

See separate instructions on how to access the meeting

TOWN OF BASALT MEETINGS
Planning and Zoning Commission Meeting
Tuesday, February 1, 2022

TO BE HELD VIRTUALLY

Basalt Town Hall

101 Midland Avenue

- 6:00 PM** **1 Call to Order**
- 2A Approve Minutes:**
 2B - January 4, 2022
- 6:05** **3A Worksession:** on amendments to Chapter 16, Zoning, regarding affordable community housing requirements proposed by the Basalt Affordable Housing Commission (BACH)
 3B Recommended Action: Initial Input
- 6:35** **4 Update on Basalt Forward Projects**
- 6:50** **5 Commissioner Comments and Staff Updates**
- 7:00** **6 Adjourn**

Items on the agenda are approximate and intended as a guide for the Commission. Times are subject to change, as is the order of the agenda. For deadlines and information required to schedule an item on the agenda, please contact Basalt Town Hall at 927-4701.

TOWN OF BASALT, COLORADO
P&Z MEETING – TUESDAY, JANUARY 4, 2022

PUBLIC COMMENT ACCESS INSTRUCTIONS

The P&Z will meet by ZOOM. The Chair will conduct a hybrid meeting where the public may attend the meeting to make their comments in person or may join the meeting and make their comments via Zoom.

If you would like to comment by ZOOM, please join the meeting as indicated below.

You can watch a live stream of the meeting here:

on YouTube: <https://www.youtube.com/channel/UCaBozGBsT0GuBNRf4rUI0cA>,

or on Grassroots TV at: <https://townofbasalt.ompnetwork.org/>

When: Tuesday, Feb 1, 2022 06:00 PM Mountain Time (US and Canada)

Topic: Planning & Zoning Commission - 02/01/2022

Please click the link to join the webinar: <https://us06web.zoom.us/j/82947360215>

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(If you are unable to access the meeting using the link or call-in numbers above, e-mail your name, and phone number and item you wish to comment on to planning@basalt.net or text 970-379-1514. We will contact you at the appropriate time in the meeting and make other arrangements for you to make your comments.)



**TOWN OF BASALT
PLANNING AND ZONING COMMISSION
REGULAR MEETING & PUBLIC HEARING
Tuesday, January 4, 2022**

CALL TO ORDER

The meeting called to order by the Chair at 6:08 pm.

Commissioners present included Bill Maron, Gino Rossetti, Eric Vozick, Michelle Bonfils-Thibeault, Rob Leavitt and Cindy Hirschfeld.

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

APPROVAL OF MINUTES

M/S LEAVITT AND VOZICK TO APPROVE THE MINUTES OF DECEMBER 7, 2021. MOTION CARRIED BY A VOTE OF 5 TO 0. CHAIR VOZICK ABSTAINED AS HE WAS NOT PRESENT AT THE DECEMBER 7, 2021 P&Z MEETING.

AGENDA ITEMS

Public Hearing on Application Submitted by Rene Lujan on behalf of Gibson Placer LP LLC

Lindt introduced the public hearing on an application submitted by Rene Lujan on behalf of Gibson Placer LP LLC for a C-2 site plan review related to the construction of a pergola structure over the front deck of Heather's restaurant at 166 Midland Avenue.

Lindt provided the background that Heather's restaurant has been installing a rented party tent for the past couple of years seasonally on the front deck to provide for outdoor dining and live music during the colder months. The Applicant is interested in installing a more permanent structure where vinyl siding could be included during the winter months.

Lindt indicated that the site is designated historic and changes to the exterior appearance requires P&Z review and approval. This would not require review by the Town Council if accepted by the P&Z.

Lindt shared the updated photo simulation provided by the Applicant. The simulation shows the structure to be made of heavy timber and will meet the Town's Wildfire Mitigation requirements. It is proposed to have a single pitched roof, similar to the existing Heather's restaurant building. Lindt explained that the Applicants are proposing to attach vinyl siding with windows during the winter months to enclose the space.

Lindt referred to the draft Resolution that was included in the P&Z packet, highlighting the conditions related to Wildfire Mitigation, an annual Building Official approval for the seasonal vinyl walls related to health and life safety, including the addition of a radiant heat system, and a

drainage plan to ensure drainage from the structure is not pushed onto Midland Avenue creating icing issues.

Lindt said that a revised Resolution was provided to the P&Z which included the updated Item No. 6 requiring the Applicant to submit a lighting plan to be reviewed and approved by the Town Planner before installing lighting. The lighting shall be fully shielded and down-directed and limit lighting trespass beyond the property boundaries as required by the Town Code.

Lindt reported Staff is supportive of a more permanent structure in lieu of a seasonal tent, as it will provide shade in the warmer months, and support the patio space as an important part of the vitality to the downtown area. He noted that Staff also finds the pergola to be generally consistent with the character of the existing structure. Lindt said that the P&Z could require the pergola structure be painted if they felt it would help the pergola to blend in better with the existing structure.

Lindt recommended the P&Z hear from the Applicant, taking public comments, providing P&Z discussion, and if the P&Z is comfortable, approve the Resolution as amended.

Rene Lujan indicated he is interested in beginning to build the structure in April. Regarding the roof, Lujan said they are considering a vinyl roof, but may prefer a shingle roof to match the existing building. Lujan said the structure's sidewalls would be down in the winter to allow for additional seating and music. He believes this will better utilize the space and will have the opportunity to think through the heating. Lujan discussed the expense of renting the tent each year and opted to not install a tent this winter season. He believes the proposed pergola will be a great addition to the downtown and will look better than the temporary tent.

Commissioner Thibeault asked if the tent was up through the winter last year, and what happened with the snowfall next door. Lujan responded that it was, and they created a drainage on top of the tent. He said he is trying to think the drainage through better to ensure it drains correctly. Lindt added that the Applicant's architect had included plans that incorporate a gutter drainage system into the pergola structure.

Commissioner Maron asked the color the Applicant intends to paint or stain the wood. Lujan replied they will likely use the same trim color that is on the existing building.

Chair Vozick opened the public hearing at 6:20 pm. Philp indicated how the public can join by Zoom, by phone, or text.

No public were present. Chair Vozick closed the public hearing at 6:23 pm.

Commissioner Comments

Commissioner Thibeault asked if the plan for the lighting was discussed. Lujan said they are currently looking to install string lighting but will submit a formal lighting plan once they have an idea what direction they are looking to go.

Commissioner Thibeault said she favored the pergola to the vinyl tent but struggles with having it match the existing building. She said this is a historic structure and generally does not support a non-historic addition that mimics the historic structure.

Commissioner Hirschfeld asked how the heating system would work. Lujan said last winter he ran gas lines instead of propane. He indicated that baseboard heating is the way he is looking to go, as was suggested by the Building Official. Lujan said he would follow the Building Department's recommendations. Lindt said that the Town has guidelines for temporary outdoor structures that were put into place at the beginning of the pandemic, which includes guidelines for heating those structures. It discourages the use of propane and encourages built-in heating elements.

Commissioner Rossetti said he supports the application.

M/S MARON AND ROSSETTI TO APPROVE THE APPLICATION WITH THE AMENDMENTS INCLUDED IN THE REVISED RESOLUTION NO. 01, SERIES OF 2022. MOTION PASSED 6 TO 0.

COMMISSIONER COMMENTS AND STAFF UPDATES

Philp said that Staff is currently putting in a lot of effort toward the Basalt Forward 2030 projects, including affordable housing, a green sustainability project, and the Midland Avenue streetscape. A work session on affordable housing will be held on Tuesday at the Town Council meeting. At 4:00 pm there will be a site visit to Basalt Vista, and will include the P&Z. Gail Schwartz of Habitat for Humanity will speak at the work session, as well as Kathryn Grosscup with the Colorado Housing and Finance Authority (CHFA) who will speak about some of the tools available for affordable housing.

The Town had released a request for proposals (RFP) for solar photovoltaic systems within different areas of Basalt, which recently closed. Staff will be shortlisting applicants and conducting interviews with the intent to bring this to Council on January 25th.

Survey work is currently underway Midland Avenue related to the streetscape project, and Staff is currently working on draft an RFP for various related items. The P&Z will take the lead on the recommendations to the Council.

The Town has selected a consultant to provide plants for Phase 2 of the Basalt River Park. An RFP has been released for a number of features, such as the pavilion, misting features, play element, etc. The Parks, Open Space and Trails group is working on this.

M/S MARON AND LEAVITT TO ADJOURN THE MEETING. MOTION PASSED BY A VOTE OF 6 TO 0.

The meeting was adjourned at 6:38 pm.

TOWN OF BASALT
PLANNING AND ZONING COMMISSION

By _____
Eric Vozick, Chair

Attest _____
James Lindt, Interim Planning Director

MEMORANDUM

To: Chairman Vozick and the Basalt Planning and Zoning Commission
Thru: Susan Philp AICP, Planning Director
From: James Lindt AICP, Assistant Planning Director
Date: February 1, 2022
RE: Worksession- Miscellaneous Affordable Housing Topics

I. Purpose

The Basalt Affordable Community Housing Commission (BACH) and the Town Council held a worksession in mid-December regarding several code amendment concepts that BACH was considering. The purpose of this worksession is to familiarize P&Z with the affordable housing code amendment topics that BACH has identified in preparation for future public hearings on the code amendment concepts.

II. Topics

Staff outlines the affordable housing code amendment topics that BACH would like evaluated below:

- 1) *Real Estate Transfer Assessment (RETA) Mitigation Exemption on for-sale vs. rental properties-* The Town Code includes a provision that allows for the Town's affordable housing mitigation percentage to be reduced for development projects that offer providing a RETA for the purpose of affordable housing creation. There was considerable conversation on a recent development application that proposed to use the affordable housing mitigation reduction provision for providing a RETA on a rental housing project. There was concern about taking a RETA on a rental project as there was an assumption that the Town would not reap as many benefits from a RETA on a rental project as the units would not transfer as frequently as they would on a for-sale housing project.

As such, BACH originally recommended to Council that the Town should process a code amendment to remove the exemption that reduces affordable housing requirements in exchange for a RETA on rental affordable housing projects. Subsequently, Council provided direction at the December worksession that the reduction in affordable housing mitigation for a RETA should be removed from the Town Code altogether regardless of its applicability to for-sale or

rental housing projects. Staff also believes that it is advisable to specifically state that the Town Council makes the final determination on whether a proposed affordable housing mitigation program on a project satisfies the Town's needs within the Town Code requirements.

- 2) *Affordable Housing Parking Requirements Reduction-* During the Sopris Meadows Parcel 5 and BCC Sketch Plan Application reviews, there was discussion about whether the Town should be looking at reducing the parking requirements for affordable housing to help incentivize the creation of larger affordable housing units and to further disincentivize use of the automobile. Subsequent to reviewing the aforementioned development applications, BACH discussed reducing the parking requirements for affordable housing and directed Staff to conduct a case study on the Roaring Fork Apartments.

Staff worked with the Roaring Fork Apartments Manager to determine how many parking spaces were being used by tenants since they provide parking stickers to their tenants. The results of the case study are attached. The conclusion was that for the 56 units, 70 parking spaces were being used by tenants. Staff and BACH found the Roaring Fork Apartments' parking scenario to be similar to the parking requirements of the R-4 MD Zone District that are a bit more flexible than the standard Town Code parking requirements. The R-4 MD parking provisions require one parking space per bedroom up to two bedrooms and requires two parking spaces for a 3-bedroom unit.

As a result of the case study, BACH recommends updating parking requirements for deed-restricted AH development to be consistent with R-4 MD Zone District parking requirements (attached).

- 3) *Mitigation Requirements/Updating Portions of Housing Gaps Analysis-* BACH recommends considering changes to the AH mitigation requirements but suggests that updates to Basalt's Housing Gaps Data/Housing Capacity information needs to be done prior to reevaluation of mitigation requirements. Town Staff is in the process of working on an update to the Town's housing gaps data that was last updated in the 2019 Greater Roaring Fork Regional Housing Study. Once this data has been updated, Staff proposes to come back to BACH, P&Z, and Council to discuss potential adjustments to the Town's mitigation requirements.
- 4) *Voluntary Buy-Down Process-* BACH has also been exploring a voluntary buy-down process like the Vail Indeed Program where the

Town would pay free-market owners to deed-restrict their free-market units. Related to this concept, BACH has recommended that the Town Code be amended to include a voluntary buy-down process. The Town would currently permit a property owner to record a voluntary deed-restriction against their property, but there is not a codified process to do so. Some of the BACH members thought that it could be beneficial to have a codified process for a voluntary buy-down.

Staff will present these concepts to P&Z to introduce the topics to the Commission prior to bringing forward formal code amendments at future meetings, but Staff would like to also solicit feedback from the P&Z on these topics at this worksession.

Attachments:

Roaring Fork Apartments Parking Case Study
R-4 MD Zone District Parking Requirements

Parking Case Study on Roaring Fork Apartments

56 Units (46 1-Bedroom Units, 10 2-Bedroom Units)

70 Spaces Being Used by Residents Currently

Current Town Code Requires 103 Parking Spaces (see attached parking table)

R-4 MD Zone District would Require 80 Parking Space (See attached R-4 MD parking table)

Options to Consider:

- 1) No Amendment to Current Parking Regulations
- 2) Amend parking requirements for only deed-restricted housing to be consistent with the R-4 MD Parking Requirements (which is essentially 1 space per bedroom plus .25 spaces for guest parking) **BACH Recommended this Option**
- 3) Amend parking requirements for only deed-restricted housing to be 1 space per bedroom

R-4 MD Zone
District Parking Req.

Efficiency or 1-bedroom	1 space per unit
2 bedrooms	2 spaces per unit
3 bedrooms	2 spaces per unit
4 or more bedrooms	3 spaces per unit
Additional requirement for multiple-family residential and mobile home parks with 3 or more units (guest parking)	.25 spaces per unit

Note- Guest Parking Requirements are rounded down to the nearest whole number if they result in requiring less than .5 of a parking space.

Town Code
Parking Requirements

<i>Use</i>	<i>Parking Requirement</i>
All residential units:	
Efficiency or 1-bedroom	1.5 spaces per unit
2 bedrooms	2.0 spaces per unit
3 bedrooms	2.5 spaces per unit
4 or more bedrooms	3.0 spaces per unit
Additional requirement for multiple-family residential and mobile home parks with 6 or more units (guest parking)	0.25 space for each unit
Multiple-family housing for the elderly or for the handicapped	0.5 space per unit
Motel or hotel	1 space per unit, plus 2 spaces for the owner's or manager's unit
Temporary multi-family or lodge	1.5 spaces per unit, plus 2 spaces for the owner's or manager's unit
Nursing homes, rest homes	1 space per 4 beds, plus 1 space for every 2 employees
Drive-in restaurant	1 space for every 2 seats or 1 space for every 100 square feet, whichever is greater, plus 1 space for every employee on the largest work shift
Animal hospitals	1 space for every 300 square feet of floor area