

TOWN OF BASALT MEETINGS
Planning and Zoning Commission Meeting
Tuesday, October 1, 2019

Basalt Town Hall

101 Midland Avenue

- 5:45 pm *Light Dinner*
- 6:00 **Call to Order**
- Approve Minutes**
- September 3, 2019
- 6:05 **Worksession – Basalt Master Plan**
- 7:45 **Commissioner and Staff Updates**
- 8:15 **Adjourn**

Items on the agenda are approximate and intended as a guide for the Commission. Times are subject to change, as is the order of the agenda. For deadlines and information required to schedule an item on the agenda, please contact Basalt Town Hall at 927-4701.

**TOWN OF BASALT
PLANNING AND ZONING COMMISSION
REGULAR MEETING & PUBLIC HEARING
Tuesday, August 20, 2019**

CALL TO ORDER

The Planning & Zoning Commission meeting was called to order at 6:03 pm. Commissioners present included Chair Bill Maron, Joan Keefe, Rob Leavitt, Erick Vozick, Gino Rossetti and Alternate Tracy Bennett.

Staff present included Susan Philp, Town Planner; James Lindt, Assistant Planning Director; and Sara Nadolny, Staff Planner. A sign-in sheet for public attending the meeting is available for review at Town Hall.

APPROVAL OF MINUTES

M/S KEEFE AND LEAVITT TO APPROVE THE MINUTES OF AUGUST 6, 2019. MOTION CARRIED BY A VOTE OF 4 TO 0, WITH VOZICK ABSTAINING AS HE WAS NOT AT THE MEETING.

AGENDA ITEMS

Eagle County Land Use Application Referral.

Chair Maron noted that there are many people in the audience and clarified to the public present that the matter is not a public hearing but rather a referral made to Eagle County on their land use case, but that public comment would be taken.

Lindt introduced the item as amendments to the referral letter to Eagle County regarding the 10-acre PUD application. Lindt said that the proposal is for a five single family lot subdivision with the potential for an accessory dwelling unit on each lot.

The original letter provided by the Town's Planning and Zoning Commission called for the construction of a chicane or a pedestrian refuge island as it is also known, and a crosswalk and pedestrian activated caution signs – similar to that found on Two River Road at the Rocky Mountain Institute.

Lindt stated the Applicant has amended the proposal's pedestrian access plan and traffic calming plan for Willits Lane. He said the Applicant is now proposing a raised crosswalk at the subdivision access, a flashing pedestrian activated sign, and radar speed signs as requested by the Basalt Police Department.

Lindt said the changes were reviewed by the Town's Technical Review Committee that included the Police Department and Public Works who felt the proposed changes are appropriate and provide a significant level of pedestrian safety, similar to chicane recommended previously by the P&Z. Lindt indicated that language has been drafted in the Staff memo that the P&Z could substitute in the referral letter supporting the proposed pedestrian access and traffic calming

plan. Lindt added that the Town does not intend to remove the stop sign at Willits Lane and acknowledged this may be a concern for many of the citizens present at the meeting.

At this point in the meeting Town Hall lost power.

Commissioner Rossetti joined the meeting.

Doug Pratte introduced himself as a planner working with Doug Rose, the Applicant. Mr. Pratt provided his contact information in case concerned citizens want to reach out: 970-948-6033. LandStudio2@comcast.net.

Brian Rose, Applicant, also provided his contact information: 303.-476-0262; tenacreholdingsllc@gmail.com.

M/S VOZICK AND ROSSETTI TO CONTINUE THE ITEM TO TUESDAY, SEPTEMBER 3, 2019 DUE TO A POWER OUTAGE. MOTION CARRIED BY A VOTE OF 6 TO 0.

Commissioner and Staff Updates

Philp provided Staff updates to the P&Z, beginning with the River Park. She said she is working to schedule a meeting that will include Council, POST and the P&Z.

Philp said that on September 17th the Master Plan Consultants will be in town and may attend the P&Z meeting. Philp said that if there is time, it would be advantageous to adjourn the meeting and then go into a work session.

Lindt provided an update on the Tree Farm as was requested at the August 6th meeting. Lindt said that he checked in with Adam Palmer who indicated the project received permits for infrastructure, roads and utilities, but that they are not anticipating vertical building will begin for another six to eight months. He said that due to the flexibility in their approvals it is unknown which buildings would be constructed first. Commissioner Maron indicated he would like to get some drawings that would provide the layout of the roads, so the P&Z could get a sense as to where development is planned to go. Lindt said he would work on getting some drawings.

Lindt said he is still waiting for the Applicant to provide copies of the application to refer out for Sopris Meadows Parcel 5, and it is possible the P&Z will see this application in October.

Philp provided an update on the Master Plan process. She said next Monday, August 26th there is a meeting focusing on the Holland Hills area and including Staff from Pitkin County. The meeting will take place at the Basalt Regional Library from 5:30-7:00 pm.

Philp added that Keelty is poised to get a building permit very soon for the approved mixed-use project at 525 Basalt Avenue.

Commissioner Leavitt questioned the increase in vehicle traffic with the proposed development at Sopris Meadows Parcel 5, and how that would impact Willits Lane. Philp replied that the

development of Sopris Meadows Parcel 5 was included in the traffic counts for the area and in the access permits. Traffic generated by the TACAW development was as well.

Commissioner Leavitt said that if the stop sign at Willits Lane is ever contemplated for removal, the Town should bring in a traffic engineer.

Commissioner Leavitt said that he is interested in the Town's payment for traffic calming on East Valley Road, which is why he is concerned with the additional vehicles that will come onto Willits Lane.

Chair Maron stated that the Town has some responsibility to fix an issue the Town did not get right the first time.

Commissioner Leavitt noted that long, straight roads through residential neighborhoods is a bad idea and encourages speeding. Commissioner Maron agreed, adding that sometimes it can be difficult to foresee the unintended consequences. Commissioner Keefe said that it is important to look at the big picture.

Philp noted that Willits Lane has heavy truck usage, which is not quite the same as East Valley Road.

M/S GRAUER AND BENNETT TO ADJOURN. MOTION CARRIED BY A VOTE OF 6 TO 0.

The Planning and Zoning Commission adjourned at approximately 6:50 pm.

TOWN OF BASALT

PLANNING AND ZONING COMMISSION

By _____
William Maron, Chair

Attest _____
Susan Philp, Planning Director

Memorandum

To: Planning and Zoning Commission
From: Susan Philp AICP, Planning Director
Date: October 1, 2019
Re: Worksession - Basalt Master Plan

I. Purpose

The purpose is for the P&Z to meet in Worksession format to provide input on the Basalt Master Plan.

II. Worksession Items

The Town's Consultants (CTA and Connect One Design) and Planning Staff are working toward a Public Open House for Wednesday October 30th. This requires direction from the P&Z on the items being presented at the Public Open House.

At the September 17th Worksession, the P&Z heard from CTA on the results of the citizen participation process and saw the first draft of the Master Plan goals and objectives. CTA also presented options for the four primary parcels. The P&Z provided some comments and recognized that CTA would take that work to the next level.

At this meeting, the P&Z will be asked to:

- Provide comments on the draft goals and objectives
- Review information to be presented at the Worksession for the four primary parcels.

Heather Henry, Connect One Design, will be at the meeting to help facilitate the P&Z's discussion.

Please bring with you or have available electronically the materials provided previously.