

**TOWN OF BASALT
PLANNING AND ZONING COMMISSION
REGULAR MEETING & PUBLIC HEARING
Tuesday, October 6, 2020**

CALL TO ORDER

The meeting called to order by the Chair at 6:40 pm.

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

Staff present included Susan Philp, Planning Director; and James Lindt, Assistant Planning Director.

APPROVAL OF MINUTES

**M/S ROSSETTI AND BENNETT TO APPROVE THE MINUTES OF SEPTEMBER 15, 2020.
MOTION CARRIED BY A VOTE OF 7 TO 0.**

AGENDA ITEMS

563 E. Sopris Drive – Pre-Application Worksession

Lindt introduced the item as a preapplication worksession with the property owners Art and Pauline Bowles. The Bowles are considering submitting a subdivision application and request for other land use actions for the property at 563 East Sopris Drive. Lindt said they had developed a conceptual site plan and concept for the property. Lindt noted that the property has some unique constraints and characteristics, therefore Staff suggested a pre-application worksession with the P&Z to elicit discussion on the feedback that Staff has provided as well other feedback the P&Z may wish to provide on the property owners' concept.

Lindt explained he would present the site constraints and the conceptual site plan, how it has evolved thus far, and Staff's feedback on the site plan. The property owners will provide feedback and discussion. Lindt suggested then the P&Z take public comment if there is any, and then engage in discussion.

Lindt said the subject site is 3.40 acres in size, just to the Southeast of Sopris Drive, zoned R-2, and currently improved with three homes. Lindt noted the P&Z had just visited the site prior to the meeting. The property owners previously received preliminary approval in 1990 for a total of seven lots. The property owners have submitted a concept in the packet. Initially the draft site plan included ten single family lots, and Staff provided feedback that the access on the initial site plan was unworkable due to the grade; a reduction in the number of lots was needed to provide a better run to reduce the grade. Lindt noted this was echoed by the Fire Department. Staff also provided feedback that the initial site plan needed more usable open space and potentially a pocket park, instead of the open space on slopes as initially planned. Lindt explained that Staff

had also encouraged more of a variety of lot and home sizes to fit the eclectic nature of the Hill District area.

Lindt noted that the property owners have revised the site plan with a more workable access – more run to reduce the grade of the access road below 10%, which was acceptable to the Fire Department. They have reduced the number of lots from ten to nine and provided a bit more open space and potential for a park. Lindt said the P&Z has the ability to provide feedback and direction on Staff's comments to the property owners. Staff has pulled out objectives of the Master Plan that may apply in the development of the site, which have been included in Staff's memo. Staff recommends the P&Z hear additional comments of the property owners, taking public comment, and providing P&Z feedback on Staff's discussion as well as additional feedback P&Z may have on the site plan concept. Lindt noted that the lots have been designed to accommodate residences between 2,100 and 3,500 square feet.

Lindt introduced Warren Palmer, the architect for the property owners. Palmer said the shapes and sizes of the lots proposed on the site plan are flexible. Currently the site plan indicates lots at three at 9,000 square feet, two lots at 8,000 square feet, and four lots at 6,000 square feet. Palmer asked whether the Town preferred the smaller lot size. Lindt said the direction Staff provided was that generally smaller lots with smaller homes is consistent with the direction of the Hill District, and the P&Z can provide feedback if they have thoughts on the preferred size.

Chair Maron said he would like the Commissioners to ask questions of the property owners or Staff prior to public comment.

Commissioner Bennett asked for clarification on how the entrance responded to Staff's comments, asking if the road shifted into the original site plan's open space. Palmer replied that the road was elongated and extended into the open space, and the open space on the opposite side would fill into the road. Therefore, no open space was lost in the process in the reconfiguration so the road would not be as steep.

Commissioner Keefe asked if there is any way the existing barn structure on the site can be maintained.

Commissioner Rossetti asked whether the three existing residences on the site are going to be maintained. Lindt said this was discussed at the site visit, and all three residences are proposed to be removed.

Chair Maron opened the meeting up to public comment at 6:55 pm. No public comment was received. Chair Maron closed the public comment portion of the meeting at 6:57 pm.

Chair Maron opened the meeting to Commissioner Comments.

Commissioner Rossetti said the P&Z should spend time looking at the entrance from Sopris, as it is difficult and dangerous for both going and coming from the subdivision. He said one cannot make a left turn onto Sopris, and it needs to be reexamined. Commissioner Rossetti said he is excited about this project when it comes in as an application, as it is a great idea and will nestle nicely into that valley. He suggested eight lots rather than nine to open the cul-de-sac so that the

park is larger, and a better road network can be created. Commissioner Rossetti suggested making the parcels wider and shorter in length to open up more roadway. He also suggested strong amenities for kids, as he expects families, as there is nowhere to go. The cul-de-sac and entrance area should be part of the discussion.

Commissioner Bennett echoed Commissioner Rossetti's comment about working on the entrance. She said she sees the vision for the subdivision, it is just about getting there.

Commissioner Grauer also said there should be larger open space, a lot for a playground, and the entrance made more accessible. He is in favor of infill and would like to see smaller lots and smaller homes, even if that means more homes can be built in the subdivision.

Commissioner Leavitt said he would like to see the old barn repurposed if possible, and the blue spruce trees maintained or mitigated for in another way. He said the subdivision will generate a significant amount of traffic, which should be examined before deciding how many lots should be approved. Commissioner Leavitt said he would also like to see a sustainability component to the development as that was a part of the Master Plan discussions.

Commissioner Vozick said he'd also like to save the barn and the trees and would like to see a sustainability factor. He found it encouraging that the owners mentioned having at least one solar ready unit and would like that to be on every site. He would like to see a pedestrian connection into Town.

Jill Crawford, daughter of the Bowles, asked to speak on the owner's behalf. She asked about the requirements for having the barn historically designated. Philp said that the Code designated properties along Midland Avenue, of a certain age, as historic. The halfway house and Arbaney barn, in Arbaney Park, were also designated by the Code. The Code allows residential buildings to be designated by offering a number of incentives. Philp mentioned that the Trout barn along Sopris Drive was also designated. She said that typically an expert opinion is employed, such as Suzanna Reed, to assist with the historic designation determination.

Crawford asked who decides whether the property is historic, and how would that affect the approval of the subdivision. Lindt responded the property owner would petition for the structure to be designated as historic, and then the Town would have the third-party consultant evaluate the merits of the structure as historic. The incentives that come along with the property's designation as historic are more set up for smaller subdivisions or lot splits. Philp added that the P&Z and Town Council, through its review of the subdivision, could also encourage the development to incorporate the historic structure into the review.

Crawford said that it sounds like the historic designation would not necessarily delay approval, but they would potentially need to look at incorporating the barn into the subdivision. Philp agreed.

Chair Maron said the old barn is also his concern, since Basalt's older structures are being lost. This endangers the fabric of the community, and this needs to be addressed within this subdivision at some level. Chair Maron asked if this would include a PUD. Lindt replied that this would likely need to be a PUD due to lot size and lot width.

Chair Maron said he would like to look at a secondary access on Sopris Drive. The Town Engineer, SGM, should look at the traffic capacity and provide feedback regarding the safety of the entrance, turning radius, etc.

Chair Maron said he understands Lot No. 1 may be reserved for affordable housing, which he supports. He also supports small lots and smaller housing and entertain micro-housing on these lots.

Chair Maron said he would also like to see a pedestrian connection to the downtown area, as Commissioner Vozick previously discussed. He noted this property is within walking distance to downtown and transit.

Chair Maron asked Lindt if he needs anything further. Lindt said this is a preapplication worksession, and this feedback is not binding but is helpful in providing guidance as to how to move forward.

Commissioner Rossetti said he recognizes that this is a preapplication worksession but would like to see this project get done.

Philp asked the P&Z if they have any feedback on allowing ADUs on the site. Chair Maron said making small lots would be preferable to ADUs on larger lots. Commissioner Grauer agreed with Chair Maron, and strongly encouraged a diversity of housing design. Chair Maron noted that as a PUD this would have a design aspect to the PUD approvals.

Commissioner Bennett said she would like to support maintaining the barn, moving it, or repurposing it. The Town should do what we can to maintain this structure.

STAFF UPDATES AND COMMISSIONER COMMENTS

Philp noted that two people who are interested in the P&Z, Will Kennedy and Michelle Bonfils-Thibeault, are on the call, and asked if they'd like to add anything. Kennedy said that the left turn (regarding the access described in the preapplication worksession) will be a problem, as he is familiar with the area, and thanked the P&Z for allowing him to join the call.

Philp said by way of Staff updates, the Town Council has three land use items on their next agenda, including an extension of vested rights for Stott's Mill, the reinstatement and amendment of approvals at 11 Duroux, and R-4 MD Code amendments. She noted that the Council was interested in a discussion of allowing children to occupy the units at 11 Duroux Lane, which will be continued at Second Reading.

The P&Z will see an application for site plan approval at 101 Tucker. Also, an application will be coming forward for multifamily housing at Lot J of Basalt Commercial Park (near the Real America project).

In Willits Town Center there has been significant development activities. Staff has been fielding a lot of parking issues and trying to reopen parking spaces near Block 11.

Staff has been working on regulations for temporary structures and tents for use by restaurants over the winter season, and those regulations are now on the website. Philp reported the concrete barriers for outdoor seating will be removed near the end of October/early November.

Lindt said Staff is also dealing with zoning/neighbor complaints. Philp added that Staff is getting a lot of election sign complaints.

Philp providing Committee updates: The Arbaney Pool RFP has been released. BACH proposed a temporary rental relief program using some of COVID funding from state, which was approved by Council. BPAC has been working on their program for 2021 with a focus on murals, some seasonal festivals, and creating an Arts Master Plan. The Green Team will be meeting on Monday to discuss their big project for 2021.

Lindt providing an updated on the River Park and said that Staff is working with the developer on the CDC parcel to close on the purchase of the property over the next couple of weeks. Philp added that Staff has been talking about advancing the River Park improvements.

M/S VOZICK AND KEEFE TO ADJOURN THE MEETING. MOTION PASSED BY A VOTE OF 7 TO 0.

The meeting was adjourned at 7:24 pm.

TOWN OF BASALT
PLANNING AND ZONING COMMISSION

By 
William C. Maron, Chair

Attest 
Susan Philp, Planning Director