

**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