

**TOWN OF BASALT
PLANNING AND ZONING COMMISSION
WORKSESSION
Tuesday, June 16, 2020**

CALL TO ORDER

The meeting called to order by the Chair at 6:06 pm.

Commissioners present included Bill Maron, Eric Vozick, Rob Leavitt, Joan Keefe, Bernie Grauer, Gino Rossetti and Alternate Tracy Bennett.

Staff present included Susan Philp, Planning Director; James Lindt, Assistant Planning Director; and Sara Nadolny, Staff Planner

APPROVAL OF MINUTES

M/S LEAVITT AND VOZICK TO APPROVE THE MINUTES OF JUNE 2, 2020. MOTION CARRIED BY A VOTE OF 7 TO 0.

AGENDA ITEMS

Worksession – The P&Z is scheduled to meet with the Town Council in a worksession on Tuesday, June 23rd. The purpose of tonight’s worksession is for the P&Z to brainstorm on the items they would like to talk about with Council.

Philp introduced the worksession as an opportunity for the P&Z to prepare for an upcoming worksession with Town Council. She explained that it was originally scheduled for June 23rd, but due to length of the agenda the worksession was bumped to the next meeting, July 14th.

Philp noted the purpose of the worksession with Council is to talk about issues important to the P&Z, projects the P&Z would like to work on in the coming years when Staff resources and budgets become available, and to develop a relationship with the Town Council. Philp mentioned Staff have brainstormed a few topics which include future work projects involving Staff outside of development review.

Chair Maron suggested letting each Commissioner speak about issues important to them.

Commissioner Bennett began by saying she’d like to discuss what can be done with the old downtown main street area (Midland Avenue).

Commissioner Vozick said the discussion needs emphasis on having a welcome mat for younger adults who wish to return to Basalt, noting there are a lot of issues involved with that topic. He is also interested in discussing sustainable and environmental projects. And lastly, he’d like to explore making Basalt a non-profit hub, and what that might look like.

Commissioner Leavitt said he wants to frame the role of the P&Z to the Town Council - take a step back and define what that relationship is supposed to be. If the P&Z has one agenda that doesn't mesh with Council's that needs to be discussed.

Commissioner Grauer noted the Council has a number of new members, including the Mayor. He'd like to ensure that they are familiar with the major concerns and goals of the 2020 Master Plan as the new Councilors may have had limited involvement in the process prior to its adoption. Commissioner Grauer said he'd like to reiterate the three themes that came out of the public process for the Master Plan, which is: to densify downtown and encourage development where there are existing transit sites and infrastructure such as supporting business and services; affordable housing and what can be done to facilitate this with partnerships; and environmental sustainability and encouraging the development of the confluence area into a lovely park and take advantage of a unique asset – the waterfront park area. Commissioner Grauer also is interested in getting more press related to the asset Basalt is to the Roaring Fork Valley overall.

Commissioner Keefe agreed with Commissioner Leavitt's statement, saying we need to always look at the whole picture and have checks and balances between growth and non-growth. She noted that the Clark's Market parcel is the heart of town. Commissioner Keefe said she'd like Basalt to put a mark on the map with its historic development, confluence of rivers, and other great attributes.

Commissioner Rossetti voiced agreement with everyone's points, adding the idea to ask the Council what they expect from the P&Z, whether the P&Z's opinions count, and wanted to know the Council's preferences, priorities and fears.

Chair Maron said his concerns center around the topic of affordable housing and wondered if headway could be made in this area. He said we envisioned a bunch of tools in the Master Plan to deliver affordable housing, but the actual delivery is beyond the scope of the Master Plan. Chair Maron is also interested in discovering how the boards can work together, and ensuring they understand the role of the P&Z.

Commissioner Rossetti asked if this would be a Zoom meeting with the Council. Philp replied the meeting will be on July 14th and her assumption is that it will be via Zoom. She said she recently attended a meeting in person and found it difficult to participate in meetings where everyone wears masks. She noted that the number of people attending the meeting would prevent proper social distancing in the Town Hall meeting room.

Chair Maron suggested that he and Mayor Kane attend in person and the other board members attend via Zoom. The Commission showed a lack of support for this option.

Philp wondered if the P&Z would be comfortable with an outdoor meeting, such as at the Arbaney Park pavilion.

Chair Maron asked the Commissioners to vote whether they'd prefer a meeting at Town Hall versus outside. The Commission unanimously supported an outdoor meeting by a show of hands.

Philp mentioned that the worksession would be less formal and more social if held outdoors but noted that it would be considerably more expensive to televise on Grassroots.

Commissioner Grauer noted that he would only attend indoor meetings for the foreseeable future if held by Zoom.

Commissioner Comments and Staff Updates

Philp reported Staff is busy managing construction in Willits Town Center. TACAW is looking for their foundation permit and construction on the Steadman Clinic is expected soon.

Philp said that the Public Works Manual recently underwent a major rehaul, which the P&Z will see. P&Z will also be asked to review amendments to the Town's Affordable Housing Guidelines - Livability Standards with the Basalt Affordable Community Housing (BACH) Commission.

Philp relayed some of the topics that P&Z may wish to discuss with Town Council at the worksession. She began with the topic of tiny homes/container homes, noting that there is a lot in the Master Plan about affordable housing, and Staff is fielding some interest in tiny homes/container homes. She felt it would behoove the P&Z to have a full discussion on this topic to see if this is something they'd like to promote and touch base with the Council on.

Philp noted there are areas in the Code that could use some improvement, for instance, the definition of "dwelling unit". There is also the reoccurring topic of how many unrelated people can live in one unit, noting the Code currently allows for three unrelated, and there are issues with that. There is an opportunity to make the Code more user-friendly. Philp said that Site Plan Review is an old section of Code that could use some attention.

Philp said another topic may be design guidelines for the downtown area, noting that this gets to Commissioners Bennett and Rossetti's issues with downtown. She said that the streetscape guidelines were prepared a while back but not adopted.

Another topic may be access control plan and permit process, and how to incorporate that in a more definitive way. Philp said this is one of the ways the Town addresses unincorporated areas and development, such as the 10-Acre PUD and Willits Bend which are located in Eagle County. Willits Lane was built under rural standards but there is so much traffic now and a lot of development pressure on the street.

Philp concluded with the topic of coordination with the counties. She said that some strong statements were made by the P&Z to meet more often with Eagle and Pitkin County boards to develop a relationship. Chair Maron said the summer may be an opportune time to meet outdoors with the County P&Z boards to get on the same page.

Commissioner Rossetti left the meeting at 6:42 pm.

M/S VOZICK /BENNETT TO ADJOURN THE MEETING. MOTION PASSED TO 6 to 0.

The meeting adjourned at 6:43 pm.

TOWN OF BASALT
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By 

William C. Maron, Chair

Attest 

Susan Philp, Planning Director