

**TOWN OF BASALT
PLANNING AND ZONING COMMISSION
REGULAR MEETING and PUBLIC HEARING
Tuesday, October 1, 2019**

CALL TO ORDER

The Planning & Zoning Commission was called to order at 6:16 pm. Commissioners present were Joan Keefe, Bill Maron, Gino Rossetti, Rob Leavitt, and Bernie Grauer and Alternate Tracy Bennett.

Staff present were 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.

Guests present were Heather Henry from Connect One Design.

APPROVAL OF MINUTES

**M/S LEAVITT AND GRAUER TO APPROVE THE MINUTES OF SEPTEMBER 3, 2019.
MOTION CARRIED BY A VOTE OF 6 TO 0.**

AGENDA ITEMS

Worksession – Basalt Master Plan.

Philp introduced Heather Henry, Connect One Design, and Dave Dixon, CTA, who attended the meeting remotely via phone and Zoom. She introduced the meeting as a worksession, noting that the Master Plan update began in the spring and has involved a lot of prior citizen input, which was discussed at the last meeting by Wayne Freeman and Dave Dixon. Philp displayed a poster with some key findings from the public input.

Philp advised that the next step in the update is to go back to the public and report what was heard and to ask for input on plans for primary and key parcels. A public open house is currently scheduled for late October [subsequently scheduled for November 13th]. The purpose of the meeting was to review the Goals and Objectives of the plan and then discuss the land uses for the four primary parcels. The primary parcels are certain parcels in Southside adjacent to Fiou Lane and Southside Drive, the Jadwin/Stott property, the Meyers Ranch property east of Elk Run, and the former Clarks Market property known as the BBC property. Dixon will review the work he has done, with each primary parcel area individually discussed.

Dixon summarized the consultant's work with the Goals and Objectives, noting that many were brought over and referenced from the 2007 plan. He and his associates used public input they had received to formulate new Goals and Objectives. All Goals and Objectives should provide the framework for Town Staff and leaders to make recommendations, findings of fact, and form the basis of Town policy. Resiliency is a theme that is new in the Goals and Objectives. Some consolidation was done on the Goals and Objectives in an effort to make them clearer and less redundant. The number of general topics was reduced to eight themes under which every Goal and Objective fits. Some can become specific projects and actionable items. It is intended that the Goals and Objectives reflect all the public input received.

Philp listed the themes: People and Community Character, Affordable and Inclusive Living; Connected and Safe Movement, and Access; Authentic Places and Destinations, and Logical Growth; Resilient and Sustainable Environment; Active and Healthy Lifestyles; Maintainable Civic and Community Services; Workplaces, Workers and Economy; and Regional Growth/Annexation. The Goals and Objectives handout provided to the P&Z includes a page break after each theme. She invited the P&Z's input on the manner of organizing the Goals and Objectives, which is different from 2007.

Commissioner Keefe clarified that there is no priority implied by the list of Themes and Goals. Chair Maron said he likes the way the Goals are organized into smaller groups, but suggested reducing the number of Themes to four. He noted that anyone reviewing the Master Plan will be looking for something specific. Commissioner Leavitt said he likes the nine Themes, but he suggested that having 160 Objectives may be getting too specific, and Chair Maron agreed. Chair Maron said the Goals and Objectives should be clearer and simpler, and that other places inside the plan could house additional Objectives and concepts. Commissioner Leavitt said that the Objective including "promoting civility" is nebulous.

Philp said that Objectives are like action items in that they are the steps on how to achieve Goals. She said that "government issues, communication, and lack of action" was the single biggest feedback from the process, and this was why she created the first Theme. Chair Maron observed that some Objectives are global and aspirational, while others are definite, metric targets. Philp said that this is common. Lindt noted a specific Objective in the 2007 plan which was met, and was powerful for the Objective's specificity in the number of community housing units to be created. Chair Maron said that the target for community housing noted in the current draft Objective could be bolder, and in-line with the housing needs assessment.

Philp summarized that the P&Z wanted some of the more nebulous statements in the Goals and Objectives to be removed. Chair Maron said that the Goals and Themes should be very clear and concise, and the rest of the supporting writing could go elsewhere, but not be entirely removed. Henry said that formatting will help with clarity.

Commissioner Rossetti said there is a lot of appropriate emphasis on affordable housing, but there should also be something about a desire for market rate housing. He stated that housing for professionals should be maintained and elevated in Basalt. Chair Maron said that the market has bypassed most professionals from housing. Commissioner Keefe suggested staying diversified is the key, and Chair Maron agreed. He noted that the bottom range of the market is about \$800,000 or \$900,000, and Commissioner Keefe suggested \$750,000. Philp agreed that attracting young professionals to the community is important. Henry said that clarity of terminology is important. Philp clarified that community housing meant housing that is for everyone, and was a reaction to the negative connotation of "affordable housing."

Commissioner Rossetti responded that market rate housing is carrying the Pan and Fork redevelopment. He said he didn't believe that the importance of market rate housing was adequately relayed in the draft document, and Chair Maron agreed.

Commissioner Grauer said there are too many Objectives, and that specific actions should be in denser material elsewhere. He suggested three general Objectives under each Goal would be right. Henry displayed a draft copy of the formatted Goals and Objectives section on the screen. Goals and Objectives will be defined. Philp read the definition of an Objective from the draft. She gave the example of the Aspen Skiing Company application in which the applicant

relied on the Master Plan's Goals and Objectives to make their case. Henry read a further section defining Goals and Objectives, which is currently designed to set up how the rest of the plan is written. More specifics about each Objective will be included later in the draft. She said that it is a meaty section, but there will be even more action items.

Henry suggested the P&Z tell them if any of the topics feel off limits. Chair Maron said that the description of Objectives and Goals is rather complex, but said that the Plan will not be generally used by the public, but rather Staff and the professional community. Being meaty is not a bad thing, he said. Chair Maron added that the Goals and Objectives should still be distilled somewhat, and that perhaps six Objectives is too many. Commissioner Grauer asked if the Objectives should be realistically attainable, and if there are too many to be realistically acted on. Chair Maron said that the plan should be aspirational.

Philp summarized the feedback as more distilled and fewer Objectives. Commissioner Bennett discussed the Active and Healthy Lifestyles Theme, and suggested they could be integrated elsewhere. The P&Z agreed.

Commissioner Rossetti noted, however, that the Themes and Goals are based on feedback from the public, whatever the P&Z may think. Commissioner Bennett responded that she does not disagree with the content, but that it could be integrated elsewhere. Commissioner Rossetti proposed simplifying the language in Goal 3 of Theme 5. Philp said that they would remove Theme 6. Philp said that food topics are not included in the plan currently. Commissioners Keefe and Bennett suggested that does need to be in the plan. Henry said they would need to look at how to integrate Goals around vulnerable and underserved populations, based on input from Hispanic respondents.

Commissioner Rossetti asked if the consultants had looked at road connectivity, and gave the example of the connection between Elk Run Drive and Riverside Drive. He said that the person with the house on the corner is for sale. Philp said that missing trail links was a major comment and asked where it would be included. This should be where Commissioner Rossetti's comment is included.

Chair Maron said that there should be some benefit or bonus for energy efficient buildings because of the cost. He suggested a Master Plan or code-based incentive for this.

Commissioner Leavitt noted that the not-building option isn't discussed, except for in terms of open space. He noted Goal 4 of Theme 4, but said that there could be a stronger statement about open space and preserving agricultural land. Chair Maron brought up ADA access. Philp said she added that under Goal Theme 1 and read the draft language.

On page 15, under Goal Theme 8, Goal 2 Objective C, Leavitt suggested changing "balance" to "expand". Under Goal 6 of page 10, Leavitt asked why recreational identity wasn't advocated as well as arts identity, noting that an arts identity is not the only one the Town wants. Henry suggested that the arts identity of Basalt is much less developed than recreation and environment, and that people want to build more of an identity in the arts.

Philp noted that there is nothing about implementing the River Master Plan, which could be added. Commissioner Keefe suggested it could go under environmental.

Commissioner Leavitt said in Objective B of Goal 2 on page 11 has a typo and should say 100% and not 1000%. Chair Maron suggested that his comment about incentivizing building efficiency could go somewhere in here. Commissioner Keefe asked if there are incentives in Europe for this. Philp said that currently in Basalt, LEED Gold buildings receive a reduction of building permit fees. Commissioner Keefe asked about retrofits and the overall sustainability of a business.

Chair Maron said under Theme 9 there is a missing sentence. Chair Maron asked if this is the place to discuss IGAs. Philp said yes. Chair Maron suggested floor area ratio bonuses for building efficiency, and Philp suggested that it is not necessary. Chair Maron said that bonuses are a code thing, but that the Master Plan should speak to that generally.


Commissioner Rossetti said that the entrance into Old Town should be improved, and asked where that is covered in the Goals and Objectives. Henry suggested it might be in Goal Theme 3. Commissioner Rossetti said the best solution might be to have a connection from Southside to Midland under State Highway 82. He suggested that the plan should have teeth and items that can be accomplished soon. Commissioner Keefe agreed and suggested that actionability will be improved by cost estimates. Philp noted some language that speaks to Commissioner Rossetti's thoughts. He admitted that that section does help, but said there could be more.

Dixon transitioned the discussion to land use designations for the Primary Parcels. Dixon explained the development concepts on the four primary parcels and the P&Z provided feedback for Dixon to revise the development concepts and bring back and the next meeting.

M/S GRAUER AND LEAVITT TO ADJOURN AT 8:49 PM. MOTION CARRIED BY A VOTE OF 6 to 0.

The Planning and Zoning Commission adjourned at 8:49 pm.

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By 
William Maron, Chair

Attest 
Susan Philp, Planning Director