

**The Basalt Affordable Community Housing (BACH) Meeting will be held by Teleconference – The Public may access the meeting by calling the number below and entering the Meeting ID when prompted.**

**Phone Number: 16699006833**

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**TOWN OF BASALT MEETINGS  
Basalt Affordable Community Housing (BACH)  
Thursday, June 9, 2022**

**Basalt Town Hall**

**101 Midland Avenue**

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- 12:00 PM    Roll Call**
- 12:01        Approval of Minutes- May 26, 2022**
- 12:03        Continued discussion - Parcel 5, Sopris Meadows Subdivision/PUD  
Application Review**
- 12:55        Member Updates & Other**
- 1:00         Adjourn**

Public Comment is limited to 3 minutes. Those who wish to speak should email [james.lindt@basalt.net](mailto:james.lindt@basalt.net) before the meeting starts with their name, phone number, and identify what item they would like to address. During the meeting those wishing to comment may also email [james.lindt@basalt.net](mailto:james.lindt@basalt.net), but it is not guaranteed that the email will be seen in a timely fashion.

# BACH Meeting Minutes

## May 26, 2022



### CALL TO ORDER

The BACH Committee was called to order at 12:05pm.

Committee Members Present: Cathy Click, Mike Kosdrosky, Anne Baker, Doug MacDonald

Staff : James Lindt, Michelle Bonfils Thibeault, Sara Nadolny

Absent : Clyde Foster

Members of the public present: Tim Bellinski, Andrew Light, and Scott McHale

### AGENDA ITEMS

#### **Minutes**

This committee has not approved or reviewed minutes in previous meetings.

#### **Sopris Meadows Parcel 5**

James started the meeting with an update regarding the agenda. Regarding the Parcel 5 Application that BACH was slated to discuss as the first agenda item -- the Council directed the Applicant and Staff this week to explore the potential to make at least a portion of the Parcel 5 Community Housing as a for sale product. The Applicant has agreed to explore the concept, so Staff and the Applicants have mutually agreed to continue the Parcel 5 BACH review to the next meeting without discussion today to give Staff and the Applicants time to explore the for-sale concept. That being the case, the BCC Application that was scheduled at second on the agenda is proposed to be the first item.

M/S Anne and Cathy made a motion to continue the Parcel 5 discussion to the next meeting. Discussion about the motion was a request by Mike for information about how the Council decided to pursue a for-sale units. The motion then passed 4-0.

#### **Basalt Center Circle Application**

James reviewed the Basalt Center Circle application. Andrew Light reviewed updates to the application since it was previously presented to BACH. James discussed BACH's general review parameters for the application including the proposed mitigation requirement (exceeded by in this application) and livability standards (met except the 50ft storage locker requirement, however the applicant has proposed an alternative gear storage area).

Discussion: Anne inquired about the location of closets in the studio units. Scott clarified the closet is located at the front of most units. Mike inquired about the mix of units. Tim responded that the proposed mix is a revision per Town Council's request. Doug supported the storage space provided in the application.

Cathy inquired about the occupancy priorities for this project. James clarified the applicant added a layer of prioritization above the Town's guidelines. Priority for the community housing units would be first priority to employees of the commercial of the project (estimate 25 employees); second priority to Roaring Fork School District employees; third priority to Essential Workers employed for Town of Basalt (including emergency services) and fourth priority to persons generally employed in Basalt. When multiple candidates apply for a unit, all first priority candidates are considered initially and then the landlord will work down the priority list. As demand is deemed to be so significant, there is no time restriction for moving from one priority level to the next.

Doug asked if ownership had been considered for these units. Andrew responded that insurance for rental units in a mixed-use project is more desirable than insurance on condominiums. Similarly, the issue of construction defect legislation adds to the preference of rental units. Tim noted that at the end of the 8-year construction defect period, should they decide to sell the units the Town holds the right of first offer.

Anne asked for clarification regarding the stated 60% of units will be permanent residents, how would the remaining 40% work? Andrew clarified that flexibility is important for the remaining 40% but that short-term rentals are prohibited per the proposed deed restriction.

Cathy asked what the rentals rates are anticipated to be for the free market rental units. Tim noted that rental rates will be similar to existing rentals in Basalt. Andrew clarified that the project won't be completed and move-in ready for approximately two years so it is too early to determine rental rates.

M/S Mike and Anne made a motion to recommend approval to Council as the application is presented. The motion passed unanimously 4-0.

**Comments from BACH members on items not listed on the agenda:** Cathy asked staff if there are many upcoming development applications for BACH to review or if there is an opportunity for the Committee to add some workshops into future agendas to review existing mitigation requirements and guidelines in perspective of our current community goals. Anne supported Cathy's suggestion and asked What are Basalt's tools now and what could they be for achieving the community's goals. Staff noted that no new development applications had been submitted at the time of the meeting that require BACH review and it appeared there would be availability on future agendas.

**Next Meeting**

June 9, 2022, 12:pm Via Zoom

M/S Doug and Anne made a Motion to adjourn at 1:00pm which passed unanimously.