

**TOWN OF BASALT  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING & PUBLIC HEARING  
Tuesday, March 3, 2020**

**CALL TO ORDER**

The Planning & Zoning Commission work session was called to order at 6:14 pm.

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

Staff present included Susan Philp, Town Planner; James Lindt, Assistant Planning Director; and Sara Nadolny, Staff Planner. A sign-in sheet for public attending the meeting is available for review at Town Hall.

**APPROVAL OF MINUTES**

**M/S GRAUER AND BENNETT TO APPROVE THE MINUTES OF FEBRUARY 18, 2020.  
MOTION CARRIED BY A VOTE OF 6 TO 0 WITH COMMISSIONER ROSSETTI  
ABSTAINING.**

**Commissioner and Staff Updates**

Philp informed the Commissioners about the Hard to Recycle Materials event that is scheduled for April 18<sup>th</sup>. The event will be co-hosted by Eagle County, with Pitkin County offering support as well. The event will be held at the Basalt Middle School parking lot. The event will accept a variety of items, such as furniture, refrigerators, tires, paper, electronics, yard waste, and scrap metal. Staff will be advertising the event. Philp said that the event will not include a prescription drug drop off station, but the police station has a drop off box for that.

Philp said that the big news from last week was that the Basalt River Park development land use application was approved. She said it was a really challenging case, and kudos to James Lindt for getting the job done.

Philp said the Willits Town Center area is poised for the start of substantial construction, including the north half of Block 11 (across from the townhomes that are almost complete) with a mixed-use building, the Aspen Skiing Company housing project, TACAW, and the Steadman Clinic who hope to begin in June. In response to Commissioner Rossetti's question of why the P&Z hasn't seen most of these projects, Philp explained that development in Willits Town Center doesn't require review by the P&Z unless the applicant is requesting a change of use or something similar. She said that SkiCo's project of 100% residential included increasing the number of unrelated persons per units, and so they had to come to the P&Z and Council for reviews.

Philp noted that the construction management will be tricky for the multiple construction projects, particularly in terms of worker parking. She said that not all projects are using the same contractor. The contractors have all met once to discuss their schedules and will need to continue to coordinate.

Philp said the Willits Town Center approval was heavily negotiated outside of a normal process. The Town got affordable housing out of it, and the developer got a lot of flexibility which includes not having to go before the Town's boards for many reviews. She noted that the Town's Technical Review Committee has a lot of authority in review of projects in the Willits Town Center.

Regarding the One 10 Harris Street residential building, Philp said that the developer had to come before the P&Z for site plan review because they didn't have design guidelines in place for the construction of a 100% residential project. She said that there are now design guidelines in place that deal with purely residential buildings, which were reviewed and approved by the P&Z.

Lindt added that the P&Z can expect to see a couple of ADU applications soon. He said another involves a unit that was approved a while back that is now having issues related to property boundaries not working which voided out their prior approvals.

Commissioner Keefe asked when we can expect to see the Basalt River Park development break ground. Philp replied that she can't answer that, but that TACAW's groundbreaking date is set for Friday, June 12<sup>th</sup>.

**M/S VOZICK AND ROSSETTI TO ADJOURN REGULAR MEETING AT 6:25 PM. MOTION CARRIED BY A VOTE OF 7 to 0.**

### **AGENDA ITEMS**

#### **Worksession – Basalt Master Plan**

Philp said that this work session will be used for preparing for the Council work session next week, Tuesday March 10<sup>th</sup> at 5 pm. She had emailed additional documents to the Commission for discussion at the meeting and had them available in the meeting room. On that date Council will have its continued public hearing from February 27<sup>th</sup>. Philp said that it's possible that they adopt the Plan on that day. P&Z's public hearing is scheduled for Thursday March 12<sup>th</sup>. She explained that if Council does not reach a conclusion their public hearing for the Master Plan will be continued until March 12<sup>th</sup> for a combined hearing with the P&Z. The purpose of this discussion is to update the P&Z on the outcomes of the Council discussion, and to prepare for P&Z's discussion with Council. Philp said that she expects to see more of the public in attendance at the public hearing.

Chair Maron expressed that it is starting to feel like two separate plans, and he wants a more joint discussion between the Council and the P&Z. Commissioner Grauer opined that the P&Z and Council could adopt two separate plans, like in 2007. Chair Maron replied he understands that is an option, but they don't want to go in that direction.

Philp said that the P&Z and Council draft Master Plans to date aren't that different in terms of the goals and objective, the themes, and the environmental aspects. She said the differences are really centered on the primary parcels. Council's concern at the first meeting was the number of units being allowed on a parcel. The Council also zeroed in on quality of life issues and how the Master Plan could address this for the Town. The Council asked the P&Z to return with options for the primary parcels. She said the Council is really focusing on two of the Primary Parcels. They discussed whether to put density ranges in the Plan. On the Jadwin-Stott parcel and Southside what we ended up with was a low density, which is the minimum density, and a high density is the upset number, the items that must be done for any density, and the things that must be done if you want to go above the higher density. Philp said the big difference on Jadwin- Stott is that you start mentally thinking it is at the lower density instead of the 180 units.

Chair Maron said that despite the huge effort, participation and public outreach, he still doesn't feel like this is a joint plan, or a plan worked out together between the Council and P&Z. Chair Maron expressed a desire for recognition by the Council about the P&Zs process. Commissioner Leavitt noted that the focus of Council was on the areas where the boards disagreed. Most of the Master Plan wasn't discussed because the Council agreed with it. He said it appears the Council doesn't agree with the P&Z's Plan because of those few areas that the Council feels the need to highlight.

Philp said that the Council struggled with the level of detail being shown on the Plan. She said that the concepts were too detailed. Commissioner Vozick said that was what the P&Z changed a couple of meetings ago, and Philp agreed. Commissioner Bennett agreed that you get into trouble when you show too much detail.

Commissioner Rossetti asked who created the diagram showing the four quadrants on the Jadwin-Stott parcel. Philp replied that it came from the Master Plan consultants, based on the work that the P&Z did before. Philp showed where the components such as a tennis court, short term cabins, community facility and daycare would go on this property within the four colored quadrants.

Commissioner Rossetti said that the concept of the road is there but asked if it would just dead end. Philp replied the roads could be shown on the graphic as a looped road.

Chair Maron expressed concern that a developer could put a four-story hotel on the site and park the rest of it. Commissioner Vozick said there was a lot of text that would support that concept being a very hard sell for the Commission. Chair Maron said that his job as an architect is to take plans such as shown and subvert them into what a client wants. Philp said we can add more information on this subject. She read the description for the Jadwin-Stott parcel about development compatibility and referenced sending the reader back to the neighborhood typologies. If there is additional guidance for the short-term cabins that is where this would go. Philp said the P&Z can add extra text, but it was the detail on the maps that the Council didn't like. Chair Maron said he is in favor of adding language regarding the cabins. The Commissioners agreed.

Commissioner Rossetti focused on showing the road to require two means of egress from the parcel for life safety issues. Commissioner Keefe asked where it comes out, Philp replied on Emma Rd. The Commissioners concurred that the map should be revised to show a north-south road at the west end of the Jadwin parcel.

Philp said that they would add some language about the cabins being small scale, low impact.

Philp indicated the descriptions are the same as the P&Z discussed at the last meeting. Referring to Southside, Philp said they took the Plan and deleted text with the more detailed descriptions. The Master Plan now describes the process but does not include the drawings. Philp indicated the map that shows the residential density, live/work and employment opportunity locations. She said it's the same idea, starting in Southside with the potential to add 35 units. She provided the description of what we're looking for, stressing that we want employment generating uses.

Commissioner Leavitt mentioned that he doesn't recall discussing the food/beverage opportunity in Southside. Philp showed him an earlier draft Master Plan that showed a small food and beverage operation, 900 – 1,500 square feet. She said that the P&Z wanted food in the Southside area. Commissioner Vozick said that this would keep people from having to leave the area for food.

Commissioner Leavitt questioned the use of the word "should", where it states that a food/beverage operation should be provided. Philp replied that a café is not required but the language shows a preference for this type of business. Philp noted that this is a Master Plan, so "musts" are kept to a minimum and used in areas related to consistency as they roundabout contribution.

Chair Maron questioned whether the details were to be removed for the Clarks Market site. Philp said that they would continue to show the three options with the buildings (drawings) since the Council seemed to be happy with this part of the Plan. The intent is to present three ways to develop the site, all which are acceptable, but a developer could present a different design scenario if it meets the goals of the Master Plan.

Chair Maron stated that he feels one of the larger options for the Jadwin-Stott and Clark's Market sites should include some of the things that the Town struggles with, such as implementing carshare. Philp showed a slide depicting the quality of life bonuses and agreed that carshare should be included in the menu of options. Chair Maron questioned whether people reviewing the Plan will know to reference the quality of life list. Philp said that they will be directed there. Chair Maron said that carshare is not really expensive to implement. Philp said that adding carshare will help to reduce the need for parking. Commissioner Leavitt questioned whether either of the lots have plans in place for encouraging maximum parking opportunities. Chair Maron said that for the Clark's site a parking garage is included within one of the development scenarios. He indicated that carshare would be part of the garage.

Philp showed the “got-to’s” for the Jadwin-Stott site, the requirement for one or more of the Quality of Life options. She said that language could be added to indicate that a carshare program is highly desired, and that Staff would work on this. Commissioner Bennett stated references to desiring carshare should be found throughout the Plan.

Philp returned the discussion to the Meyer property and said that after discussion with the P&Z, Town Staff recommended holding off on this property. She indicated there were many reasons why; one is that Pitkin County should be part of the conversation. Philp said we can’t solve what should happen on the entire Meyer property. Meyer owns approximately 180 acres of land. Conservation is an issue. The Plan has been concentrating on the 17 acres and the five lots that everyone is amendable to developing. Philp said the fear is that development is done piecemeal with a very significant program. She said the Plan has been amended to say the Town will undertake study of the property with Pitkin County. Factors that should be considered include traffic impacts from new development on the east end of town, providing for a double-left exit from Two Rivers Road up valley, providing a trail to the Roaring Fork Club and the Old Snowmass Trail, the potential for the cemetery expansion, a location for a trail from town to other trails on BLM land that does not negatively impact wildlife, and buffers between existing the Elk Run development and new development. She said the study area is the part of the property in unincorporated Pitkin County.

Chair Maron said that we should encourage the cemetery expansion as he’s just heard that others in Glenwood Springs and Aspen are full. Basalt is the only active cemetery around. Philp noted that Basalt recently adopted an amendment to the fee schedule for the cemetery and modestly increases the cemetery fees. She said there is a tiered structure for in-town residents versus out of towners.

Philp continued with the discussion on the Meyers property, stating that further factors identified include open space and conservation. Any development of the site must meet the needs of the Town of Basalt, Pitkin County, and the Meyer family. She said there are some issues with a conservation easement as some acres desired for conservation are within Pitkin County and some are within Eagle County.

Chair Maron stressed the importance of specifically referencing the Quality of Life list when mentioning requirements so that its clear that a developer can’t make up their own improvement.

Commissioner Rossetti asked if the Council will be able to see the recommendation that have been made from the letters. Philp replied yes. Commissioner Rossetti asked if the recommendations were integrated in the Master Plan, and Philp indicated that some were, but others did not make it into the Plan, and that she would explain later in the meeting. Commissioner Rossetti asked if the pages he was reviewing for that night’s meeting would be part of the Master Plan. Philp said that they would, and she was pulling excerpts from the Master Plan to avoid overwhelming the P&Z with the entire document, which is about 180 pages, excluding the appendices. Commissioner Rossetti questioned whether the Master Plan would address the concept of the entrance into Basalt, saying that this was something he has wanted to see

addressed for years. Philp replied that this concept as a project only received two votes from the public.

Commissioner Grauer asked Philp to explain the strategy for the Meyer parcel, and questioned whether Staff is no longer considering this to be a key parcel. Philp explained that the Master Plan would have to be amended to include a specific plan for the Meyer property. She said this would require a more robust planning exercise to determine the right arrangement of land uses. Philp read the draft language for the parcel in the Plan. Explaining why it's important, what did we hear, what did we present at Open House No. 4, what were the votes.

Commissioner Leavitt asked if the idea of annexation came up. Philp said the original plan was that the 17-acre area would be annexed into the Town of Basalt. She explained the colors on the graphic for the lot and read the recommendation for the Meyer Ranch property. Commissioner Grauer reiterated his stance that he objects to the former language in the draft Master Plan concerning the density for the site, stating the vision for the Plan is density over sprawl. He said that the language is misleading as it doesn't reflect the facts. Commissioner Grauer noted that he hasn't had the opportunity to digest all the changes, but thoroughly read the previous version of the Master Plan. He cited the goal of allowing density near mass transit with easy walking distance to bus stops, noting that trails and bikeways are auxiliary and helpful, but primarily we get our transportation from motor vehicles. He said he has a problem with not seeing a site and land use plan for the Meyers property that indicates CDOT is proposing transit there. He asked what land use plans this refers to and where do they appear. Philp said that he is correct, this description does not belong in this plan and needs to be removed. She thanked Commissioner Grauer for catching that and said the description would be removed. Commissioner Grauer said that since there is no planned transit or underpass near the Meyer property then there is nothing that supports anything more than low density development.

Commissioner Rossetti said he'd really like to see the whole plan prior to the meeting with Council.

Commissioner Grauer said that assuming that these are the principals gathered through the public process and Town's input he asked if there will still be the three levels of suggested development for the Meyers property. Philp replied that the Master Plan would not include the development options. Chair Maron asked Staff to provide a comprehensive PDF of the Plan prior to March 10<sup>th</sup>.

Commissioner Vozick said we have all these policies about density and building in Town, and yet we're keeping this parcel in the Master Plan. Philp said that this plan does not show density and is shown in Gray. What you get out of having the parcel within the Master Plan is the ability to address what is happening on these other edges and there may be the ability to conserve the Meyer Ranch.

Commissioner Vozick said that we have all these goals that lay out what we want to do. The Plan has taken away the numbers, the sharp edges and the depth. He questioned if the parcel is not included in the Plan does Basalt lose the opportunity to engage in the conversation about its future development versus keeping it in which enables working with Pitkin County. He stressed that he believes none of the P&Z wants the top density development.

Commissioner Grauer said that the Plan's revision removed many of his issues. He still has an issue with statement "opportunities to meet the public vision goals include conserving open space." Potentially supplying a mix of housing types is not identified in any of the goals in the beginning. This is not included in the goals and is a poor excuse to overcome the basic concept of density. Commissioner Grauer felt the Plan should have a statement that from overarching principals, vision and objectives it appears that Meyer Ranch is a poor place for any significant development. He can justify density on Jadwin-Stott because of its access to Highway 82, proximity to services, pedestrian underpass to Southside, its proximity to public buildings like the library and town hall. When we talk about the Meyer property it does not meet criteria for density.

Philp said that Staff could draft some language indicating this is not an area for significant density as proposed in the original plan. Chair Maron responded that we need to strike some middle ground that everyone can live with. Philp answered that she thought that if the Town wants to talk conservation the owners need to be at the table.

Commissioner Bennett noted that language is needed that the enables parties to get together, not pushes them away. She said we want the conversations to occur. Commissioner Grauer said that we don't want to give justifications for significant development on the Meyer Ranch parcel.

Commissioner Bennett asked what is it that the Meyer family wants? Philp said that initially they wanted the plan they presented to the Council. The Meyer family worked with various developers and wanted around 100 units, like P&Z was originally showing on the Plan. Philp added that there are uses that Pitkin County could approve in this area, such as the non-residential uses Pitkin County has approved in the Holland Hills area. There could also be large homes along the ridgeline and adjacent to existing homes.

Commissioner Rossetti asked what the community said they wanted on the Meyer property? Philp replied that going down in significant density didn't come up. The public voted on two options – one with 135 units (2007 Basalt Master Plan) and the second with 225 units. Commissioner Rossetti asked if this was consistent with the voting. Commissioner Grauer said the public wanted development in Willits, Old Town and next to the Post Office. Philp reminded the Commission that the public just ranked the options for the parcels. Commissioner Grauer said the P&Z is not held to public input.

Commissioner Keefe referred to a newspaper article where the Meyer family said they would keep some land for agricultural purposes. Philp said that their original goal was to obtain income producing uses to keep the ranch operation going.

Philp returned to the Goals & Objectives. She had sent the P&Z referral comments from a number of entities including RFTA, WE-Cycle, ICLEI – Local Governments for Sustainability (a climate group from the Front Range that provides services to CORE), the Fire Department, and Eagle County. Philp indicated that the notes in the margins of this document show where the Plan was edited to address responses to the referral comments. Philp said that POST wanted revised language in the Plan regarding seasonal closures for trails. Colorado Parks and Wildlife asked that we coordinate with them early on when we receive land use applications for

developments for the Primary Parcels. Eagle County provided seven and a half pages of comments. Philp summarized their comments on health and RFTA.

Changes were made to respond to WE-Cycle comments. Philp said language around multi mobility options was softened – the terms refers to such things as scooters, and it was only used once in the draft Plan.

Philp advised that she reviewed staff's suggested addition to the Master Plan in response to Eagle County's referral comments with Town Manager, Ryan Mahoney (who was okay with it) that states "Before approving any development on the Primary Parcels, conduct a transportation study which identifies short-term and long-term improvements needed in the Basalt area which reflects an integrative approach for all modes of transportation, including vehicles, RFTA, bicycles, shared bike facilities and pedestrians and which includes recommendations for satisfying the goals of the Master Plan..." Philp said this indicates that before anything is done on the Primary Parcels, we will need to look at the entrances to Town. Chair Maron expressed his agreement with the recommendation.

Commissioner Rossetti questioned whether there are recommendations for e-bikes anywhere in the Plan. Philp said this could be included, noting that the Town is hoping to bring some e-bikes to the area through WE-Cycle. The Planning and Zoning Commission agreed that advocating e-bikes should be added.

Philp reported that language was added in response to Eagle County's referral comments that the Town identify parties that will pay for improvements required by new development.

Philp noted a new objective based on a request from Eagle County regarding updating the 2002 Access Control Plan for the Eagle County portion of the Town. Philp noted that will not be easy to update the access control plan due to the difficulties of getting CDOT, Eagle County and the Town of Basalt aligned. Eagle County is also preparing a new Mid-Valley Trails Plan which they would like the Town to reference and help implement.

Philp also introduced a request from the Roaring Fork Conservancy as they struggled with our references to public accesses to the rivers. Philp noted that what we heard from the public is they want access to the rivers, but the changes try to address Conservancy's concerns regarding protecting the riparian areas. Commissioner Vozick advocated for being ecologically sensitive. The rest of the Commissioners agreed.

Basalt Public Arts Commission (BPAC) wanted more references to other agencies that do public art. Philp outlined a couple other BPAC referral comments and the changes that have been noted to address them.

Commissioner Keefe suggested that language stating that the Town should use public art to "advance the Town's green goals" be changed to "to message green goals". The rest of the Commission agreed.

In response to the referral comment from ICLEI – Local Governments for Sustainability, Commissioner Vozick agreed that it was good to have a baseline to refer back to and to show



transparency in meeting goals. Philp also noted that language has been added to discuss climate equity, as climate change negatively impacts the poorer segments of society. Eagle County encouraged best practices for defensible space around homes for Fire Protection and this has been added to the Plan.

Philp said that we haven't addressed Eagle County's concern that we aren't allowing for new development outside of the urban growth boundary and that they don't want an E-UGB. Eagle County has projects in the pipeline that the Town wouldn't recommend approval with this document, such as The Fields project which was approved at Sketch by Eagle County.

Philp referred to the schedule – the Council public hearing is on March 10th and the Council could adopt the Plan. March 12<sup>th</sup> is the P&Z's public hearing date. Commissioner Rossetti reminded that he would like a copy the Plan in whole. Commissioner Keefe said that next Tuesday they want to be on the same page. Philp added that on March 10<sup>th</sup> there is a joint worksession with Council beginning at 5 pm.

Commissioner Grauer expressed that we are moving in the right direction.

The work session adjourned at 7:44 pm.

TOWN OF BASALT  
PLANNING AND ZONING COMMISSION

By   
William C. Maron, Chair

Attest   
Susan Philp, Planning Director