

**TOWN OF BASALT
PLANNING AND ZONING COMMISSION
WORK SESSION
FEBRUARY 22, 2016**

The work session began at 6:30 p.m. Commissioners present were Dylan Johns, Gary Wheeler, Gino Rossetti, and Alternate Tracy Bennett.

Staff present was Susan Philp, Town Planner and James Lindt, Assistant Planning Director.

In the audience were Sharon Hall, Cathy Click, Tim Belinski and Patrice Becker.

Work Session – Zoning for the Our Town Planning Properties

Philp noted that Resolution 54, Series of 2015 directed Staff to work with Lowe Enterprises to prepare a model representative of what could be built on the CDC parcel. Town Staff worked with CCY and Vision Design to produce this model. It is the same scale as the drawing on the wall, 1 inch = 30 feet. Philp then reviewed the model. The exchangeable pieces depict different building programs, not just Lowe Enterprises' ideas. The main differences between the different pieces are in regard to use, number of stories, and amount of parkland shown. Comments were made about parking options and how different uses could be divvied up on the parcel.

In response to a question from Commissioner Rossetti, Philp said that Lowe Enterprises supported the idea of 40,000 sq. ft. for a condominium hotel and 15,000 sq.ft. of office/commercial use. The buildings shown on that model piece are CCY's interpretation of how 2.5 stories could look, according to previous P&Z discussions.

At Philp's invitation, Click described some potential uses for the model piece representing her petitioner group's ideas for development on a half-acre: in the taller building there could be a community center/ event space/year-round greenhouse along with a restaurant and additional office space. The other building would be for community uses such as a business incubator and the Chamber of Commerce. It could also be the location for affordable housing units.

Hall added that Eagle Crest Nursery [in El Jebel] accommodates the Winter Market, pickle ball games, and numerous other community events. Those activities could be relocated to the CDC parcel.

Click reiterated that there isn't a developer behind the model piece the petitioner group endorses – it's just a way to show some other ideas for land use on the CDC parcel. The biggest difference between the options is in use, not necessarily square footage.

Comments were made regarding:

- possible locations for Town Hall,
- feasibility of the Town being able to afford to purchase the CDC parcel (or even a portion thereof),
- uses included in the CSC Zone District,
- the importance of having an anchor use on each parcel,
- public-private parking project,
- Basalt's identity,
- affordable commercial space,
- RMI's and the Roaring Fork Conservancy's roles as important draws to the Town,
- the need for a hotel in Downtown Basalt,

Philp noted that the penthouse units up in Aspen are not noticeable from the street. She asked for comments about how the model is portraying 2.5 stories.

Commissioner Wheeler stated that his concern is more about uses than square footage. He doesn't want to have a situation where some entity that could actually afford to build a project isn't allowed to because their proposed use isn't included in the list.

Click thought that the Lowe Enterprises proposal was poorly timed because it truncated the process.

Commissioner Rossetti said he believed that an incubator space and a hotel would be a draw for CMC to come to Downtown Basalt. He noted that a hotel developer is ready to step in and get it done, in addition to helping provide parking for 150 cars. We can't overlook the importance of this.

Alternate Bennett added that helping to solve a parking problem doesn't mean we can't continue to promote public transportation or to ride bicycles.

Hall asked if, along with establishing the uses for each parcel, the P&Z is supposed to provide square footage numbers for each building. Chair Johns replied that a developer could pick from a list of uses but when you start dictating how much of each use is allowed, that's when you can end up with a building that doesn't work very well.

Philp noted that the P&Z had wanted to move away from establishing percentages of use, but if you're calling something an anchor, how big does that have to be? Staff has received some preliminary CSC Zone District language from Don Elliott and the trick is going to be in deciding just how to do that.

Chair Johns said that defining the number of floors, where breaks in the building need to occur, how many connections to the street are required, etc. can make it easier to design a structure that suits its use, whereas establishing hard numbers at the outset often leads to a lengthier development review process if some other number is necessary to make a project economically feasible.

Philp asked if Option A represents what the P&Z wants. The Commissioners agreed that it does. Commissioner Wheeler asked if there would be a better way to illustrate volumetric ideas for those who have trouble envisioning what numbers mean.

Philp explained that this document cannot function as a land use approval. The Town Council has to grant all land use approvals by ordinance. A developer could propose a larger development and also a different zoning for these parcels but that would involve an extended review process.

In response to a question from Hall, Staff said that Town Code requires condominium hotels to put their units in a rental pool for a portion of each year. There followed a brief discussion about the merits and concerns of different lodging options. Hall reiterated her concern that second-home owners would purchase the units and then never rent them out, leaving them empty for most of the year. The current trend is to have unit owners manage their own rentals which can lead to quality issues and possibly revenue loss for the Town.

Philp, after being assured that Chair Johns had enough information to make his presentation to Town Council tomorrow, said that the P&Z wouldn't need to meet on Tuesday at 5:00. The work session ended.