

**TOWN OF BASALT
PLANNING AND ZONING COMMISSION
REGULAR MEETING and PUBLIC HEARING
Tuesday, September 18, 2018**

CALL TO ORDER

The Planning & Zoning Commission was called to order by at 6:14 pm by Chair Maron. Commissioners present were Chair Bill Maron, Gino Rossetti, Eric Vozick, and Tracy Bennett.

Staff present was Susan Philp, Town Planner; James Lindt, Assistant Planning Director; and Watkins Fulk-Gray, Staff Planner. There were no members of the public attending the meeting.

APPROVAL OF MINUTES

M/S ROSSETTI AND BENNETT TO APPROVE THE MINUTES OF SEPTEMBER 4, 2018, AND OCTOBER 17, 2018. MOTION CARRIED BY A VOTE OF 4 TO 0.

AGENDA ITEMS

Worksession on Master Plan Update

Philp stated that the P&Z will be on Town Council's September 25 agenda for 30 minutes before the River Park application. She has put Staff's introductory coversheet in the P&Z's packet to review. She said that every upcoming meeting is very full, so the timing is not bad. The purpose of the meeting tonight is to talk more fully about the worksession. At the last meeting, the P&Z mentioned how they want the Master Plan update to be more aspirational and to discuss three specific topics: Downtown (Commissioner Rossetti and Chair Maron), transportation and connectivity (Commissioner Keefe), and "big Master Plan" topics (Commissioner Vozick), including the importance of regional growth items.

Commissioner Vozick mentioned that he might be late because of his daughter's softball game. Commissioner Rossetti said that he and Chair Maron had met to plan their talking points, and they think they have 14 or 15 minutes worth of material. Commissioner Rossetti said he met with Commissioner Keefe to discuss her points as well, and Chair Maron added that he had brought a copy of Commissioner Keefe's talking points. Commissioner Rossetti said she would be at about 10 minutes, and suggested leaving five or ten minutes for their questions. Commissioner Vozick said he would try to be less than 10 minutes. Philp said that she had originally asked for 45 minutes but only got 30 minutes. Chair Maron said he wanted the hearing to be interactive, and get information and direction from the Town Councilors. He wants to avoid a disconnect.

Commissioner Vozick said he wanted to tell a personal story about how he wants his teenage daughter to be able to move back to Basalt. He said he only needs a minute or two for this.

Commissioner Rossetti asked if the meeting will be open to the public, and Philp said that it will be.

Commissioner Rossetti said that the group will start with Chair Maron. Chair Maron said he has three things to reiterate to Town Council. He wants this Master Plan update to be different than

the previous two. He wants aspirational statements to be interwoven throughout the Master Plan. Secondly, he wants the community engagement that has already been done in the Our Town Master Plan process to be used, because it was effective and there was a wealth of information that came out of it. Third, he would like to hire some world-class urban designers, not planners, for the Downtown area.

Commissioner Rossetti suggested giving Town Council more specifics than "incorporating public feedback," and asked how far back in the Our Town Planning process the P&Z should dig. Chair Maron added that he would like to use some of the results from the kids who participated in the prior Master Plan efforts, especially Commissioner Rossetti's group. He disagreed with some of the results, but the DAAC produced some valid results because of the vigorous process. Commissioner Rossetti suggested that the P&Z has to give them topics to think about, even if they don't respond that same night. Chair Maron agreed.

Commissioner Bennett asked what mistakes were made during the prior Master Plan efforts. Chair Maron said that some of what was produced was too specific, such as the "Big V" concept. He said that he did not want to mention DAAC specifically. Philp and Commissioner Bennett asked him to clarify what mistakes he sees and wants to discuss. Chair Maron said he thinks the urban growth boundary is too rigid. The Master Plan should be a flexible, living document. However, the Master Plan has served the Town well, and saved it from the potential RV park.

Philp noted that people often say that plans aren't working when they don't get what they want. She asked what Chair Maron sees that he doesn't like. Chair Maron said he liked the Willits PUD, which has some flexibility, and the build-out has generally reflected it, with a result that people generally like. Downtown, he said, has struggled, with regards to the Pan and Fork property. Commissioner Vozick said the whole thing shouldn't be thrown out, because two world-class nonprofits are in Downtown. Philp asked if Chair Maron is looking for something more specific than a Master Plan, such as a Downtown strategic plan or development plan, including plan to redevelop the Basalt Center Circle. Chair Maron agreed and said that the failure of aspirational thinking is not translating it to reality. He suggested that Downtown needs a more rigid plan that is still achievable, still based on economic realities.

Commissioner Rossetti suggested that part of the problem with updating the Master Plan is determining which direction the Town wants to go. Willits has been successful, he continued, because of the close cooperation with the developer. He said the problem with earlier Pan and Fork development proposals was that they did not have people on board with their plan, though it was also driven by a developer. Chair Maron made some negative comments about the prior developer before Lowe.

Chair Maron suggested bridging the gap between a master plan and development plan by prescribing in the Master Plan, in an aspirational way, something like encouraging public private partnerships to redevelop Downtown. The strategy, rather than result, would be prescribed. Commissioner Rossetti stated that he wants to make sure he's consistent with Chair Maron at the Town Council meeting, as he is going to speak after him. He noted that though there have been interruptions, Chair Maron has gone 12 minutes.

Commissioner Rossetti said he would focus on Downtown, including everything from the gateway into town. What does Downtown have to offer? He noted what one passes by upon entering town. Commissioner Rossetti stated he wants to ask Council if they would be willing to put in writing things they want to achieve. He noted that Town Council is different than it was

three months ago, and that P&Z should not step into any infighting, but that hopefully they will be receptive to community involvement. He wants to discuss if a food store like Trader Joe's could be possible. Commissioner Vozick expressed doubt. Commissioner Rossetti wants to restate what the students of Youth Entity came up with previously, though he doesn't know whether he should describe the specifics or not. He wondered where the model and rendering that was created is. Philp suggested putting up pictures of the model to be referenced. Lindt said he liked the concept of pinning pictures, rather than putting them on a projector. Commissioner Rossetti said that he also wants to discuss the identity of Basalt, not just what Basalt is not. He said he would need seven minutes. Chair Maron said he could cut his portion down by half, but Commissioner Rossetti said he doesn't need to.

Commissioner Rossetti went over what Commissioner Keefe has written. She wants to state how Basalt is one town with different neighborhoods, and take good things and try to build on them. Connectivity, and the ability to not get on the highway to travel between neighborhoods, will be a topic. He said that the rivers and parks can be a major part of pulling the Town together. She will discuss the underpass connecting Downtown by the post office to Southside. Commissioner Rossetti said that there should be symmetry with where there is a roundabout now, and a roundabout on the other side of the highway. He said he thinks the entrances to town need to be improved as well. Commissioner Keefe also wants to talk about traffic/congestion and landscaping. He said that they had counted twenty-something parks, and how good it would be if they could be tied together. Commissioner Rossetti displayed the graphic that Commissioner Keefe wants to use as a talking point.

Commissioner Vozick wants to discuss regional growth issues. This may begin from a negative spot regarding Eagle County, but he wants to discuss actual needs of housing units and jobs. Chair Maron said that the existing Master Plan did that very well, and suggested that maybe this just needs an update. Commissioner Vozick said that things like the Tree Farm project should be planned and discussed so that the community is not blindsided. He said that the youth community, ages 16 to 26, is a vital part of the community that is missing. He said that he wants to be able to send his daughter off to college and then be able to come back. Commissioner Bennett questioned whether all career paths are viable in Basalt. Commissioner Vozick acknowledged that there are limited job prospects in some ways, but for them to just have the opportunity to move back is important. He noted the example of not having many opportunities for graphic designers, but for people wanting to work in the skiing or fly fishing industry, there should be opportunities for them to live here. Young people who work for RMI should be able to live in Basalt. Philp noted the example of a couple she knows who work at RMI and wanted to buy a home, and had to leave Basalt to move to Carbondale.

Commissioner Rossetti said that addressing issues facing affluent people also have to be addressed. He said the Town does not want to say that they don't want affluent people in Basalt. He said it would be neglectful to only focus on people looking for \$400,000 or \$500,000 homes. He said he feels grateful to live on Riverside Drive, which is perhaps the most affluent street. Commissioner Vozick acknowledged the need to have a diversity of housing. Commissioner Rossetti asked if neighborhoods should be mixed in terms of their socioeconomic makeup. Commissioner Bennett said that she wants a blending of people. Commissioner Rossetti noted newspaper articles where some people have criticized Tim Belinski, the developer of the Pan and Fork parcel, for plans to blend affordable and market-rate housing. Commissioner Bennett stated that she wants to reaffirm the idea of blending people of different incomes. Commissioner Vozick noted the difference between what vitality means for people of different ages, and suggested there might be a conflict in this. Commissioner Vozick and Chair Maron agreed they don't want to talk about this at the upcoming conversation.

Chair Maron said that second homes is a topic that should not be discussed at the coming meeting. He said it is too big of a topic for the discussion. Commissioner Rossetti suggested using the term "second-home owners" instead of "affluent" people. He noted that Riverside Drive has about 10 second-home owners, and only five empty lots. Chair Maron said that it needs to be a topic, but not at the next meeting. Philp said that they could use the words "second-home owners" and list topics that should be discussed later, but speak fast and move on. Commissioner Bennett said that the Town has not gotten around to talking about these issues for a few years.

Philp said that it would be good for Town Council to sit in an informal situation talking about these things, without the goal of coming away with a plan. Chair Maron suggested having these conversations during a non-Council hour.

Chair Maron said that discussing issues like second-home owners would be more appropriate once the P&Z and Council have better-defined items. Commissioner Rossetti agreed and said this is not the best space for it. Philp suggested RMI as a location.

Philp said she would try to get P&Z more time at the next meeting, but it is a packed agenda. She recommended they each practice their part by doing it in five minutes. This will allow Town Council to interject and still remain in the allocated time. Philp said Chair Maron should go first, and then Commissioner Rossetti, then Commissioner Keefe, then Commissioner Vozick. Commissioner Vozick asked how he should conclude, and Philp suggested opening it up for questions. She reminded them that Mayor Whitsitt will be the chair of the meeting. Philp suggested getting Commissioner Keefe's part down to three minutes. Commissioner Bennett said this should be possible.

Commissioner Rossetti said that this is a good task for the P&Z. He thinks everyone will talk a little bit less than they have tonight at this meeting.

Commissioner Comments and Planning Department Updates.


Commissioner Rossetti asked if a landscaping architecture firm has been selected yet for the River Park project. Philp said that there is a recommendation, but it has been continued several times by Council because it has appeared they need more time to discuss the River Park development application. Commissioner Rossetti suggested pushing the firm to say who the park should be for—kids, elderly people, active people, will bikes go through it, will there be a bridge across the river—to get the big picture hammered out. Philp reported that Connect One is the selection, and the plan would be intended to be affordable and to work well with the development proposal. Philp said that the second Town Council meeting on the River Park development proposal is scheduled for the same night as the upcoming Master Plan discussion.

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

The Planning and Zoning Commission adjourned at 7:04 p.m.

TOWN OF BASALT
PLANNING AND ZONING COMMISSION

By 
William Maron, Chair

Attest 
Susan Philp, Planning Director