

**TOWN OF BASALT  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING & PUBLIC HEARING  
Tuesday, October 15, 2019**

**CALL TO ORDER**

The Planning & Zoning Commission meeting was called to order at 6:10 pm. Commissioners present included Bill Maron, Joan Keefe, Gino Rossetti, Eric Vozick, Rob Leavitt and Alternate Tracy Bennett.

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

Consultants present included Wayne Freeman and Dave Dixon, CTA.

A sign-in sheet for public attending the meeting is available for review at Town Hall.

**APPROVAL OF MINUTES**

Philp explained that the work session discussion was summarized rather than repeated in full in the meeting minutes. Commissioner Leavitt requested that the meeting minutes be amended to include more information about P&Z's desire to have employee opportunities in the Southside area. He is looking for a more balanced residential to employee scenario.

**M/S ROSSETTI AND LEAVITT TO APPROVE THE MINUTES OF OCTOBER 1, 2019 WITH AMENDMENT. MOTION CARRIED BY A VOTE OF 5 TO 0, WITH COMMISSIONER VOZICK ABSTAINING.**

**M/S VOZICK AND KEEFE TO ADJOURN REGULAR MEETING AT 6:13 PM. MOTION CARRIED BY A VOTE OF 6 TO 0.**

**AGENDA ITEMS**

**Worksession – Basalt Master Plan.**

Philp said that the purpose of the meeting was to review the progress made on the Goals and Objectives, spend the majority of the time discussing the four primary parcels, and to look at the changes made to the Future Land Use map. Philp noted that considerable time was spent at the last meeting on Goals and Objectives, at which time the P&Z wanted the number reduced.

Philp said the group would review changes made on the primary parcels. She noted that the date of the upcoming public open house was changed to Wednesday, November 13<sup>th</sup>. She said that a P&Z meeting on October 29<sup>th</sup> would provide more time to prepare for the open house, noting that Staff generally tries to not schedule meetings on election night.

Dave Dixon of CTA stated that since the consultant team last met with the P&Z, progress has been made on the definitions, vision statement, goals and objectives, and they have dug into the Future Land Use Map. He said they are looking at the build-out analysis and areas where the Town is looking to grow.

Dixon identified eight value-based themes created for the Master Plan, noting this was a much more contemporary approach to town planning. He said the consultants have introduced definitions that are intended to cover anything that is confusing and tried to remove the more technical jargon. There are terms that have been defined that are becoming more common, such as "micro-mobility" in reference to such modes of transportation as bike shares and electric scooters. He said it was important to also include terms used by the Basalt Affordable Community Housing group, such as "attainable housing" and "community housing".

Dixon said the mission for the Master Plan is to take large concepts and funnel them down so that aspirational statements are made clearer in objectives, and the recommended actions are projects that can actually be completed.

Dixon noted that there was previously a bit of redundancy in some of the objectives and so that language was pared down and consolidated. Actionable items or projects were viewed from a capital perspective and as a way to implement the objectives of the Master Plan. These items were directly related to public and stakeholder input. Dixon said that large transportation projects are very expensive and take time to build but solve health and safety issues that have been identified as important to citizens.

A discussion followed regarding the type and cost of projects and their respective degrees of impact. The P&Z would like a graphic that is more easily digestible and suggested color coding and a highest to lowest structure that would allow for a quicker cognitive understanding.

Chair Maron identified that there is no housing on the graphic of any kind, and acknowledged that there could be an entirely different graphic related to types of housing projects and methods of funding.

Dixon turned the conversation to the Future Land Use map, noting that there have been some revisions since the last time the P&Z saw this. He noted that there are ten 10 key parcels and four primary parcels.

The P&Z first looked at the Southside area. The most prevalent comments from the last review related to an imbalance of housing versus jobs. Dixon indicated that a significant mix of commercial and live/work mixed use buildings had been introduced, thus allowing for more employment possibilities in Southside. Dixon showed a variety of development options, including two-story mixed use buildings and higher density residential development. Commissioner Vozick asked that the team explore uses such as a small café/coffee shop that would promote more vibrancy and serve people in the area. Philp added that small service commercial that is not competing with businesses downtown should be considered. Also it should be located at the the northern end so additional traffic is not impacting Southside Drive. Philp included that care should be taken to define this as small retail.

Commissioner Rossetti felt it is important to look at the access to the Southside neighborhood, and address that there is only one way in or out. Commissioner Keefe asked if Southside has the greatest potential for development, but Philp replied that with the surrounding conservation easements, Meyer Ranch probably has the biggest development potential.

Chair Maron said that the live/work category is something that's been around a long time but hasn't really been appealing to the development community in any way, likely because it is not as profitable. He asked how the Town can get what is desired when it is not necessarily profitable to build or otherwise difficult. Dixon replied that creative design solutions are needed. For example, first floors that are potentially flexible, adapted to be either residential or commercial uses as needed. Chair Maron responded that because residential is so much more profitable, the work portion would never occur.

Dixon introduced two separate scenarios that included different mixes of businesses and dwelling units with open space. Stacked higher-density housing development was anchored by affordable housing. Philp noted that the dense live/work scenario cannot happen unless there is another way out of Southside. It is likely that the less dense scenario can happen without a secondary access point to Southside.

Regarding the Future Land Use map, it was noted that as with the 1999 and 2007 Plan, there will be a color for land use designations on property that could change over the life of the plan and a pastel color for committed development. Stott's Mill is medium density on the map, as it was on the 1999 and 2007 plan.

Leavitt asked how the P&Z decides which development option makes it into the Master Plan. Philp replied that the P&Z chooses what they feel is appropriate and adopts the plan, and then Council also adopts the plan. She said this can get tricky as in 2007 there were differences between the two plans that were adopted, which required further description in the final Master Plan. She noted that multiple design scenario options for a parcel may make it into the plan or some options may be weeded out.

Lindt added that in the recent past the Town had SGM look at certain options for improving access into and out of Southside. An option, which would be challenging, could be to add a slip lane running out of Cody lane for those driving up valley. Lindt said that better free flow going up valley would help the back up at the traffic light on Basalt Avenue. There have been concepts about connecting Southside Drive, which would go through a house and require amending a Pitkin County conservation easement.

Commissioner Vozick said that he is hesitant to speak for his neighbors about additional density with the second option for Southside, but felt that more support would be given for focusing density in the Old Town area.

The P&Z discussed that it is unlikely that an underpass would be built for many years, and that the denser option is more aspirational than currently implementable. A suggestion was made to include language where the introduction of greater density is contingent on a transit solution,

e.g. a certain level of density can be achieved without an underpass, and another level with an underpass.

Dixon said the team mapped out three critical Old Town parcels and addressed some mobility and transportation issues. There is the desire to connect sites that currently lack connectivity.

Dixon noted that for the Jadwin/Stott parcels lower density and lower impacts are envisioned. Through their review the consultant team changed the physical site so that certain areas cannot be developed. There is a plan to connect a trail from this property to the "bridge to nowhere" and lead to the downtown area. Public improvements are suggested in the areas of transportation and roadways, and connection to civic uses. The real estate market has shown interest for this property. An option was introduced that included a mixed-use product for the site, anchored by a civic use such as human services or personal services. Dixon said that civic-oriented plan capitalizes on the proximity of the library and post office.

Commissioner Rossetti noted that the option brings employment opportunities to the Old Town area and believes this plan will resonate well with others. Commissioner Keefe added that the option brings more walkability to the core, which ties the site into the community.

Dixon said it could involve a recreation use tied to the civic use for the property, noting that the site is pretty compact. Chair Maron added that the plan is consistent with the designation the Town has now, and that the property is within one-quarter mile to the BRT stop.

Dixon moved on to the Meyers property, saying the designation matches the 2007 plan with medium and high density residential and community facilities, some open space and buffers between intensity of uses. He introduced a scenario showing 135 total housing units. He said they arrived at that number through traditional means, by taking the amount of available acres and applied the allowable number of dwelling units to acres.

Dixon said that an alternative scenario involves access to public lands via Cemetery Road. He said that this introduces movement and expansion of the urban growth boundary, with five to seven acres to be considered for annexation into the Town. The option depicts very low residential density. Dixon said that the important thing to consider is the urban growth boundary and how it gets expanded. To aid the conversation, Philp explained where the urban growth boundary is on the map near the Elk Run area.

Dixon turned next to the BBC parcel (commonly known as the Clark's Market parcel), with three scenarios. In the first scenario the property lines are kept intact, no significant changes were envisioned, and the owners would come together for site improvements. Scenario two was introduced with a hotel anchor and mixed-use buildings, and density is loaded to one area. He said this option reinforces a much cleaner connectivity pattern. Option three had a hotel as an anchor, and introduces density to a corner of the site rather than in the center. Dixon said this option leaves a considerable amount of open space near the river. The development is proposed at three stories, and is hospitality driven. Philp mentioned the height in this area could go to four stories, but since parking is a defining factor, it may be difficult to get to that fourth floor.

Dixon added there could be subterranean parking to get to the density desired with a mixture of surface and semi-subterranean parking in some of the options. He said that Option three includes a physical parking structure that may be used generally by the town.

Chair Maron noted the third option allows for access to the Frying Pan River which is currently something the Town is lacking. He said there is not really another place in Town to provide public access to the Frying Pan River. Commissioner Vozick said he likes the activation this option creates, whether the site contains residential or hotel uses.

Philp said that the Master Plan should be clear when there is a hard versus a fluid line; for instance, the urban growth boundary is a hard line, and amount of open space is a bit more fluid. She said there are the goals of what the Town would like to see on any given site, and a developer's job is to try and meet the goals.

Commissioner Rossetti said he recommends making Midland Avenue more of a pedestrian street. He said he'd be interested in seeing wide, pedestrian walkways that could host kiosks in the summer. Wayne Freeman (CTA) said he'd be hard pressed to take away from vehicular traffic. Dixon added that consolidating parking in the BBC area is good practice and would be beneficial to Old Town.

The P&Z had a discussion regarding the relationship to the River Park development and public space. Freeman said that he is hearing that density is desired in this location. Commissioner Leavitt stated that more density equals more users of trails, rivers, parks, etc. He cautioned that people push for density but impacts should be carefully considered. Commissioner Vozick added that the P&Z should be careful not to accidentally double the size of the Town. Commissioner Leavitt noted that the dense options really accelerate the growth curve.

Dixon showed the P&Z an example of a site plan in three dimension, acknowledging that three dimensional graphics evoke more emotion than a flat site plan.

Commissioner Rossetti said that waterways are important to the Town in everything that is done. Every plan, even sketches, should include the rivers.

P&Z agreed the community could get behind the redevelopment of the BCC parcel.

Philp moved the conversation to Future Land Use Designation. The general consensus included the following:

- A. Amend the UGB to include the Forest Service Property on Frying Pan Road. Show as with a AH designation at medium density.
- B. Show the Kittle Property by the River with river access and a minor increase in density. Don't amend the UGB to include this property.
- C. Keep the Roaring Fork Mobile Home Park as shown on 2007 Plan.
- D. Stott's Mill – Keep as shown on the 2007 Master Plan which shows a north park and a south park and medium density in the center.
- E. Tree Farm – Show as committed development. Potentially include text to indicate if it is revisited to show commercial uses more in line with the 2007 plan.

- F. El Jebel – show as “El Jebel UGB” instead of just future land uses. Update the map to show recent affordable housing development and Staff to review against recently adopted Mid-Valley Plan.
- G. Show Parcel 2E and TACAW as Public Facility.
- H. Show Ski company tiny home area (KOA) as medium density residential.

Philp then moved the discussion to the consultants’ proposed vision statement. She asked the P&Z to read the vision statement on the wall in Council chambers that says: “Basalt is an inclusive, sustainable mountain community that boasts both historic charm and progressive visions. It’s is an engaging place to live, work and play while offering an abundance of creative, professional, educational and recreational outlets.” She asked the P&Z to keep this in mind while then reading the proposed Master Plan vision statement.

The P&Z requested that the vision statement be pared down and tightened up.

Dixon cautioned that the vision statement should not be weak. Commissioner Bennett suggested the focus should be on core values.

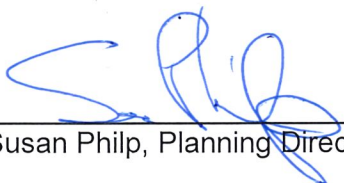
Commissioner Leavitt still thinks there are too many objectives and there are still some redundancies.

Philp led a conversation with the group about which objectives could be cut, modified or combined.

The Planning and Zoning Commission Work Session adjourned at 8:23 pm.

TOWN OF BASALT  
PLANNING AND ZONING COMMISSION

By  \_\_\_\_\_  
William C. Maron, Chair

Attest  \_\_\_\_\_  
Susan Philp, Planning Director