

**TOWN OF BASALT
PLANNING AND ZONING COMMISSION
PUBLIC HEARING and WORK SESSION
JULY 5, 2016**

SITE VISIT

At 5:15 p.m. members of the Planning and Zoning Commission met with Town Staff at 309 Sopris Drive for a site visit.

APPOINT TEMPORARY CHAIR

Town Planner, Susan Philp, noted that the Chair had not yet arrived but the meeting needed to get underway. She suggested that the Commissioners appoint a temporary Chair to serve in that position until Dylan Johns arrived.

M/S GARY WHEELER AND PATRICK MCALLISTER TO APPOINT ERIC VOZICK AS TEMPORARY CHAIR. THE MOTION CARRIED BY A VOTE OF 5-0.

CALL TO ORDER

At 5:37 p.m. the Planning and Zoning Commission was called to order. Commissioners answering roll call were Gary Wheeler, Gino Rossetti, Patrick McAllister, 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 21, 2016

M/S WHEELER AND BENNETT TO APPROVE THE MINUTES OF JUNE 21, 2016 AS READ. THE MOTION CARRIED BY A VOTE OF 5-0.

CONTINUATION

Consent Agenda - Continue Public Hearing to August 2, 2016 on the Application submitted by "The Arts Campus at Willits" (TACAW) for Sketch Site Plan Review for the proposed Arts Campus at Willits. The proposal sets the site plan limitations at the sketch plan level for construction of the Arts Campus at Willits in two (2) phases.

M/S ROSSETTI AND MCALLISTER TO CONTINUE THIS ITEM TO AUGUST 2, 2016. THE MOTION CARRIED BY A VOTE OF 5-0.

At this time Dylan Johns arrived and assumed his role as Chair.

AGENDA ITEMS

Public Hearing on Code Amendments 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.

Philp stated that zoning consultant, Don Elliott, was on the conference telephone for this agenda item. She reviewed the history of this code amendment and then, referring to a Staff Memo dated July 5, 2016 explained the changes that have been made to the draft language since the previous discussion.

Philp asked Elliott if he had any additional comments. He said that this zone district offers property owners a variety of redevelopment options while providing convergence of the community's goals for downtown Basalt. The main challenge has been to establish zoning regulations that still allow flexibility in both use and design. He thought this zoning language had turned out well and was interested to hear what the public had to say.

Commissioner Rossetti asked for clarification regarding the Town Council's concerns about building heights. Philp responded that her understanding of the comments made by the Council at the June 14th meeting were about the proposed 2.5 story allowable height limits on the CDC parcel only, not the other parcels included in the Our Town Planning Area.

Public Hearing

The public hearing was opened at 5:57 p.m.

Chris Sczelina, owner of the Aspenalt Hotel, said that he felt an arbitrary number had been chosen to establish the setback from the Fryingpan River. His property is one of three along the Fryingpan River. The 100' setback lands in the commonly held portion of the Basalt Center Circle (BCC) parcel and doesn't include his hotel, essentially preventing him from any further development above two stories. He wondered why that setback had to be established and why a project couldn't be judged on its own merits rather than running the risk of not even being considered unless it's this many feet back from the river, regardless of its worthiness and necessity. Chair Johns said that questions will be addressed after all the public comments are made.

Tim Belinski, Independence Ventures, expressed his appreciation for all the work done by the Commissioners and Staff in getting to this point, with an end product that's supportable, noting that this is the sixth draft of the CSC Zone District language. Referring specifically to the BCC parcel and its complex ownership issues, he asked the Commissioners to reconsider the area 150 feet from the light pole, currently held in common ownership (along Two Rivers Road), that establishes where the first building would be located. However, nobody owns that part of the parcel and that begs the question of who would want to develop anything that's located on commonly-held property. That's his major concern and he would like this issue addressed, if not now, then at a later level of review.

Cathy Click thanked the Commissioners for including the citizen's petition group in this process and for all their work on a zone district that is entirely optional. She reiterated that the citizen's petition group's proposal doesn't include a hotel or condotel on the CDC parcel and that is still their preference.

Patrice Becker stated that she would rather see building height limits start at a lower elevation because developers are most likely going to ask for higher limits anyway. She also expressed concern about the notification of this meeting being limited to the Town's website and maybe the in the newspaper – she wasn't sure which media had been used. Perhaps the meetings should be noticed more.

Seeing as there were no further public comments, the public hearing was closed at 6:03 p.m.

Discussion

Referring to a PowerPoint presentation, Philp addressed the questions/comments made by those who spoke up during this public hearing. She noted that there is already a requisite 50' river setback in the Town Code. She reviewed the setback requirements included in these zone district amendments.

Don Elliott noted that it's very unusual to try to align proposed building height limits to existing property lines. Regarding the setback from the Fryingpan River, he said that the purpose of zoning is to set

numbers which are based on planning principles and they aren't arbitrary. He didn't know whether this proposed 100 foot setback was the right number but whatever that number ends up being, a number does need to be stated.

Commissioner Comments

Commissioner Rossetti said that there has been a lot of discussion about how the public will access the Roaring Fork River through the CDC parcel but the same amount of attention hasn't been given to public access to the Fryingpan River on the BCC parcel. He would be more comfortable knowing that there are mechanisms that can be used to provide that public access, perhaps via a land swap or some other type of transaction.

Philp pointed out in the draft language where the CSC Zone District includes a pedestrian link on the BCC parcel between Midland Avenue and the Fryingpan River frontage, said connection being set back from Two Rivers Road by a distance of 50 feet. Also, the DAAC Plan shows an area along the Frying Pan River as future open space.

Commissioner Wheeler asked if the current language would suffice in a development review process. In reply, Chair Johns said that the current language is "should" but perhaps it needs to say "shall." Philp asked the Commissioners if they would like to add language ensuring another access point on the Frying Pan River. Johns said that the purpose of this entire endeavor is to celebrate our rivers.

Commissioner Rossetti was of the opinion that a redeveloped BCC parcel would be a retail success and providing access and open space along the Frying Pan River would be an added attraction for everyone. He didn't know what mechanism would be the most appropriate to use to make this happen, but he would like to have a way for the Town to obtain even a small park along the river in exchange for some development concessions to a future developer/property owner.

Commissioner Vozick pointed out that item 5b includes verbiage saying that the Town may give credit to a developer for providing open space and/or other community amenities in public downtown space.

Commissioner McAllister pointed out that, first of all, the public right of way needs to be established. Philp then offered some alternative language suggestion on how to phrase this.

Commissioner McAllister said that having a master plan for this parcel that shows trails and other public amenities along the river could be helpful for the Town and developers. He wasn't comfortable relying on a zoning document to accomplish this. Philp said that the master plan map does show part of the area along the [Frying Pan] river as open space.

Philp asked Elliott for his opinion on this issue. She explained that even though the adopted DAAC Plan map depicts the area as containing open space, there seems to be some question about mandating that to happen in the zoning. Elliott replied that the proposed zone district language acknowledges and requires a variety of open space types, adding that even though a plan indicates an area of open space, it's difficult to always mandate a certain amount that must be open to the public, due to Federal court cases. The current proposed language covers this issue to the extent possible.

Chair Johns questioned whether or not the language was clear enough in stating that open space is a requirement versus a suggestion. Elliott replied that the P&Z and BTC will have ample opportunity to examine any redevelopment proposals during the review process. The documents that will be referred to in that process, both the plan and the proposed zoning language, include requirements for pedestrian access and open space. Johns said he felt reassured by the fact that there will be many levels of

review before development is finally approved. He thinks that the building heights and setbacks are necessary because we don't want to create canyons around the streets and rivers.

Commissioner McAllister said he's ready to move this item along to the Town Council for review.

Chair Johns acknowledged that the Commissioners aren't able to foresee every eventuality for this zone district and he anticipated that the Town Council would probably make some changes.

M/S VOZICK AND ROSSETTI TO APPROVE THE CSC ZONE DISTRICT LANGUAGE AS WRITTEN AND REFER THE AMENDMENT TO THE TOWN COUNCIL FOR REVIEW. THE MOTION CARRIED BY A VOTE OF 6-0.

At this time the conference call with Don Elliott was ended.

Public Hearing on Roaring Fork Conservancy River Center and Old Pond Park Application - for the purpose of considering a land use Application submitted by the Roaring Fork Conservancy (Conservancy) and the Town of Basalt for the construction of the Conservancy's River Center and improvements to Old Pond Park and Two Rivers Road. The Application is for a Site Plan Review Approval and Environmentally Sensitive Area (ESA) Environmental and Floodplain Review in Reach II of the Roaring Fork River and includes several amendments to various Town approvals for the River Center and Old Pond Park and related infrastructure.

Philp noted that some members of the Roaring Fork Conservancy staff and board were present. Referring to a Staff Memo dated July 5, 2016 she briefly reviewed the history of this application, adding that the Town is very interested in seeing that the River Center gets built. The Town entered into a predevelopment agreement with the Conservancy to buy back the property it had previously sold to the Conservancy, thus freeing up funds for the structure to be built and allowing RFC to lease that land.

Philp explained that the Town and the Conservancy are co-applicants on this project with the Conservancy obligated to build the River Center and the parking while the Town is responsible for making the Old Pond Park and the Two Rivers Road ROW improvements. Philp referred to a posted site plan while making her explanatory remarks, adding that it's also included in the packet materials.

Philp said that the RFC application is consistent with both the Town Master Plan and the Two Rivers Road Greenway Master Plan. She explained the revisions to the parking plan that have been made since the original approvals. A wetland garden is planned but until it's built that area will be grass. The accessible fishing pier on the pond will be a major improvement. The zoning for this parcel is Public (P) and parking in publicly zoned areas usually includes a reduction in parking and what is shown on this plan is similar to what was used for RMI and the library. Staff has calculated 13 parking spaces for this first phase and if/when the second phase is built additional parking will be considered.

Philp noted that Police Chief Greg Knott submitted referral comments and a drawing asking for more parking spaces but the Town's traffic engineers determined that the area is very tight due to the flood plain and the adjacent wetlands so trying to fit in more parking spots is not feasible.

Rick Lofaro, Executive Director of the Roaring Fork Conservancy, introduced Don Schuster from the Conservancy's Board, Rob Morey who is the project manager and owner's rep, and Matt Armentrout, architect. Lofaro noted that the River Center's size has been reduced in order to create more outdoor area to provide interaction opportunities and outdoor classroom activities.

Armentrout used a PowerPoint presentation to outline the site plan and architectural elements of the Conservancy's River Center, including the energy saving measures that will be installed. The main goal is to eliminate the need for cooling via natural ventilation and they have been taking some cues from RMI's recent construction. The tallest corner of the structure is 32 feet high, which is shorter than RMI. This is the first building on the way in to Basalt along Two Rivers Road and it's been designed to segue to the somewhat higher adjacent buildings.

Commissioner Rossetti asked what material will be used on the two-story elevation. The reply was that it will be wood siding.

Commissioner McAllister confirmed that 13 parking spots are being provided.

Commissioner Vozick asked how many employees will drive to work. Lofaro replied that they anticipate five to seven parking spots being needed for employees. Vozick then asked about the location for a school bus drop off. Philp replied that school buses will drop off at the RFTA stop which will be relocated closer to Midland Spur.

Commissioner Wheeler said he didn't like the idea of parallel parking along the north side of Two Rivers Road (TRR). He asked for clarification on why head-in parking hasn't been provided. Philp said that between the toe of the slope and jurisdictional wetlands, there just isn't enough room. Moving the wetlands would involve a lengthy and expensive process. Philp said that Staff had considered putting all the parking on the south side of TRR and moving the road a bit further north. However, they still run into the wetlands issue. Wheeler said that he foresees a lot of cars, buses and pedestrians in this area and he would like to see more parking.

Commissioner Vozick asked about the wetland garden and if it would be possible to combine it with the jurisdictional wetlands across the road. Lofaro explained that they had to program in a circulating pump because they weren't confident that the natural flow would be sufficient to create a meaningful learning experience. As such, it doesn't fit into the jurisdictional designation.

Philp said that the Staff memo places more emphasis on visitor's relationship with the pond and ADA access to it than on the parking situation. There may be opportunities to re-address the parking issue when the second phase of the application is submitted. She explained the pedestrian improvements in greater detail and the challenges with the slope and the wetlands. When it happens, making the sidewalk connection from the west chicane to the pedestrian bridge located further down the road (which isn't included as part of this application) will be very expensive because the road drops off steeply down to the side channel.

Commissioner McAllister asked for more information about addressing the parking situation in Phase Two of the project. Philp replied that it will give Staff an opportunity to re-assess if there is adequate parking, how parking is working between RMI and the River Center, and whether or not other parking solutions elsewhere downtown have decreased the need for more parking in this area. Lofaro added that the Conservancy has contemplated a second phase but it has not been planned. It could be anywhere from five to 20 years out. Currently, the thinking is that the purpose of that expansion would be to provide a larger multi-purpose space that could accommodate 150 people.

Schuster pointed out that the Conservancy's relocation from Basalt Center Circle will open up more parking in the downtown core.

Commissioner Vozick suggested that the Conservancy staff check in with RMI staff to determine if there would be any ride-sharing opportunities available between them. Lofaro said it was a great suggestion.

Public Comment

The Public Comment was opened at 7:07 p.m. Seeing as there was no comment the public hearing was closed at 7:07 p.m.

Commissioner Comments

Commissioner Rossetti said he was comfortable with moving the application along to Town Council.

Commissioner McAllister said he wanted to move ahead as quickly and efficiently as possible but he was still concerned about the number of proposed parking spaces and the inclusion of the proposed parallel parking spaces.

Commissioner Wheeler agreed with McAllister's comments and wanted Staff to re-examine the parking plan, especially the parallel configuration. This is going to be very successful and parking is going to be a problem. He then sought and received clarification about the construction management plan which Staff will add to the list of required plans to be submitted in the Final Plan application.

Alternate Bennett also thought the River Center would be extremely successful and, as a result, parking will be a problem.

M/S VOZICK AND ROSSETTI TO RECOMMEND APPROVAL OF THE ROARING FORK CONSERVANCY'S RIVER CENTER APPLICATION TO THE BASALT TOWN COUNCIL PER STAFF RECOMMENDATIONS AND FURTHER EXAMINATION OF PARKING OPTIONS. THE MOTION CARRIED BY A VOTE OF 6-0.

The Commissioners took a brief break and reconvened at 7:15 p.m.

Public Hearing on Stott's Mill Application – Introductory Meeting for the purpose of considering an Application submitted by MSP1 LLC for: Rezoning; Reinstatement of the majority of the Single-family residential portion of the Stott's Mill PUD Development approved pursuant to Ordinance No. 18, Series of 2009; and R-4 MD Sketch Site Plan Review for the Multi-Family development portion of the project. The Application includes a proposal to be annexed into the Town. Overall, the proposal includes, but is not limited to: 156 residential dwelling units, approximately 4.5 acres of parks, and associated necessary infrastructure improvements.

Referring to Staff Memo dated July 5, 2016 Lindt reviewed the application and pointed out the posted site plan and some architectural renderings. He noted the discussion items which were also posted and listed as follows:

- Consistency with Master Plan
- Density
- Affordable Housing
- Childcare/Daycare
- Parks and Open Space
- Traffic
- Southside Drive Cross-section/Traffic Calming
- Allison Lane Connection
- Phasing/Vested Rights

Lindt then turned the presentation over to Mark Chain, Land Use Consultant, and Briston Peterson, Applicant. Chain provided additional background information, pointing out that the single-family residential lot widths range from 28 to 42 feet wide, thus accommodating smaller homes, will translate into affordability by design. The multi-family residential will consist of four apartment buildings containing one-bedroom, two-bedroom and perhaps some studio rental units. The developer will build, own and manage the multi-family rental units to maintain quality control.

Concerning the parks, the plan is for the parks to buffer the Stott's Mill neighborhood from the existing Southside neighborhood [to the north] and from the Rio Grande Trail and the adjacent high school on the south end. South Park will be programmed for more activity and will provide some storage space and public restrooms. The previous proposal to store the Nordic track equipment at South Park isn't included in this application because Pitkin County found a different place for that storage.

Chain reviewed elements of the development proposal that meet many of the goals included in the Basalt Master Plan. He noted that most of the recommendations in the discussion items contained in the Staff Memo are acceptable to the applicant. He then addressed these items. Chain said that due to experiences during the recent Recession, the applicant is requesting five years of vested rights in order to install the infrastructure. Regarding childcare, the applicant thinks this is more of a regional issue, requiring a larger structure than what could be accommodated at Stott's Mill. Regarding the issue of architectural diversity, the single-family residences will be designed by four or five architects working under some design parameters. An RFP will be issued for design of the multi-family units.

Transportation was the next topic. Chain said that the applicants saw the previous traffic study from around 2005 and they don't think that the traffic situation has changed much since then. That report didn't suggest more traffic safety improvements but, rather, some traffic-calming measures that could be used to slow down traffic going to and from the high school. The proposed (at that time) roundabout was part of the traffic-calming solution. However, they will wait to see what the new traffic study says and they don't expect any major changes [to their requirements] because the numbers are pretty much the same as before. Land dedication for a roundabout has been included in this proposal but the applicant thinks there are other cheaper traffic calming options that could be implemented.

Regarding zoning, the proposed FAR of 0.69:1 is not dense for a higher medium density area. However, it will be up to the Town Council to change that.

In terms of the parks, the design for South Park is geared more for flexible use by keeping the programming to a minimum. The applicant group met with the tennis group regarding the indoor tennis center proposition, but the applicant believes that South Park is not a good location for that facility because of potential impacts on the neighborhood.

Regarding the Allison Lane connection, if the Town wants to eliminate it, that would be okay but there are some options for retaining the connection while not permitting it to be used as a thoroughfare.

Chain said that an architect could be brought in to work on the streetscape by the apartments to help minimize their suburban appearance and closer location to Southside Drive. This is an ongoing issue. He then turned the presentation over to Briston Peterson.

Peterson said that the previous application took about five years to get approved and then the recession happened. They still believe in the vision that they had in 2004 but the current economic situation now demands more multi-family units and extended vested rights in order to reduce their level of risk. These multi-family apartments will help generate more affordable housing in the mid-valley.

Commissioner Questions/Discussion

Commissioner Vozick asked how many acres are in the Southside development and how many dwelling units were approved for that development, for a comparison. Lindt said that he didn't have the information right now but will provide it at the next meeting.

Public Hearing

The public hearing was opened at 7:45 p.m.

Todd Hartley, Southside resident, said that adding these 156 units and possibly another 40 behind the high school (essentially tripling the size of the neighborhood) will create an even more congested traffic situation in Southside and at the Basalt Avenue/Hwy 82 intersection. He was concerned about the piecemeal approach to traffic solutions and said that a bigger picture solution needs to be found, such as an overpass from Big O to the post office and/or another highway access. Funneling all the traffic onto Fiou Lane and Basalt Avenue will not work.

Diana Elliott, tennis center advocate, explained why the group wants to locate an indoor tennis court facility in South Park. There are existing sports fields directly across the Rio Grande Trail from this location and having an indoor tennis facility would be a nice complement for that sports complex. People could park at the high school and walk to the indoor courts. Elliott said that the group's request to the developer is for land and utility hookups and, while the group would ideally prefer having four indoor courts, they would be willing to reduce that amount if necessary to win approval. Having indoor tennis courts would benefit the neighborhood residents, local recreation programs, the high school, and Basalt's coffers.

Ted Bristol, CEO of Advantage Indoor Tennis, said the group has raised over a half million dollars already for this public indoor tennis facility which would be unique since the facility would provide the only public indoor tennis courts from Aspen to Vail to Grand Junction. He added that this facility could also house the office for the Basalt Recreation programs. He concluded by asking the Commission to favorably consider this location for the indoor tennis court facility.

Matt Jay, Southside resident, thanked the P&Z for their time and work. He didn't want to see the Allison Lane connection used for through traffic. People parking their horse trailers, campers, etc. is already a problem back there and adding more density and traffic to Southside would only make things worse. He would like to see some sort of financial assurance put in place guaranteeing this project's completion before construction begins on it. Jay said that additional costs incurred by the developer over the years are a business risk and aren't a valid reason for asking for more density. Other than some of the things he's mentioned, he likes the idea of this development proposal. It's in the urban growth boundary (UGB) and if we don't want sprawl everywhere we have to allow building within it.

Since there were no more comments the public hearing was closed at 7:53 p.m.

In response to a comment from Chair Johns, Lindt said that there is more information coming regarding childcare, traffic report, etc. Lindt asked if the Commissioners had any other informational needs.

Commissioner Comments

Commissioner Vozick asked about the status of the park requirements. Lindt replied that this item will be covered in more detail at the next meeting.

Alternate Bennett agreed that the traffic situation needs more clarity. Also, she thought the daycare should be closer to downtown and thought the Commission needed to discuss this further. She also

had a question about the double parkland dedication for annexation proposals. Lindt said Staff will provide more information about these items and provide opportunity for more Commission discussion at the next meeting.

Commissioner Wheeler asked if ADUs will be a concern in that neighborhood. Lindt said that the lot sizes are too small to accommodate ADUs. Wheeler said that with the addition of this many new residences there should be at least fees-in-lieu for daycare if the facility isn't built in this neighborhood. Regarding parkland dedication, he was of the opinion that there needs to be an active park next to the Rio Grande Trail. Wheeler added that he was in favor of three to seven-year vesting rights.

Chair Johns noted for the record that a letter had been submitted by the Buddy Program in support of the proposed indoor tennis facility.

Commissioner Rossetti said he was in favor of having an active park, along with the indoor tennis facility, located at South Park. He also supported the inclusion of a childcare facility in this development because there will be increased demand for it, much of it possibly generated by residents of the proposed Stott's Mill development.

Commissioner McAllister asked for, and received, clarification from Lindt about the next steps in this review process. McAllister noted that he hoped this round of approvals won't take another five years.

Chair Johns said he also agreed that the traffic study report will be a key component in figuring out how this application can proceed. He also wants to see more information about the architecture of the proposed project. There is already a variety of uses going on in the Southside and it will be important to have a better idea about how a dense residential area would fit in with what's already in place. Johns also supported having a childcare facility in the Southside. In his opinion, this new development will be attractive to young families and it would be nice if parents could walk their kids to childcare. He thought it would be helpful to know if there were other types of solutions for traffic mitigation that don't involve creating an eight-lane highway, which can be considered on a more Town-wide, and perhaps even regional, basis. This project could provide a much-needed product for the valley but it needs to be well-thought-out before receiving final approval.

M/S VOZICK AND BENNETT TO CONTINUE THE PUBLIC HEARING ON THIS AGENDA ITEM TO JULY 19TH. THE MOTION CARRIED BY A VOTE OF 6-0.

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 briefly reviewed the application. Kai Peterson was present. Lindt said that more information regarding parking and construction management has been submitted since the last meeting. These are: 1) the applicant has proposed a fourth parking space on the south side of his property along with agreeing to a rental agreement limiting a future renter to one parking spot; 2) construction staging has been expanded to the south of the proposed new structure; 3) a construction fence will be erected along the driveway with no parking signs on the subject property; and 4) the project will comply with construction activity regulations according to the Town Code. Lindt added that Staff has suggested a doubled amount for the construction deposit to encourage the applicant to complete the project in a satisfactory manner. Enforcement of construction-related problems is more likely since the application has been reviewed (as opposed to just applying for a building permit) and conditions for approval agreed upon. Staff is also requiring that the neighbors be informed of the construction activity.

Peterson said that of the 22 neighbors they notified about this application, only three had objections at the last meeting. He also noted that he has 20 years of construction experience and has designed this home to be moderately-sized and uncomplicated. This house will be smaller than what he could be allowed to build on the lot. He agrees with the construction management oversight. He said that he and his wife are trying to do the right thing with bringing the ADU application for review. This is a type of housing that is desired by the community, as well as allowing his family to continue to live in Basalt.

Commissioner Questions/Discussion

Commissioner Rossetti asked about the difference in the two site plans included in the packet. Lindt explained what those differences are. Rossetti asked who drafted the construction schedule. Peterson said that he had, based on 20 years of experience.

Public Hearing

The public hearing was opened at 8:20 p.m.

Gregory Zec, 305 E. Sopris Drive, said that he is also representing the Wards (307 E. Sopris Dr.) and he also had a letter from Mr. Ward to submit. Zec said he is still opposed to this proposed project. He anticipates a long, drawn-out construction project that will be a major inconvenience to the neighborhood. It will negatively impact his ability to sell his home which is located directly across the shared driveway from Peterson's property. The onus is on Mr. Peterson to prove that he has the financing and expertise to complete the project in nine months. Zec suggested that Peterson install a second driveway. If this can't be accomplished he then requested that the P&Z deny the application.

Elivira Zec, 305 E. Sopris Drive, speaking for herself, her husband, Bob and Elizabeth Ward, explained the current parking situation and probable increase of the parking problem if their five-bedroom home is sold to people who have more than one car. She was not in favor of approving Peterson's ADU.

Bethany Card, wife of Kai, explained how their financial situation has contributed to their request. She teaches at a local preschool and wants to continue doing so. Their property is sandwiched between three other properties zoned R-3 TN so it seemed like a good idea to create an ADU on their property to help provide housing for 'regular people' while providing supplemental income to help pay their property taxes since homes around them are selling at high prices and property taxes will rise. She noted that Kai has built three homes in the past and all received COs within a year of the beginning construction dates. Card stated that her family wants to remain Basalt residents and they have been responsive to the concerns that were expressed by the neighbors and will continue to do so.

The public hearing closed at 8:33 p.m.

Commissioner Comments

Commissioner McAllister asked about building permit time frames. Lindt responded that the builder has six months to commence construction from the time the construction permit is 'pulled.' He also asked for clarification about the possibility of putting in an additional driveway. Peterson said that there isn't really any room and the property drops off pretty quickly. Peterson's wife explained that the parking for the ADU won't affect the other residents who share the driveway. McAllister said that he likes the idea of this ADU.

Commissioner Wheeler said that the Town spent many years creating the R-3 TN zone district to allow for ADUs such as this. Also, he appreciated the efforts made on the construction management plan.

Alternate Bennett appreciated the thought behind the application and wants to see the ADU built, allowing the town to retain a preschool teacher.

Chair Johns also expressed support for this application, with the conditions of approval as presented by Staff.

M/S WHEELER AND VOZICK TO APPROVE THE KAI PETERSON APPLICATION ACCORDING TO CONDITIONS OF APPROVAL INCLUDED IN THE STAFF MEMO DATED JULY 5, 2016. THE MOTION CARRIED BY A VOTE OF 5-1.

At this time Commissioner Vozick and Alternate Bennett left the meeting due to conflicts of interest with the next agenda item.

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. The Suites will still remain as short-term occupancy units. Referral comments have been received and incorporated into Staff's recommendations for approval.

Lindt, referring to Staff Memo dated June 21, 2016, reviewed the application and then invited the Roaring Fork Club representatives to provide more information. Terry Bruna, Roaring Fork Club representative, said that this application is driven by requests from the Roaring Fork Club members. They really want to have kitchens in the units since that is where people tend to gather.

Commissioner Questions

Chair Johns asked what constitutes a full kitchen as defined in the Town Code. Lindt explained that the Town Code defines a kitchen as including a cooking device with burners and a full-size refrigerator. Johns then asked about the original approvals which didn't allow kitchens in the Club Suites. Lindt explained that the goal at that time was to have the Club Suites function more like a hotel with short-term occupancy and those occupants coming downtown to eat.

Public Hearing

The public hearing was opened at 8:50 p.m. There was no public comment made and the public hearing was closed at 8:50 p.m.

M/S ROSSETTI AND WHEELER TO APPROVE THE ROARING FORK CLUB MINOR PUD AMENDMENT PER STAFF'S RECOMMENDATIONS. THE MOTION CARRIED BY A VOTE OF 3-1.

COMMISSIONER AND PLANNER UPDATES

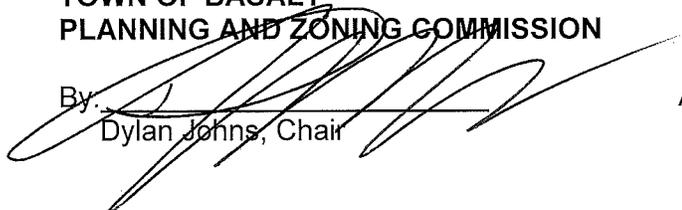
There were no commissioner comments nor were there any Planner updates.

ADJOURNMENT

M/S WHEELER AND ROSSETTI TO ADJOURN. THE MOTION CARRIED BY A VOTE OF 4-0.

The Planning and Zoning Commission meeting adjourned at 8:53 p.m.

**TOWN OF BASALT
PLANNING AND ZONING COMMISSION**

By: 
Dylan Johns, Chair

Attest: 
Denise Tomaskovic, Recorder