

**TOWN OF BASALT
PLANNING AND ZONING COMMISSION
REGULAR MEETING and PUBLIC HEARING
Tuesday, May 15, 2018**

CALL TO ORDER

The Planning & Zoning Commission was called to order at 6:12 pm. Commissioners present were Gary Wheeler, Joan Keefe, Bill Maron, Eric Vozick, and Alternate Tracy Bennett.

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

APPROVAL OF MINUTES

M/S BENNETT AND VOZICK TO APPROVE THE MINUTES OF MAY 1, 2018. MOTION CARRIED BY A VOTE OF 5 TO 0.

AGENDA ITEMS

Discussion of the Mid-Valley Area Community Plan

Philp said that the Roaring Fork Valley Regional Planning Commission (RFVRPC) has been tasked with updating the Mid-Valley Area Community Plan. There is a development moratorium in the mid-valley area that has been extended once and the P&Z has had a joint meeting with the RFVRPC. They have begun to discuss the plan in more detail in the last couple of meetings after spending time taking public input. There have been discussions about what smart growth is.

During the P&Z's last meeting, Philp helped try to narrow the group's focus and discuss the P&Z's letter of suggestions. Philp had suggested that the P&Z's letter might contain too many suggestions and suggested narrowing the list down to three. The P&Z approved a new letter at the May 1st meeting.

Philp said that at the May 3rd meeting, the RFVRPC recognized that the Urban/Suburban (USR) future land use category is problematic, but this has not been changed yet in the draft. They discussed changing the category into two, with one allowing from one to three dwelling units per acre, and another allowing four to seven. Several parcels, including the USR parcels, have been identified for more discussion. Philp, Lindt, and Chair Maron have been attending the meetings mostly for the purpose of answering questions from the RFVRPC.

Chair Maron stated that the update process has been Eagle County Staff-driven for the most part. He said he didn't believe the P&Z could do more than it has to push the RFVRPC toward making the changes that the P&Z seeks. He acknowledged that it is difficult to know what is driving the process, but that the RFVRPC does not think any worse of Basalt or the P&Z for trying to drive changes.

Philp discussed the joint County Commissioner meeting between the Eagle County and Pitkin County Commissioners that occurred today. She noted that the Pitkin County is interested in

having its P&Z as well as Garfield County's P&Z meet with the RFVRPC, and additionally having the Pitkin County Commissioners meet with the RFVRPC, but that Community Development Director Damian Peduto pushed back on this idea. Peduto agreed to transmit the draft plan to Pitkin County Commissioners prior to adoption. Philp said that Eagle County has asked for the Town to schedule a joint meeting between the County Commissioners and Town Councilors to possibly discuss a joint plan. Philp suggested having a meeting with the P&Z and Town Council before such a joint meeting with the County.

Lindt identified several parcels on a map provided by Eagle County Staff that the Town's Staff believes are important or will be discussed further. He reminded everyone of the discussion about creating "low" and "moderate" density categories out of the current USR category, which was why all the USR-designated parcels had been identified and cross-hatched. He noted that Blue Lake and the Crawford property are designated USR because they are developed and fit that designation.

The Town still recommends re-designating the Fields property back to Large Lot Residential from USR. Summit Vista is designated USR because it is developed and fits the designation. The Forest Service parcel near Crown Mountain Park is currently designated Public Lands but may come under scrutiny for a change. Commissioner Wheeler asked if the Forest Service is not thinking of selling the property, and Philp said that it had been under consideration. Philp said that this parcel was desired by Pitkin County to stay as undeveloped riparian area. Chair Maron said there is not a lot of development potential of that area because it is in the floodplain. Staff believes the current designation is appropriate. The P&Z concurred.

Lindt noted a portion of the mobile home park near El Jebel that has a Mixed Use (MU) designation. Philp does not believe that the use is likely to change, and therefore the MU designation is not a priority to change. Lindt noted another property, the McKelvey property, that appears to be inadvertently included in the Tree Farm's PUD. However, its future land use designation in the Mid-Valley Area Community Plan is Rural Agriculture. The owner would like to either have the same designation as the Tree Farm or be removed from the PUD. The Town in its Future Land Use Map (FLUM) shows it as Existing Residential. Lindt said that for the Town's purposes, Rural Agriculture is fine, though it should be removed from the PUD. The P&Z agreed. The Tree Farm itself is designated Mixed Use.

Chair Maron brought up the issue of urban growth boundaries (UGBs). The RFVRPC showed some interest in establishing a UGB, but ended up not pursuing it. Philp said that the RFVRPC was critical of the Town for not having put El Jebel inside the UGB. Philp discussed the difference between an urban growth boundary and an urban service boundary, which can be confusing and caused confusion in the last Mid-Valley Plan update. This was also a reason that El Jebel was taken out of the UGB. Philp advised that Staff felt that the Town should stay out of the Tree Farm future land use designation issues, as it is under litigation and being addressed in other ways. The Town's position is well known on this issue.

Lindt pointed out the Boyer property near Willits that has barns and a single-family house and is designated USR. It may be designated either the lower or medium density designation. The owners once dedicated land toward the Willits Trail.

Lindt noted the CDOT operations property that contains mobile home structures. The P&Z has recommended its designation be changed to Public Services. Bordering privately-owned parcels are designated Large Lot Residential or USR. Philp said the Town has had an interest

in acquiring the CDOT property. P&Z reiterated interest in giving it the Public Service designation.

The campground property is not proposed by the Town to change designations at this time. The portion of land owned by Ski Co with tiny homes is designated Mixed Use. Philp noted that the tiny homes still have wheels on them in order to conform to various codes. In the future the Town may want to revisit the land use, but needs to talk to the Aspen Skiing Company first.

Lindt pointed to a Large Lot Residential parcel near Aspen Junction. Commissioner Wheeler questioned whether this lot is not BLM-owned. He does not believe there is access to the parcel. Philp said that Staff would look into it. Lindt said that if it is developable, Large Lot Residential would make sense as a designation. The P&Z agreed.

Lindt then pointed out the Stott and Jadwin properties. He said that Eagle County has designated the Stott property MU, while the Town has it designated Community Facility and Medium-Density Residential. However, in Eagle County's future land use designation scheme, MU is the only category that fits with Community Facility, so it is an appropriate designation.

Jadwin is currently designated USR by Eagle County, while the Town has designated it Medium-Density Residential. Philp said that the Jadwin parcel should be looked at in more detail in the Town's Master Plan update, but should be left as they are for Eagle County's Mid-Valley Plan update. She noted that Basalt controls the ability for developers to hook up to municipal water. Philp said that Public Works has identified both properties as potential locations for a new shop property. She summarized a recent land use application for an RV resort that received split approval from P&Z but was rejected by Town Council on the basis that it would not be consistent with the Master Plan. Chair Maron noted that a Public Works shop would probably present a problem with Master Plan compliance. Commissioner Wheeler asked why not promote these properties for a more intense land use designation. Philp noted that the Jadwin parcel is in the floodplain.

Chair Maron recalled that he opposed the previous land use proposal because it would have been better suited for a Transit-Oriented Development (TOD)-related project. Philp said that in the past, the Archdiocese had shown interest in affordable housing in that location, though she is not sure if it would be possible to build there.

Chair Maron said that the floodplain is mostly in the Eagle County side of the parcel. He expressed openness to the idea of putting affordable housing on the parcel. Commissioner Vozick expressed desire for flexibility in the development of that site, while being conscious of it as a gateway to Basalt. Philp noted that it can be difficult to give potential applicants guidance on what can be done with this parcel, so this conversation with P&Z is useful. She noted that tiny homes have come up as ideas for the site.

Commissioner Keefe noted that the ingress and egress is problematic for the property. Chair Maron said the road alignment would have to be changed.

Philp noted that residential development would have to be elevated at least two feet above the base flood elevation. She recalled that for the Real America project, a replatting was necessary to avoid the floodway. Chair Maron said there is a lot of potential with the site, even for high density development, especially if there were improvements like a pedestrian bridge to Downtown or things that would benefit the Town. He said that the P&Z should not paint itself into a corner with regards to the site's use. The P&Z speculated that a second floor would have

a river view from the site. Philp added that Eagle County does not show as much open space as Basalt's plans do. Lindt said that the MU designation on the Stott property would accommodate a public facility like a new Public Works shop. Chair Maron noted that Pitkin County's designation matters too. The P&Z agreed that it was appropriate for Eagle County to leave this property as currently designated as it allows the highest density.

Philp noted another parcel that had been flagged near Clay Crossland's mobile home park on Homestead Drive that is designated USR. The P&Z agreed that the current USR density is appropriate.

James said that the previously-provided comments could stand if there were no further comments. Chair Maron stated that a joint planning effort, possibly including a joint planning area or joint planning comment period, should not be forgotten and could be re-brought up later.

Philp discussed Pitkin County and NWCCOG's efforts to create a more resilient broadband network. This could involve a "meet me center" in Basalt, possibly on Emma Road. Fulk-Gray described a meet me center as the terminus of the middle mile infrastructure being planned by Pitkin County and NWCCOG, to which companies like Comcast would connect their networks and connect to customers.

Discussion of Basalt Master Plan Update

Philp suggested breaking the Master Plan update issue into two parts. The discussion with the Council could be scheduled for July 10, which Chair Maron said was difficult for him. Philp suggested the P&Z meet with Town Council before any joint meeting with the Town Council and Pitkin County Commissioners. Chair Maron suggested that having the meeting to get on the same page is more important than the timing of it. Philp asked that the P&Z commissioners send their summer schedules to her. She said that the second date in July might work better, and said she was considering moving this worksession item to a discussion item during the regular meeting and not during the typical worksession time so that more Councilors could attend.

The first part Philp suggested breaking the discussion into is aspirational ideas. Three things were added by the P&Z: add a vehicular underpass to Southside Drive, enhance entrances into Basalt, and improve the Midland Avenue streetscape. She asked if the P&Z likes the list of recommended updates. Commissioner Bennett said a few items seemed to be repetitive, and Chair Maron said it is long and suggested trying to combine items where possible. Philp agreed and said Staff would try to trim the list.

The second part of the Master Plan update could include specific and strategic improvements, such as a studying the feasibility of radical maneuvers to redevelop Downtown. Such redevelopment could include purchasing the entire Basalt Center Circle property, building a new road through that property for truck movement and loading, a parking structure, financing legal fees for sorting out complicated redevelopment scenarios, subsidizing infrastructure, and providing tax incentives for desired uses. Chair Maron said that if this point were further up the list, it would be hard to get past it in conversation. He and Commissioner Vozick agreed that it is very important, but that it may not be worth dominating the conversation with that.

The P&Z agreed these ideas will be controversial and upset some people. Commissioner Wheeler asked how far along the potential redevelopment process the Basalt Center Circle is. Philp replied that this is a site the Town Council would be interested in, especially because there

is a perceived parking problem that might require radical solutions. Chair Maron asked Susan for advice on how to deal with this issue in a meeting. She recommended paring down the first list and brainstorming with Staff.

Philp discussed the idea of a jobs/housing balance in the original Master Plan. Fiscal and quality of life issues are involved in this principle. Some of these issues gave rise to the creation of industrial areas in the FLUM, which were later lost. Another idea that arose but was not specifically stated was that residential land can cost the Town money because of the services required for residential land, especially in comparison with commercial land that brings in tax money. Chair Maron offered that more commercial has been allowed which can't be supported by the housing that exists. Commissioner Bennett expressed interest and concern in this issue. Philp asked if this policy is one that should be examined in the update process. Philp explained how some properties had been selected for Industrial designation and others had not been. She said the goal of the original Master Plan was a strict UGB. Some of the envisioned density within the UGB has not materialized.

Philp asked how the P&Z wants to deal with new land use concepts in the master Plan such as tiny homes, RVs, the relationship between the FLUM and zoning, and examining key parcels. Commissioner Bennett suggested doing something for tiny homes. Philp noted some key parcels to discuss could include Jadwin, Stott, Lot J near the Real America project, a Forest Service property up Fryingpan Road, the Meyer Family ranch property, KOA, and an Elk Run enclave property. Another property is zoned Resource Development and may be the subject of discussion. Chair Maron recalled a telecom proposal in that area that was turned down. Philp flagged the Roaring Fork Mobile Home Park, which also may be the subject of discussion. Philp also discussed a property owned by the Susan Phillips Estate and is part of a growing trend of interest in lots that have floodplain constraints. The established neighborhood River Oaks also is hampered by restrictions on additions or redevelopment due to flood mapping. The Town owns a parcel near the Susan Phillips property and is preparing to stake the corners of it in the hopes of making it accessible to the public, though it does not have good parking. These types of projects may not be reviewed by the P&Z, but are costing Staff some time. Philp compared properties along the Fryingpan River, which are less problematic than properties along the Roaring Fork, because of the nature of the two rivers.

Philp continued listing topics for Master Plan categories. Chair Maron suggested creating three categories of topics so as not to lose focus during the meeting, such as downtown issues, density issues, and balanced job and residential growth. Commissioner Vozick added that being a family friendly town, young people, and walkability could be included. Philp summarized three potential categories of issues: Downtown issues, big "Master Plan" concepts, and regional growth issues. Chair Maron stated that the important thing is having a good conversation with the Town Council. Philp discussed the advantages of having the worksession at the beginning versus the end of the Town Council meeting. Chair Maron suggested having the worksession at the end of the meeting so that reporter Scott Condon will have gone home. There was additional discussion about the merits of having the discussion at the beginning of the meeting.

Philp said that Staff would reorganize and parse through the discussion topics. Chair Maron suggested talking about it again at the next meeting.

STAFF UPDATES

Chair Maron brought up an email from Michael Kinsley about Holy Cross Energy. He suggested circulating the email, and Susan recommended blind copying people. The email is about renewable energy and a Holy Cross board election. He recommended reading the email.

Lindt discussed "Trash Talk," which is Pitkin County's efforts at updating its waste ordinance. Pitkin County is looking at volumetric pricing models. The County has been doing open houses and talking to trash haulers in the valley. Haulers will be required to offer and bill all customers for recycling. The Green Team discussed the ordinance yesterday, and has agreed to watch the issue and revisit the Town's ordinance at some point after Pitkin County finalizes their process. The Town's ordinance also mandates volumetric pricing and was created a couple of years ago in the face of the possibility for the Waste Management recycling center going away, but Pitkin County's proposed ordinance would go into more detail.

Philp noted that a member of the Green Team works for a waste hauler and has strong opinions on the issue. She also noted that there have already been problems with bears getting into trash this year. This is a difficult problem for Basalt because trash pickup does not occur on a day consistent throughout Town. A possibility is standardizing trash pickup day in Basalt, though this would mean much more trash truck traffic on the designated days. She asked for feedback about this, and noted that the Green Team member who works for a waste hauler thinks it is feasible.


Commissioner Vozick said that in Southside, trucks only come on Wednesdays, which he said works great. Compost pickup for those who have it comes a different day. Chair Maron said he thought it is feasible to have standardized pickup days. Commissioner Bennett said she does not mind the trash truck traffic. Lindt said that there are eight different trash haulers that serve Basalt. Commissioner Wheeler said his street has pickup on different days with different haulers, and it doesn't bother him.

Lindt said that Doug Goldsmith advised the volumetric pricing would not allow overflowing trash containers without an extra charge. Pitkin County is planning to hire an enforcement official. Commissioner Vozick requested to see Pitkin County's draft ordinance. He discussed how having "mom and pop" waste haulers provides competition and helps keep prices lower, until they get acquired by Waste Management. He then offered an idea of requiring developers to offer free compost for a month to give new residents an opportunity to try it. Philp noted how much composting reduced her home's trash production. Commissioner Vozick noted that Evergreen Zero Waste does compost pickup in Basalt.

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

The Planning and Zoning Commission adjourned at 7:48 p.m.

TOWN OF BASALT
PLANNING AND ZONING COMMISSION

By  _____
Bill Maron, Chair

Attest  _____
Susan Philp, Planning Director