

**TOWN OF BASALT
PLANNING AND ZONING COMMISSION
REGULAR MEETING and PUBLIC HEARING
Tuesday, February 19, 2019**

CALL TO ORDER

The Planning & Zoning Commission was called to order at 6:04 pm. Commissioners present were Joan Keefe, Bill Maron, Eric Vozick, Rob Leavitt, and Bernie Grauer.

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 LEAVITT AND VOZICK TO APPROVE THE MINUTES OF DECEMBER 18, 2018.
MOTION CARRIED BY A VOTE OF 5 TO 0.**

AGENDA ITEMS

Public Hearing Master Plan Amendment

Nadolny stated this is a request to amend the P&Z's Master Plan by rescinding the approval granted by the P&Z through Resolution No. 2, Series of 2017. She explained the history of the request started in 2017 when the P&Z reviewed a project that involved a request to place a 100% residential project on the site at 525 Basalt Avenue. The project was contingent upon Council approving a change to the lot's zoning. Nadolny stated the rezoning request required an amendment to the Basalt Master Plan to change the future land use designation of the site from Light Industrial to High Density Residential, and its typology from Work/Mixed Use to Neighborhood Multi-Family. She said that the P&Z approved this request via Resolution No. 2, Series of 2017, but that the project required approval by the Property Owner's Association. Nadolny said that the Property Owner's Association did not provide consent, and so the application was withdrawn without review by Town Council.

Nadolny explained that the same Applicant had returned with a new project in 2018 that involved a mixed-use building on the site. The project did not require a rezoning of the parcel, and it met the requirements of the underlying zoning. She said the P&Z had the opportunity to review that application on December 4, 2018, and at that time the P&Z provided a recommendation of unanimous approval of the project with conditions. Nadolny said one of the conditions required Staff to bring back an application to the P&Z to rescind the 2017 Master Plan amendment. She stated that Council approved the project at its February 12th meeting.

Nadolny stated that the P&Z is responsible for adopting and making changes to P&Z's Basalt Master Plan and therefore the P&Z may rescind its prior approval and adopt the proposed changes to the Future Land Use Designation and Typology Map by approving the Resolution provided in P&Z's packet. She said that Staff supports the request as there is no longer an application prompting the rezoning, and furthermore that adopting the Resolution will cause the P&Z's Master Plan to be congruent with Town Council's Master Plan.

Commissioner Leavitt asked whether the P&Z was being asked to rescind the 2017 resolution, or to adopt an amendment to the Master Plan. Nadolny replied that the Town Attorney had

instructed Staff to provide the language that the P&Z would be rescinding the approval granted by the 2017 resolution by approving the Master Plan amendment in Resolution No. 1, Series of 2019. She said that the ordinance approving the mixed-use project used the word rescind in reference to reverting the Future Land Use Map for this parcel from High Density Residential back to Light Industrial, and the Typology Map parcel designation from Multi-family Residential back to Work/Mixed-Use. By adopting the amendment in the Resolution, the P&Z's Master Plan would be consistent with the Town Council's Master Plan.

Commissioner Leavitt questioned if there wasn't some benefit to maintaining the High Density Residential and Multi-family Residential designations. Philp replied that this may be something to consider with the Master Plan update, but that it would be confusing to have two different Master Plans.

Glenn Rappaport, who is the architect for the project approved at 525 Basalt Avenue, asked to speak. He explained that the formerly proposed 100% residential project required approval by Property Owner's Association to leave the Basalt Business Center South PUD's Industrial designation and to rezone the parcel to residential. He said that because this was not granted, the application was abandoned.

Philp added that it was premature for the Staff to bring the Master Plan amendment found in Resolution No. 2, Series of 2017 to the P&Z without knowing whether it would go forward to Council. She said that in the future Staff would handle the amendment after Council review so that there is not the situation where the P&Z and the Council end up with two separate Master Plans.

Chair Maron opened the public hearing at 6:20 pm. No members of the public were present and the Chair closed the public hearing.

M/S VOSICK AND LEAVITT TO APPROVE RESOLUTION NO. 01, SERIES OF 2019 PER STAFF RECOMMENDATION. MOTION CARRIED BY A VOTE OF 5 TO 0.

Commissioner Comments and Planning Department Updates

Philp said that the RFPs for the Master Plan update were due at the end of January. The Town received ten proposals, but one was disqualified for being late, and another was incomplete so it was not considered as a finalist. Philp said that five firms were selected and interviewed on February 11th by a subcommittee as per the Town's procurement policy. The subcommittee included two members of the P&Z, a member of the Parks, Open Space and Trails Committee, and three members of Staff. The firms interviewed included Placeworks, Bates Forum, Orion, Stan Clauson, and CTA.

Chair Maron added that the Town received some interesting proposals, and that the visioning aspect of the Master Plan is something the Town will have to add.

Commissioner Grauer stressed these are all seasoned firms that may suggest a different way of doing things based on their experience. He said that the Town should be clear on what we want but also be open to suggestions from the chosen firm we may not have considered on our own. Commissioner Grauer said that as a citizen he leans towards the least expensive bid.

Chair Maron stated that all interviewed firms are very skilled. He suggested the P&Z investigate other communities to see what their Master Plans look like.

Commissioner Keefe stated that collaboration is key to a successful Master Plan process.

On other topics, Lindt stated that this year's Colorado State Planning Conference is in Snowmass Village from September 18th – 20th. He said that the Department of Local Affairs (DOLA) usually puts on a training for P&Z and Council members and asked the P&Z what topics they would be interested in as part of their training. He also asked if the P&Z Commissioners would be interested in a meet and greet or a breakfast with other Commission members.

Commissioners Maron and Keefe expressed interest in a meet and greet or breakfast with other Commissioners. Chair Maron stated lunch is easier to schedule.

Topics the P&Z expressed interest in for the DOLA training include:

- short term rental implications and strategies
- traffic
- jobs
- long term planning around climate change
- building affordable housing on high priced land
- reinventing older communities into the future
- the future of retail, the impact on sales tax as a funding source.

Lindt said that he'd pass this list along to DOLA and will provide the Commission with updates closer to September.

Philp stated that the Aspen Skiing Company has submitted an application for a multi-family development at Willits Town Center Block 9. Lindt is working on completeness, and it will be ready for the referral agencies to review soon.

Philp said that The Temporary's lease wasn't renewed at their current Willits Town Center location, and so they will be closing at the end of May. In regards the to permanent arts center – The Arts Campus at Willits (TACAW), the Applicant is expected to be submitting for final approval for a permanent site.

Philp provided an update on the development at Block 3 of Willits Town Center. She said the Applicant is looking to get their certificate of occupancy by the end of February for the residential building, and the ANB Bank building is currently under construction.

Philp said that Jim Wilson is retiring and the Town is now actively interviewing building officials.

She provided an update that the Tree Farm project is in for Final Review. She mentioned that the Applicants are proposing a change in the phasing related to the contribution to the Town for underpass.

Lindt added there is currently a lot of zoning enforcement going on, as well as a number of pre-application conferences.

Chair Maron said that he wants to keep short term rentals on the P&Z's radar while considering the Master Plan.

Philp said that the results of the Regional Housing Needs Assessment are available, but that the consultant has asked that people refrain from use the information at this time as they will be making adjustments. Philp said that she will send the study to the P&Z.

Chair Maron reported on the new residences at Block 3, saying that he had the opportunity to tour the units and felt they turned out nice. He said they have a lot of storage options available for an additional cost.

Commissioner Keefe questioned whether anything is happening on the old Clark's Market site. Philp replied that some interesting uses have been proposed but none have panned out yet.

M/S VOZICK AND GRAUER TO ADJOURN. MOTION CARRIED BY A VOTE OF 5 TO 0.

The Planning and Zoning Commission adjourned at 6:51 pm.

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By 

William Maron, Chair

Attest 

Susan Philp, Planning Director