



**BASALT TOWN COUNCIL  
MEETING MINUTES – SEPTEMBER 14, 2021**

**Basalt is an inclusive, sustainable, mountain community that boasts both historic charm and progressive vision. It is an engaging place to live, work and play while offering an abundance of creative, professional, educational and recreational outlets.**

**6:00 PM 1. CALL TO ORDER AND ROLL CALL**

Mayor Bill Kane called the regular meeting of the Basalt Town Council to order at 6:03 PM on Tuesday, September 14, 2021. Present, in person, for the meeting were Council members David Knight, Elyse Hottel, Glenn Drummond, Gary Tennenbaum and Ryan Slack. Joining the meeting electronically, via Zoom, was Council member Bill Infante.

**2. CONSENT AGENDA:**

- 2A. Minutes:** August 16, 2021 Worksession
- 2B. Minutes:** August 23, 2021 Worksession
- 2C. Minutes:** August 24, 2021

**M/S COUNCILORS SLACK AND KNIGHT THAT THE TOWN COUNCIL APPROVE THE CONSENT AGENDA ITEMS AS PRESENTED. THE MOTION CARRIED 7-0.**

**3. CALL TO THE PUBLIC:** At this time members of the public are invited to address the Town Council on any issue, except for items scheduled for a Public Hearing at this meeting.

There were no public comments made at this time.

**4. MAYOR AND COUNCIL REPORTS/COMMENTS**

Gary Tennenbaum said he would like to see what Council thinks about delving into affordable housing sooner than later. Gary thought Council should review its affordable housing regulations and mitigation requirements. Gary felt Council needed to talk to their BACH committee and the community at large soon to avoid getting further behind.

David Knight agreed with Gary Tennenbaum's comments. He felt housing has always been tough, but it is at a point of boiling over. He was supportive of taking a look at it soon.

Elyse thought a census article in today's paper was really interesting about how the census and demographics relate to the movement and shift down valley. Elyse thought it would be nice to have a round table discussion of all the different affordable housing policy options and opportunities out there that BACH may know of.

Bill Kane said he learned from Habitat for Humanity folks that Eagle and Pitkin counties were hosting a housing summit sometime in October. The focus is to talk about the experience of this past summer, what's happening with housing inventories in terms of conversion to short term rentals for vacationing visitors, and the impact that may have or is having on our workforce. Bill said he'd be more than pleased to participate in that. The summit may be a good forum for us to kick it off then return and meet with BACH to drill down on what specifically is happening in Basalt. Ryan Mahoney clarified the summit is being conducted by the Hurst Initiative, part of the Aspen Institute, who is in discussion with the other managers throughout the valley so that the communities are aligned and community discussions recognized. There had been a few years that went into a pretty comprehensive housing study that was disrupted by COVID; it was leaning toward whether or not a housing authority was needed. The Hurst Initiative could get the discussion going, but, Ryan said, he wanted to be sure we are also aligned with what has been done so far; we have a lot of data to build from.

Bill Infante added that Dave Myler and Bill Lamont initiated an effort in 2019 to pull together a regional dialogue in communities along Highway 82 and part of the I-70 corridor to discuss convergent interests in housing. It was a broader discussion than just affordable housing, and this is something Bill Infante said he would applaud as well. Bill Infante said we keep nibbling away at addressing housing demand, but questions remain unanswered as to a variety of constraints that we face either transit related, broadband, other infrastructures, schools and health. Bill Infante felt the Town continued to operate as though there was no constraint in any realm and the Myler/Lamont effort would constructively add to that debate. Bill also noted that the Town ponied up \$10,000 or \$15,000 to get that initiative floated, so we've already made a financial commitment and it would be good to work through that. Bill Kane added that the timing couldn't be better with our question going to the voters in November asking voters to raise \$6 million for affordable housing; good timing on how best to deploy those funds.

Elyse Hottel noted that Mona Newton from CORE (Community Office for Resource Efficiency) has stepped down as Executive Director and will be transitioning out of that role as CORE seeks a new director.

The Colorado Communities for Climate Action (CC4CA) has invited local communities to sign on to the Build Back Better reconciliation package and specifically seek for the inclusion of critical climate-related provisions. Council had received a copy of the letter template via email earlier in the week. The letter would go to Colorado Senators and Representatives asking them to endorse an initiative called Build Back Better if it includes some climate action considerations in terms of efficiency improvements, infrastructure, etc.

Elyse Hottel gave a shout out to Assaf Dory and the rest of the team participating in the Mt. Elbert Challenge today and tomorrow. The team was here a couple of months ago describing their goals and mission, and we can't wait to hear about the exciting adventure when they get back.

Elyse Hottel also asked what other councilors thought about having a community compost dumpster. Council members noted that there was an organization already picking up compost in the valley and perhaps their program could be piggybacked onto. General consensus was

that Council should look into it, and especially seeking condo, homeowner association and apartment complex participation at their locations. Composting would be difficult to do at one single site; it could be difficult to manage. Curbside composting is also available throughout the valley to those who wish to pay to participate.

Ryan Slack offered kudos to staff and everyone who voted on the pool. Everyone loves the pool, and the kids love the robot pool; he offered thanks to everyone for working on it, getting it financed, etc. Ryan Slack said everything we did to get it done was paying off. Ryan said he had heard a lot of really positive things about the pool.

Bill Kane said he and Ryan Mahoney were taking on a project of bicycle safety up the Frying Pan. It is something Gary Tennenbaum originally raised as an issue some time ago. Bill said they were looking at a campaign called “Share the Road” to help raise awareness of bicycle safety on the road, and would work with both Eagle and Pitkin counties to carry the signage and safety up beyond Basalt.

Bill Kane said Sunday Market was well done and it was really gratifying to see after all these years how well received the Market was. The use of the band stand was really a neat scene with a trumpeter on the stage and little kids around it. It looked like a well-balanced, happy community. Congratulations to staff and all the participants!

#### **5. MANAGER’S REPORT and 5A. August Sales Tax Report and 2022 Budget Sales Tax Revenue Assumptions**

Town Manager Ryan Mahoney said staff had been entrenched in the budget process, meeting with department heads and working on the numbers. Ryan explained the sales taxes were tracking right now about 18% over the same time 2020, with an assumption of ending the year with a 14% increase over last year. He noted the plan for preparing the 2022 budget was to project a 5% increase over the prior year budget. There are some unknowns to be taken into consideration – existing COVID issues throughout the country, and some inflationary piece that was not being addressed by the Fed at the moment that we want to hedge against, as well as for operations and capital investments. Staff will follow up and meet with council members on the budget and work on a retreat as well.

Ryan Mahoney reported on the construction still going on across at the park; they were pouring concrete today. The Swinging Bridge water line replacement is progressing. There is a lot of construction on the private side in Willits, but the Town will be doing a pre-paving mill and overlay on East Valley Road and along Willits Lane beginning Friday, continuing into early next week.

#### **6. COUNCIL ACTIONS:**

**6A. P&Z Interviews for Reappointment and Appointment;** Reappointments for Eric Vozick, Rob Leavitt and Gino Rossetti and appointment as a regular member for Cindy Hirschfeld (Susan Philp)

Planning Director Susan Philp asked each applicant a series of questions. Gino Rossetti, Erick Vozick, Rob Leavitt and Cindy Hirschfeld were interviewed.

Appointment action by Council will take place at the September 28 meeting.

**6B. Continued Public Hearing and Resolution No. 38, Series of 2021: Resolution** of the Town Council of Basalt, Colorado, Approving the CSC Sketch Plan Application to construct a Grocery Store and Seventy (70) Residential Apartment Units on Lots A and E of the Basalt Center Subdivision, with Associated Improvements, Basalt, Colorado (James Lindt)

Elyse Hottel recused herself as the company she works for is involved in the proposed development.

James Lindt explained this evening's review of the application, the continued public hearing, and the review process of the CSC site plan that requires 2 rounds of review by the P&Z and Town that includes this initial sketch plan review and a later final plan review. At the last meeting, the applicants presented the site plan and history of the proposal and council considered public comments as well as holding initial discussion and identifying additional information they needed.

James reviewed the application including the size of project, number of residential and affordable housing units and proposed grocery store as well as parking plans. James Lindt detailed the discussion items considered at the P&Z meeting including consistency with the master plan, compliance with the CSC Zone district, the grocery store composition, pedestrian access and parking, affordable housing program, green aspects/wildfire mitigations, and the sales tax split. P&Z recommended approval with the conditions listed in the Resolution.

Applicants Andrew Light, Heather Henry and Scott McHale spoke in turn at this meeting details and comments on the proposal and designs. Andrew spoke about the project introduction they made at the last meeting, Heather Henry spoke to the involvement of Connect One Design in the Town's master planning process, and Scott McHale described the history of the area and its influence on the images of the proposed building spaces and uses.

Mayor Kane opened the public hearing at 7:48 PM

Cheryl Hoeke, Hearthstone Drive, Basalt, business owner in Basalt for 24 years, spoke about her concerns with the 4-story height of the building and how it would impact views from her business as well as tower over other buildings in Basalt. She expressed concern about parking as her clients have trouble now locating parking spaces and fears it will be much worse with additional housing and a grocery.

Greg Shugars, Hillcrest Drive, Basalt, expressed concern that there was only one elevator for a building of 70 residential units, and concern that the project would generate more parking than they have parking spaces. Greg applauded the plan for solar panels on the roof; he thought the building façade started out alright, but got to looking trendy pretty quick. He said he would like to see the building be completed in brick similar to those across Two Rivers Road. Greg felt this was the place for density and one would have to go vertical to achieve that. Greg thought this project would add vitality and offered his thoughts on the design of the building.

Doug Kinsley, Sopris Drive, Basalt, expressed opposition to the project in its current form citing concerns for traffic congestion, and size and scale of the project. He suggested story walls with defining corners, height and width along with night time lighting impacts would be useful. As it related to parking, Mr. Kinsley felt the idea that the residents of this project would leave for the day was flawed. He felt if we were really to take advantage of biking, walking and RFTA to work, the formula for parking spots is flawed. Doug said this site was a valuable asset. He

suggested the Town wait and see how the Tree Farm project impacts affordable housing and our fears before moving forward on this project.

Kathleen Cole, E. Sopris Drive, Basalt, indicated she had been a business owner for 13 years. She felt this was a good project, but wasn't sure we were ready to pass a resolution this evening. Kathleen wanted to clarify whether any of the units were up for short term rental. Kathleen wanted a community meeting at the library for additional creative input, and asked that the presentation photos be included in a future packet. Kathleen loved the community space on the west side of the building, but worried that it would be empty part of the year and wondered if it could be enclosed for colder months. She shared concerns about parking with previous speakers, and hoped to slow down the application. Kathleen said she would hate to see the buildings recently sold on Midland use this project as an excuse to go up 4 stories.

Virginia Leffler, E Sopris Drive, Basalt, expressed her concerns over the size of the building and distributed photos of the buildings at Willits, encouraging the Town to keep the height here at 2 stories. She didn't want a dorm-style building. Virginia felt the parking was insufficient as the Basalt River Park and grocery would also draw a lot of traffic. Virginia said she hasn't spoken to a single person in favor of the plan.

Stephanie Scavullo, E. Homestead Drive, expressed concern over the height of the buildings, density of the development, traffic, parking and congestion. She appreciated some of the pedestrian access that was being considered, but didn't see how that would work for the long term, and didn't want to see the height to set a precedent for all new buildings. Stephanie spoke about the development on the southside, the mid-valley and the potential for The Fields and felt we really needed to be thoughtful and conscientious of what is in downtown Basalt.

Gonzalo Mirich, owner of Jimbo's liquors, talked about the parking spaces and the spaces used by the fishing guides all summer long. Gonzo felt it was more a parking sign problem than a parking space problem. He felt these applicants have given the Town an opportunity to participate in what they want to build and were following what we said we wanted in the Basalt Master Plan. Gonzo said he reaffirms his support for this project. By having all these 70 units, Gonzo felt we would have people who will stop buying the whole town away like Mark Hunt is said to be doing in Aspen.

Joining the meeting via Zoom, Christopher Fris, Elk Lane, Basalt. Chris talked about the difficulty of finding housing the valley and thought the opportunity to have this new development and living space was promising. Chris said he had never had any problems with parking in Basalt noting you may have to walk a little way, but you can find parking. He also said that on busy days, people could walk in or ride their bike. Chris said there had been concerns about being too busy like Aspen, but he thought more traffic creates more successful businesses and communities. He thought the people needed to listen to the development team; it sounded like there was a lot of misinformation. Chris thought the development was zoned for a 4-story building. He thought the project was promising, though some tweaks needed to be made.

Comments and discussion from Council followed utilizing the list in the packet including the definition of a grocery store, how the RETA would work and the sales tax capture. Council also commented on better enforcement of parking regulations, consistency with the Master Plan, density versus the building height and view plane, compliance with the CSC Zone District, and the proposed grocery store concept being cool and unique. Comments were also made that this project was consistent with the Master Plan; that this site was created for this type of development; it was a great site for density, and was a transit oriented. It was noted that stores

were lost to Willits because there was no vitality or foot traffic, and this project would create true affordable housing due to the short term rental restrictions.

Council members commented on the affordable housing aspect of the project, the RETA proposal, the requested sales tax split, architectural and design issues including the view plane and elevations. Also discussed were parking accommodations, the rental rates of the units, how they compared to existing rental units in Basalt, and the salary one would need to be able to afford those rates.

**M/S COUNCILORS DRUMMOND AND KNIGHT THAT THE TOWN COUNCIL CONTINUE THE PUBLIC HEARING AND RESOLUTION NO. 38, SERIES OF 2021 TO THE SEPTEMBER 28, 2021 MEETING. THE MOTION CARRIED 6-0.**

**6C. Public Hearing and Resolution No. 40, Series of 2021:** Resolution of the Town Council of Basalt, Colorado, Granting Subdivision/PUD Sketch Plan Approval to Construct 155 Dwelling Units on Parcel 5, Sopris Meadows Subdivision/PUD (Possumco LLC, Application) (James Lindt)

Assistant Planning Director introduced applicant representatives Michael Lipkin and Jody Edwards who were present to discuss the project with Council. The project is bounded by the existing Park Modern townhomes on the north, the Basalt Industrial Park to the south, Willits Lane on the west, and Willits Lake to the east.

James Lindt outlined the review process prior to describing the project and its components of housing units and parking.

Michael Lipkin gave a history of the development of Willits, and this remaining Parcel 5, the neighboring Park Modern units with their underground parking and guest parking. The proposed buildings of Parcel 5 are to be similar in size as the Park Modern buildings. There are 155 dwelling units proposed with 44 of those units to be deed restricted affordable housing rental units in 2 additional buildings of 22 units each. A potential beach area for shallow water play at Willits Lake was contemplated.

Mayor Kane opened the public hearing at:

Jorge Fuentes, Building 2 of Park Modern, spoke against the access to these proposed units stating there were other options than through the landscaped area adjacent to Park Modern, including access from East Valley Road or Willits Lane.

When asked who was present in opposition to the proposed access from Evans Road, a number of audience members raised their hands.

Mary Foto, Building 2 Park Modern resident, also spoke against the access as proposed and felt there were options from East Valley Road or Willits Lane. Mary felt the landscaped park area was important and should be retained.

JP Tandurella, 231 Robinson Street, #314, added his support to the opposition of the proposed access citing the number of additional vehicles anticipated to use this access. JP felt Evans Road was too narrow to handle the additional daily traffic. JP Tandurella also noted there were families and children that used the landscaped park area.

Planning Director Susan Philp formally added into the record letters that had been received via email earlier in the day, as well as an additional letter sent at 6:11 pm today.

Mayor Kane closed the public hearing at 9:29 PM.

**M/S COUNCILORS DRUMMOND AND TENNENBAUM THAT THE TOWN COUNCIL CONTINUE THE PUBLIC HEARING AND RESOLUTION NO 40., SERIES OF 2021 TO THE SEPTEMBER 28, 2021 MEETING.**

Discussion followed as to why the developer was choosing Evans Road as the access point. Council also asked when the updated traffic impact study would be ready. The traffic counts are being done now, though no one knew the turn around time for the final report.

**THE MOTION CARRIED 7-0.**

**6D. Resolution No. 41, Series of 2021:** A Resolution of the Town Council of Basalt, Colorado, Authorizing the Engagement of Services with Connect One Design Landscape Architecture and Land Planning to Prepare and Process Construction Drawings and Bid Documents for the Basalt River Park Phase II Project (Catherine Christoff)

Elyse Hottel recused herself from this discussion.

Catherine Christoff explained that she was bringing to Council a Resolution that would approve engaging Connect One Design to finish the design of Phase 2 of the Basalt River Park. Phase 1 is under way including utility installation, grading and hardscape. Phase 2 included the final landscaping and some other larger hardscape features including a band shelter and a misting feature. The goal of the agreement would be to finish the design this fall and go out to bid early in the winter season to get some of the landscape materials ordered.

General discussion followed.

**M/S COUNCILORS SLACK AND KNIGHT THAT THE TOWN COUNCIL ADOPT RESOLUTION NO. 41, 2021, AS PRESENTED. A ROLL CALL VOTE WAS HELD. THE MOTION CARRIED 6-0.**

**6E. Airport Appointment** (Ryan Mahone/Catherine Christoff)

Town Manager Ryan Mahoney said the Pitkin County Commissioners were asking for a recommendation for an ex-officio member from the Town of Basalt to sit on the Airport Advisory Board. The bylaws indicated that elected officials were not eligible, so staff members and citizens would be eligible. Other communities were appointing staff members to the position. It is a non-voting position, and the appointment is for 3 years. Given Catherine's experience in Pitkin County and understanding of the land uses up there, as well as her expertise as an engineer made a good fit.

**M/S COUNCILORS KNIGHT AND SLACK THAT THE TOWN COUNCIL RECOMMEND APPOINTMENT OF CATHERINE CHRISTOFF TO THE ASPEN/PITKIN COUNTY AIRPORT ADVISORY BOARD. THE MOTION CARRIED 6-0 (ELYSE WAS NOT PRESENT AT THE MOTION.)**

**7. INFORMATION AND CORRESPONDENCE:**

- 7A. Accounts Payable
- 7B. Advanced Agendas
- 7C. VALE Board Meeting Minutes of September 1, 2021
- 7D. Correspondence to the Town

**8. ADJOURNMENT**

The meeting adjourned at 9:43 PM.

The minutes of the September 14, 2021 meeting were read and approved this 28<sup>th</sup> day of September, 2021.

**BASALT TOWN COUNCIL:**

By:

  
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 William G. Kane, Mayor

**ATTEST:**

  
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 Pamela Schilling, Town Clerk



This meeting may be viewed in its entirety on the Town of Basalt YouTube channel, or at [www.GrassrootsTV.org](http://www.GrassrootsTV.org), or by using this link:

<https://townofbasalt.ompnetwork.org/sessions/227814?embedInPoint=1&embedOutPoint=13976&shareMethod=link>