with Section 5.10 of the UDC (Exterior Lighting).
- 8) All representations of the Applicant in written submittals to the Town or in public hearings concerning this project shall also be binding as conditions of approval.
- 9) The Applicant shall pay and reimburse the Town for all other applicable professional and Staff fees pursuant to the Carbondale Municipal Code.
- 10) That the approval be contingent upon the approval of the Parking Amendment to the Unified Development Code.
- 11) That the Applicant will need to comply with all multifamily residential and site plan standards if the use were to be abandoned.
- 12) That if the facility were to cease operations as a state licensed facility the owner would need to comply with the Town housing mitigation standard.
- 13) That the trail accessing the Nature Park will remain open for public use as an easement.

Trustee Henry seconded the motion and it passed with:

7 yes votes: Richardson, Silverstein, Sparhawk, Merriott, Bohmfalk, Yllanes, Henry

DITCH RELOCATION AGREEMENT – SOPRIS LODGE

Kevin Schorzman, Public Works Director, informed the Trustees that for the Sopris Lodge project to move forward the ditch would need to be relocated.

Trustee Sparhawk moved to approve and authorize the Mayor to execute, the attached agreement with Pacifica Senior Living RE Fund, LLC. Trustee Silverstein seconded the motion and it passed with:

7 yes votes: Richardson, Silverstein, Sparhawk, Merriott, Bohmfalk, Yllanes, Henry

CASELLE CLOUD QUOTE

Renae Gustine, Finance Director, proposed the Town purchase a new accounting and data software, which will allow the town to integrate communication with online bill pay options.

Trustee Henry moved to approve the Caselle Cloud for the accounting software and data. Trustee Yllanes seconded the motion and it passed with:

7 yes votes: Silverstein, Sparhawk, Merriott, Bohmfalk, Yllanes, Richardson, Henry

CHARGE AHEAD GRANT

Kevin Schorzman, Public Works Director, submitted a grant application for new and improved car charging stations. Potential locations for the upgraded stations could be near the Launchpad, which is in walking distance from shopping and dining for visitors. Charging stations create opportunities for sales tax from visitors and passers through. All charging stations are plotted on a state map for people with electric/hybrid cars.


Trustee Silverstein moved to ratify the Charge Ahead Colorado grant application that was submitted on February 15, 2018. Trustee Bohmfalk seconded the motion and it passed with:

7 yes votes: Yllanes, Richardson, Silverstein, Sparhawk, Bohmfalk, Merriott, Henry

ADJOURNMENT

The February 27, 2018, regular meeting adjourned at 8:54 p.m. The next regularly scheduled meeting will be held on March 13, 2018, at 6:00 p.m.

APPROVED AND ACCEPTED



Dan Richardson, Mayor

ATTEST:



Angie Sprang