

**TOWN OF BASALT
PLANNING AND ZONING COMMISSION
PUBLIC HEARING and WORK SESSION
JUNE 21, 2016**

SITE VISIT

At 5:30 p.m. members of the Planning and Zoning Commission met with Town Staff at the Basalt Center Circle properties for a site visit.

CALL TO ORDER

At 6:20 p.m. the Planning and Zoning Commission was called to order. Commissioners answering roll call were Gary Wheeler, Gino Rossetti, Dylan Johns, Eric Vozick and Alternate, Tracy Bennett.

Staff present was Basalt Town Planner, Susan Philp; Assistant Planning Director, James Lindt; and Recorder, Denise Tomaskovic.

APPROVAL

Minutes of June 7, 2016

M/S ROSSETTI AND VOZICK TO APPROVE THE MINUTES OF JUNE 7, 2016 AS READ. THE MOTION CARRIED BY A VOTE OF 4-0-1 WITH CHAIR JOHNS ABSTAINING DUE TO NON-ATTENDANCE OF THAT MEETING.

CONTINUATION

Public Hearing – Continue public hearing on code amendments to July 5, 2016 for the purpose of considering amendments to the Basalt Municipal Code to implement the *Our Town Subarea Plan: an Amendment to the 2007 Town of Basalt Master Plan*. Includes but is not limited to: Amended Community Serving Commercial (CSC) Zone District; new definitions and amended definitions.

M/S ROSSETTI AND VOZICK TO CONTINUE THIS AGENDA ITEM TO JULY 5, 2016. THE MOTION CARRIED BY A VOTE OF 5-0.

AGENDA ITEMS

Continued Public Hearing - DavidCo LLC Mini Storage Application: to construct approximately 81,600 square feet of mini-storage and associated infrastructure. Application involves rezoning, Sketch Site Plan Review, Sketch Subdivision Review, Annexation and other associated land use reviews necessary. The proposed buildings are located directly south of the existing Basalt Mini-Storage.

Lindt noted that this agenda item is a continuation from the previous P&Z meeting. He reviewed the application, referring to posted diagrams and a list of discussion items as follows:

- consistency with Master Plan
- consistency with neighborhood character
- compliance with Industrial Zone District
- vehicular access
- affordable housing
- green building
- traffic mitigation
- pedestrian access
- phasing and vested rights

In response to comments made at the previous meeting, Lindt said that Staff has added a couple of conditions of approval, which he then reviewed (see Staff Memo dated 6/21/16). Lindt then introduced Clay Crossland, applicant and managing director of DavidCo LLC and Basalt Mini Storage, and Jeff Orsulak, planning consultant.

Crossland noted that there were two Commissioners present at this meeting who weren't here at the last meeting so he re-read his presentation. Orsulak then reviewed the PowerPoint presentation that was included in the previous meeting. He explained the serial annexation process for the parcels included in the proposal.

Public Hearing

The public hearing was opened at 6:43 p.m. There were no public comments. The public hearing was closed at 6:44 p.m.

Commissioner Comments

Commissioner Vozick asked about construction management. Crossland said that they will be required to file a plan before construction begins. Crossland said that he had an additional 31 letters to enter into the public record. At the previous meeting he entered 32 other letters into the public record.

MOTION BY ROSSETTI TO APPROVE THIS AGENDA ITEM FOR SKETCH PLAN REFERRAL TO THE BASALT TOWN COUNCIL.

Discussion: In response to a question from the Commission, Lindt outlined the review process for this item. If the Town Council approves Sketch Plan Review then the application will come back to the Planning and Zoning Commission for Final Review, followed by either commendation or denial of the application to the Town Council for Final Review. The Town Council has the ultimate authority to approve or deny the application.

SECOND BY ALTERNATE BENNETT. THE MOTION CARRIED BY A VOTE OF 5-0.

Public Hearing - Kai Peterson Application: to construct an addition to the existing single-family residence at 309 E. Sopris Drive and deed restrict a portion of the structure as an Accessory Dwelling Unit (ADU). Application involves a rezoning from R-3 to R-3 TN and Special Review Approval.

Lindt reviewed the application, referring to a posted site plan and floor plan, along with a list of discussion items as follows:

- consistency with Master Plan
- consistency with neighborhood
- compliance with R-3 TN
- vehicular access and parking
- pedestrian access
- non-conforming shed
- construction management

Lindt noted that some letters had been submitted from adjacent property owners and were included in the packet. Concern has been expressed about construction parking and permanent parking as well as pedestrian movements in the common access drive. Staff has presented possible solutions for these and other issues in the conditions of approval included in the Staff Memo dated May 3, 2016.

Lindt said that the applicant, Kai Peterson, was present and invited him to give his presentation.

Chair Johns asked for specific information about the construction management plan. Peterson explained where the construction fencing will be placed. In his opinion, there won't be a construction parking problem because he and his brother are going to be doing the construction. Lindt pointed out that parking spaces will be delineated on site and 'No Parking' signs will be posted in the lane so the Town will be able to enforce construction parking more easily.

Public Hearing

The public hearing was opened at 7:00 p.m.

Elvira Zek, resident of 305 East Sopris Drive, said that she is opposed to allowing this ADU because the area is already congested. In the five years they've owned their house the neighborhood has gone from three houses with four cars to four houses with ten cars. Their house is for sale and one of the most often-heard comments from prospective buyers is that the driveway seems very tight.

Gregory Zek, also of 305 E. Sopris Dr., said that he was also speaking for Mrs. Ward who lives at 307 East Sopris Drive. He said that there are four houses on about one acre of land in this enclave and adding more cars will only increase the traffic and safety problems. He then explained the impacts of the previous construction activity (several years ago at 303 E. Sopris Dr.) on their driveway and stated that he didn't have much faith in the applicant's or the Town's ability or willingness to enforce the construction management plan based on his previous experience.

Bob Ward, 307 East Sopris Drive, said that this additional unit will result in cramming a lot of density on that driveway. He was skeptical that one parking space would be sufficient for the ADU and concerned that adding more cars on this driveway would only make the existing parking and traffic circulation problems worse. Regarding the trail, nobody has talked to him about it since Bill Efting was the Town Manager. The trail would pass directly in front of his bedroom window and he hopes the Town talks to him about it before it's ever constructed. He added that the trail isn't a main component of this application but it's still an item of concern for him.

Seeing as there were no further comments, the public comment period was closed at 7:07 p.m.

Commission Questions

Commissioner Vozyck asked if there would be room anywhere else to add another parking space. Lindt explained that there is no room on the street or in the driveway. Perhaps another spot could be added on the property itself to the south of the expansion.

Commissioner Wheeler suggested adding another temporary parking space on the property during the construction process. Also, since the ADU is only about 800 sq. ft. in size, would it be possible to state in the rental agreement that only one car is allowed? Lindt said that this could become part of the approvals but it can be tricky to enforce.

Commissioner Rossetti said that given the amount of opposition to the proposal and the likely effects on the neighbors, he would have a problem moving this application forward without further mitigation of the parking and traffic circulation situation.

Alternate Bennett said she agreed with Commissioner Rossetti's comments and she added that she didn't think it was realistic to expect that only one parking spot would be adequate.

Commissioner Wheeler asked Peterson if there is room on the property to accommodate another parking spot, perhaps permanently. Peterson said there is room for another parking spot and he is

willing to look at creating another parking spot or reconfiguring the proposed parking. He is willing to put the construction parking on his lot instead of in the common access driveway.

In response to a question from Chair Johns, Lindt said that this application would not require a second round of review but a recommendation to either deny or approve the application will be forwarded to the Town Council by the P&Z.

Chair Johns suggested that the parking situation be further clarified and brought back to the P&Z at a future date. He was also concerned that with only two people working on the construction project, it will turn into a multi-year endeavor with parking and traffic impacts lingering overly long. Johns suggested adding a condition of approval for a neighborhood outreach program so all the neighbors are aware of what will be happening.

Commissioner Vozick noted that the concerns seem to be mostly focused on traffic and parking, not the ADU itself. He, too, would like to see more thought given to finding a parking/traffic solution and an opportunity to review that at a later date before making a recommendation to the Town Council.

M/S WHEELER AND VOZICK TO CONTINUE THIS ITEM TO JULY 5, 2016. THE MOTION CARRIED BY A VOTE OF 5-0.

Roaring Fork Club Lodge Suites Application: to install kitchens in the ten (10) Roaring Fork Club Lodge Suites that do not currently contain kitchens. Application involves a Minor PUD Amendment.

Chair Johns stated that due to perceived conflicts of interest on the parts of Commissioner Vozick and Alternate Bennett, and the resulting lack of quorum, this item needed to be continued.

M/S JOHNS AND WHEELER TO CONTINUE THIS ITEM TO JULY 5, 2016. THE MOTION CARRIED BY A VOTE OF 3-0-2.

WORK SESSION

Philp thanked the commissioners who were able to attend the joint meeting with Town Council last week. Referring to the associated Staff Memo dated June 21, 2016, she reviewed what was discussed at that meeting, noting some of the resulting changes to the amendments such as a reduction to 30 rooms for a hotel as anchor use. If there are no further changes to the zoning language, the next step is to enter the public hearing process for adoption of the CSC Zone District.

Commissioner Rossetti asked for clarification on the setback reduction from Midland Avenue. Philp used a diagram from the packet in her explanatory response to Rossetti.

Commissioner Vozick said he thought that allowing a daycare as an anchor use on any of the parcels wouldn't be a good idea. Philp responded that daycares are allowed as a secondary use and the idea with that is for employers to be able to accommodate a private childcare facility for their employees.

Commissioner Rossetti asked if any of the buildings along the Fryingpan River are in the floodplain. Philp said that some portions of the properties are but she wasn't 100% sure if the existing buildings are or not. Rossetti then asked how parking spaces would be split up between on-street and a potential parking structure. He would prefer that one developer purchase and develop the parcel, rather than multiple developers because it would be more likely to get a parking garage out of the deal. After a brief discussion it was determined that it's too early to get into specifics such as this.

Philp then asked the Commissioners for their thoughts about the current 150' setback from the Fryngpan River for four stories. She reviewed the reduction diagram and the Commissioners indicated their agreement with revising the setback from the river to 100 feet. The Commissioners also agreed with the current language allowing four stories to be built 100 feet from Midland Avenue without requiring a lower building in front of the four stories. However, for the portion of the parcel along Two Rivers Road, the Commissioners wanted to have it clearly stated that a structure or portion of a structure measuring 2.5 stories has to be located in front of any portion of a building reaching four stories. After more discussion, Philp said that Staff will consider the best way to phrase this and how to best present this information.

Chair Johns pointed out that Section 3 on page 5 needs to more clearly state that higher building heights require wider adjacent pedestrian walkway widths. Given the topography changes, Johns added that there needs to be a set horizontal plane relative to the sidewalk or street from which building heights can be determined. Johns then asked about POST's review criteria on these parcels. Philp said that POST 'breaks down' the parcels into two areas; the vitality zone and the non-vitality zone. POST is concerned about the integration of people between these zones and also on how to prevent private uses from bleeding over into the public park.

Commissioner Rossetti said that there needs to be language for the BCC site saying that development on that parcel has to open to the Fryngpan River. Philp noted verbiage on page six that addresses pedestrian linkage.

Chair Johns suggested providing more specificity on POST's role in the review process.

Regarding the dimensional requirements table for the BCC parcel, the Commissioners agreed to change the height limit to 2.5 stories instead of two stories. They also wanted to include information about why grocery store height requirements need to be different.

The Commissioners thought that the secondary use chart seemed to be okay.

After some general discussion Philp noted the next step will be public hearings for this item.

Commissioner and Planner Updates

There were no Commissioner updates. Philp said that the Roaring Fork Conservancy and the Arts Center at Willits (TACAW) are moving along in the review pipeline.

ADJOURNMENT

M/S VOZICK AND WHEELER TO ADJOURN. THE MOTION CARRIED BY A VOTE OF 5-0.

The Planning and Zoning Commission meeting adjourned at 8:14 p.m.

**TOWN OF BASALT
PLANNING AND ZONING COMMISSION**

By: 
Dylan Johns, Chair

Attest: 
Denise Tomaskovic, Recorder