

**TOWN OF BASALT
PLANNING AND ZONING COMMISSION
REGULAR MEETING and PUBLIC HEARING
Tuesday, April 2, 2019**

CALL TO ORDER

The Planning & Zoning Commission was called to order at 6:03 pm. Commissioners present were Joan Keefe, Gino Rossetti, Bill Maron, Bernie Grauer, and Eric Vozick.

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

APPROVAL OF MINUTES

**M/S ROSSETTI AND KEEFE TO APPROVE THE MINUTES OF MARCH 19, 2019.
MOTION CARRIED BY A VOTE OF 5 TO 0.**

AGENDA ITEMS

Public Hearing – Aspen Skiing Company Application

Lindt introduced the project as a public hearing for a series of amendments to the Willits Town Center PUD to construct an all-residential development. The project on Block 9 would consist of 36 units totaling 148 bedrooms. The site is directly west of Market Street Lofts and north of the TACAW property. The applicant has made seven specific PUD amendment requests, including a change to the limit of maximum unrelated people in a dwelling unit for this project, the conversion of the required commercial development on the first floor to eight deed-restricted dwelling units, for the allowance of on-street parking attributable to the Block 9 base floor area to serve as the parking for the development on Pioneer Street, the reduction in minimum sidewalk width from 10 feet to eight-and-a-half feet, a reduction in the third-floor setback requirement, and a modification to the approved Market Street cross section for a sunken patio area in the Town's right-of-way. In total, the review process includes a P&Z recommendation on all of the PUD amendments to Town Council. Lindt recommended hearing the applicant's presentation, asking the applicant questions, taking public comments, and identifying additional material the P&Z would need to make a decision in a future hearing, and then to continue the hearing to April 16th. He noted discussion items that have been identified in the memo.

Lindt introduced Phillip Jeffreys and David Corbin from Aspen Skiing Company ("Ski Co").

Corbin introduced himself as the vice president of planning and development and Phillip Jeffreys as the project manager, who is tasked with filling their employee housing needs. He discussed the history of Ski Co's involvement in housing. He said that a

number of years ago they recognized the difficulty of housing in the upper valley and saw that the need for housing outstripped APCHA and other housing institutions' abilities to provide affordable housing. They have around 4,000 employees, a number that has held steady over the last 13 years. He stated that they have been reasonably successful at reducing their need for employee housing and to operate more efficiently, but still foresaw a problem coming. 2006 saw the first study of their workforce and housing needs. He said that about a quarter of their workforce is over age 60.

A problem that might arise is that they could retire into their housing, meaning a portion of their workforce housing would be lost. Corbin said this will be an increasingly severe problem. In the upper valley and in the mid-valley, he stated that there are not many opportunities for new housing. They completed a master plan two-and-a-half years ago that recommended optimizing the housing they had, support public efforts to create housing, and to build housing themselves. Corbin asked why they would build in Basalt or in Willits, and stated the reason is that Ski Co is already here, with almost 500 employees in Basalt and El Jebel. Ski Co owns and operates Sopris View Apartments and the tiny home housing in the old KOA campground.

He noted again that there are few places and not very much land to build new housing in the upper valley. He said that Ski Co believes in proximity to transit so as to limit the impacts to transportation in the valley and that Ski Co believes in having housing in a convenient location for its workers to get to transit. He said they want locations with services and amenities like pharmacies, grocery stores, and places to recreate and socialize, which he said are good in Willits. He said it is a comparatively affordable location. Corbin said the Ski Co master plan aimed to double the number of beds that they own. He noted that they are trying to do this privately.

Jeffreys thanked the P&Z and Staff. Because there will be two meetings, he said that he would start with some big picture issues. He displayed on the projector screen statistics showing dwelling unit shortages in Basalt from a 2017 housing study. He stated that there is fluidity in the valley in terms of people moving where they live. He shared some information from Ski Co's gap analysis. He said that people in the Roaring Fork Valley do not typically work where they live. For Basalt, 77% of residents have a member of their families that work in Aspen, while 38% have a family member who works downvalley. He said that 56% who live in Basalt would not want to live anywhere else. He summarized these findings as showing that people are alright with not living where they work.

He stated that some of the tools used to create affordable housing sometimes make the problem worse. New affordable units usually are developed as a requirement with other development. He said that the proposed project includes affordable housing mitigation within it. He said that Basalt has been one of the jurisdictions that understands public-private partnerships better than anyone else, which is part of the reason they have identified Basalt as a location, and noted recent housing projects approved in Basalt. He reiterated that they wanted to not let the highway or the free market try to solve the housing problem. He noted that it is in the urban growth boundary (UGB), within

walking distance of amenities, already near where some employees live, and already has utilities.

He displayed visual representations of the site and pointed out aspects of it. He showed elevations of the proposed façade, and said that they would get into the proposed appearance of the building at the next meeting. Brick and metal would be some of the materials used. No decks would be included, no rooftop mechanical apparatuses would be there, and the height would stay at 45 feet with no height variance requested. He said it will be shorter than the buildings around it. He said that the street level will be a mix of the building's common spaces, with lounges. The street level will be recessed, and the entries are recessed 12 feet and the actual front of the entries are recessed five feet. The first level floor will be dropped four feet below grade. He displayed example images of historic brownstones, that also have similar grade separations between the public and private realm. He said there would be two "vibrant corners" energized by common elements, with the focus on the entry nearest the bus stop. He displayed a graphic showing the proposed deed-restricted units, each with their own entrances off the street. Jeffreys said the priority for these units would be for daycare providers. He displayed plans for the mix of bedrooms/unit size for the different floors with laundry and storage.

Jeffreys discussed who Ski Co employs, a list which includes restaurant workers, coaches, technicians, sales people, safety workers, and others. He stated that it is not a dorm, because dorms have common eating facilities, and this project proposes individual kitchen facilities, individual bathrooms, and is not housing geared toward students. He reiterated the fact that many Ski Co employees already live in Basalt. Jeffreys said that it would feel like the other properties they already operate that are spread throughout Aspen, Basalt, Snowmass, and Carbondale. They operate 11 properties and 650 beds currently. He displayed examples of their employee housing, including Sopris View Apartments and the Aspen Basalt Campground near Basalt. He said he hopes that it would feel like Willits Seven, a successful workforce housing project Jeffreys said, and integrated into the community.

Jeffreys noted the concerns of some about the size and density of the project. He said that while the proposed project may be denser, but the building size will be smaller than what is typically built in Willits. He displayed statistics about the proposed project and what is available based on the PUD. He stated that the residential square footage was transferred from Block 4 to Block 9, which is the last remaining landing spot for residential square footage in Willits. He noted that Ski Co does not own the land. He summarized the existing approvals for Willits and Block 9 as that the proposed project is smaller than what will likely be built here if not for this project.

Jeffreys summarized the purpose of PUDs as a way to create desired outcomes. He displayed a list of the requested waivers, and said the first three are the "big three," with the rest being more minor. He displayed a proposed floor plan with four bedrooms and two loft units, which they have in other projects. He stated that there would only be one person per bedroom, and that while they are asking for the ability to have six bedrooms,

they might not necessarily put a person in each bedroom. He stated that it allows them to be flexible. He reiterated that each department within Ski Co can use housing strategically. He said that labeled bedrooms might sometimes be used as offices or dens. Jeffreys displayed a cross section of the proposed 4 bedroom/2 loft unit. He said that the ceiling heights are 16, rather than what he said is commonly 12 feet in Willits. He said that a small portion will be loft space.

Regarding limits on unrelated individuals living in the same household, Jeffreys stated that they serve no public policy purpose because other rules are better suited to regulating crowding, noise, and safety. He gave examples such as occupancy rules, fire safety and sprinkling, and access are better suited to providing safety. He disputed the idea that unrelated individuals make more noise than related individuals living together. He reiterated that rules on unrelated individuals is not doing anything for the community except preventing projects like his.

Jeffreys discussed the waiver on PUD-required commercial floor area. He stated that this would likely be office if it were constructed. Jeffreys stated that he believes the proposed project is the best project for Basalt, noting that there is 50,000 square feet of vacant commercial floor area in Willits. He said that there is a housing shortage and a weak retail market. He noted that Parcel 2E is a proposed site for a childcare center, and linked this to the proposal to make childcare providers the priority for the deed-restricted units. This idea arose out of discussions with the Town. He said that building commercial space would bring more workers and exacerbate the affordable housing situation, and that his proposal of all-residential would not.

The surrounding on-street parking, including 45 spaces, would be attributable to commercial uses if commercial floor area were built. Jeffreys described his parking proposal, which would include 34 on-site and the remaining 33 on Pioneer Street, which he stated would be the least-desirable parking in Willits. He stated that 67 spaces are all that is required. He stated that having excess parking is a negative thing for the community because it creates extra trips and extra traffic. He displayed other goals and measures related to parking. Leases will regulate the number of cars residents can have. He said that bus passes would be included with leases. He noted that there is not a lot of parking at Ski Co's jobsites. Jeffreys said they would manage parking very carefully. They propose to add a We-Cycle station. He said they are committed to two car sharing vehicles being on site once a viable car sharing program exists in the valley. He said that there are 42 extra vehicle spaces at Sopris View for vehicle or "toy" storage.

He displayed cross sections of the proposed sidewalks, which would include a landscape buffer. Typical in Willits is a 10-foot sidewalk, but this project proposes an 8.5-foot sidewalk. He indicated that there is only a minor difference between the proposed third floor setback and the requirement. He displayed images of the proposed modification of Market Street, where Ski Co feels there is an opportunity to tie into a proposed design. The last waiver is regarding required private open space, which he

suggested discussing at the next meeting. They propose combining the amount of required private open space into a common area.

He summarized the project proposal and community benefits, which he said align with the goals of the community, and he said pays its own way, would include eight units for non-Ski Co employees, and would create diversity for Basalt's housing.

Lindt noted that two of the proposed deed-restricted units are required, leaving six additional ones as the voluntary affordable housing proposed. He reiterated that the purpose of the hearing tonight is informational, and suggested the P&Z ask questions and take public comment, and request additional information for future meetings.

Commissioner Rossetti asked if Ski Co would manage the eight units that are not Ski Co workers. Jeffreys said that they would manage them, similar to how the Romero Group manages units at Willits Seven. He said they would vet and verify applicants for the units and Ski Co would own the building, but the Town would oversee compliance. Commissioner Rossetti said he assumes that these units would be for younger, lower level employees. He asked what would happen from May to October when they are not working. Jeffreys replied that they have a lot of year-round workers and that their units would be fully occupied. Using the campground as an example, Jeffreys said that in the winter the occupants are mostly Ski Co employees, and in the summer 80% were Ski Co workers, but they opened up the units to other employers. He said that they open up any vacancies to the free market.

Commissioner Grauer asked if the eight deed-restricted units would be owned by occupants, and Jeffreys said they would be rental units. Commissioner Grauer clarified that there are no units proposed for ownership. Jeffreys stated that there would be no restrictions regarding age, family or single-person status, or other characteristics of occupants. Jeffreys reiterated that the units are allocated by department within Ski Co with the deed-restricted units prioritized for daycare workers. He said that they would be targeting a cost of about \$500 per bedroom. The tiny home rate is about \$450 per bedroom, Snowmass \$600.

Commissioner Vozick asked if the units could instead be given to Basalt workers. Jeffreys said the managing of units is complicated. Commissioner Vozick asked how daycare worker is defined and if it would be expanded to the school district, including teachers and other paraprofessionals. Jeffreys said he does not have a view on this. He said they want to make the Parcel 2E project successful, but that the rest would be a good conversation.

Chair Maron asked if there is an elevator proposed. Jeffreys said there is not, because of cost considerations, along with the decision to not have structured parking.

Chair Maron then opened the public hearing at 7:05.

Public comments:

Guy Pisano introduced himself as a resident of Willits. He asked how the property would be taxed in terms of the property tax. Chair Maron said this is a Town Council discussion, and that he would have an opportunity to ask that. Philp said Staff would ask the applicant to respond to this at the next meeting. Pisano noted that one bedroom does not always mean one person, and asked how this would be policed. He asked if the proposed change in unrelated individuals would affect other parts of Town, and Philp replied that the request is specific to Block 9. Mr. Pisano asked if the applicant is familiar with the BMC property in Aspen. Philp said that public comments should not be a back and forth discussion, but that his questions could be posed to the applicant to respond to later. He asked if the whole building could be deed-restricted.

John Locke introduced himself as a resident of Market Street Lofts. He asked where the entrances to the units are. Philp pointed them out on the screen. Mr. Locke stated that his concern is parking, and suggested that people would park on Robinson Street first, and the on-site spaces after the on-street spots are full. He said that he would be upset as a store owner if this happened, and he asked how you police these things. He said the parking plan would not work well for the commercial people.

Robi Darcy introduced herself as a resident of Willits and said she sent a letter that is included in the packet. She said that this is the last undeveloped block in Willits, and said that there is a market for people to buy homes, rather than for affordable housing. She noted the examples of Roaring Fork Club, Roaring Fork Apartments, Block Seven, and One Willits, which contain rental housing. She said there is nowhere to buy homes in Basalt or the mid-valley, and that this would take away one of the last available opportunities. She said she understands that the buses are already crowded. She stated that the quality of living would be poor because of the bedroom floor area.

John Mackie said he lives opposite the proposed building and that he is upset by the project. He questioned where Ski Co employees live currently, and asked if they are here why they need new places. He questioned the benefit to Basalt of the project, and noted that all the units are for Ski Co employees, except for the eight deed-restricted units. He suggested the daycare units be for "licensed" professionals. He noted that there is no timeframe on the development of Parcel 2E, and suggested that eventually the eight units would also be for Ski Co employees. He said this is not affordable housing, but rather high density housing, and compared the bedroom sizes to prisons. He predicted that fighting would break out when six unrelated people have to live together. He said that the buses are busy enough now. He noted that not all employees work at the same time, but asked for specifics about the hours. He noted how expensive Willits is to live for home buyers. He stated that he prefers for homes priced \$500,000 to be built in this site. He asked if there is a ski hill in Basalt. He said he is disturbed by the project, and labeled it a "rabbit ward or cell."

Phil Kenny said he and his wife own a unit in Market Street. He asked how the living situations will be monitored. He said that people shuffle cars around Market Street, but

conceded that probably not all the target tenants will have cars. He said that the values of Market Street homes will decrease, but that he can live with this. He suggested RFTA be brought in as a partner and not as an assumption, and agreed with Mack's comments. He said managing the residents is important. He said he agreed with having employee housing, generally. He said that the age bracket of potential residents includes single people living hand to mouth. He said that a party scene could develop and that he was part of that in the '70s. He labeled it a dormitory environment, and said that a party scene is one reason people come to work here. He encouraged Ski Co to offer constructive solutions, and reiterated the need to manage the situation.

Dave Rybak said he is a 19-year resident of Willits. He said that the PUD has changed endlessly, and is not what they were first sold. He questioned whether the Town is getting the benefits it should. He noted that having commercial space makes projects viable, and that developers have been reducing this. He noted that there is 50,000 square feet of empty commercial space, but said that without building more it couldn't fill up, and becomes a tax issue. He said that reducing the sidewalk widths does not make sense for the project and that the Town's requirement of 10 feet should remain. He said he would like to understand the parking management plan better, and said there are problems with existing tenants. He said that leaving out an elevator for financial reason does not make sense, as it is only \$30,000-\$40,000 on a multimillion-dollar project.

Chair Maron requested a summary of public comments and questions for the next meeting and closed public hearing at 7:29 pm.

Commissioner Vozick requested to hear about green initiatives at the next meeting. He wondered if a circulator bus between Downtown Basalt and Willits would fit into this project, since there are Ski Co offices Downtown.

Commissioner Rossetti said that Ski Co gave a good presentation and heard some strong viewpoints from residents, and asked if Ski Co would benefit from passing on questions to them before the next meeting.

Commissioner Grauer asked the applicant to respond to his questions at the next meeting. He asked if CDOT had been asked about peak hour levels of service. He said he would like more detail about management of the residents. At a previous project, it was promised they would have a full-time on-site manager.

Chair Maron requested a referral from Chief Greg Knott at the next meeting. Jeffreys said that he has met with him. Philp asked if the P&Z has more questions that they want answered, to get them to Staff by the end of the weekend in order to have time to prepare packets. Ms. Darcy asked if that applies to the public, and Philp said yes, though Staff and P&Z time is limited.

**M/S ROSSETTI AND VOZICK TO CONTINUE THE HEARING TO APRIL 16, 2019.
MOTION CARRIED BY A VOTE OF 5 TO 0.**

Eagle County Referral – 10 acre PUD

Lindt said that the proposal is to subdivide a parcel of land west of Willits Lane in unincorporated Eagle County. Lindt indicated the location on a printout. The applicant is proposing a PUD that would subdivide property into five lots, including a single-family residence and ADU on each lot. It is outside the Town's UGB. It is identified as existing residential land use in the Town Master Plan's future land use map. Lindt displayed the proposed site plan, which would have access via a Town street, Willits Lane. He summarized the six main points in the draft referral letter:

1. The proposed density of one unit per acre is an acceptable level outside the UGB.
2. Encourage Eagle County to limit the floor area of homes to 5,000 square feet, which is the Town's maximum.
3. Supports the concept of the applicant collaborating with Habitat for Humanity in developing an affordable housing unit in a different location to meet their housing mitigation requirement. The letter encourages Eagle County to require the off-site affordable housing unit or the cash-in-lieu to be provided prior to selling the lots, to ensure that the affordable housing mitigation is satisfied.
4. Require approval of an access permit by the Town, since access is from a Town street.
5. Require certain improvements, including a crosswalk, chicane, and pedestrian-activated warning signs at the point of access on Willits Lane.

Lindt noted that Staff has had discussions with Eagle County's engineer and they agree that pedestrians are not likely to walk down to Meadow Lane to cross Willits Lane. Eagle County believes that some sort of improvements for pedestrian safety are warranted at the subdivision access road.

Lindt introduced Brian Rose, the applicant, who has a presentation for the P&Z.

Rose introduced himself and described the project. He displayed the location on the projector screen. He said he has chosen the PUD process to do the subdivision because the future land use map of Eagle County's is large-lot residential, and said that the current zoning is rural residential and only allows two acres per dwelling unit, which he exceeds in proposed density. He showed proposed no-build zones. He offered to contribute land as future right-of-way to Basalt in order to make the right-of-way fit best practices. He noted that it is in an area of transitioning density. He displayed nearby lots, which include some smaller and some larger lots. He said the lot sizes would be roughly similar to those in River Ranch. He said he had chosen the density to be a transition with the nearby densities and to give the land a rural look. Rose stated that he would not be blocking any views because of his proposed no-build zones. He then showed pictures of the Willits Lane bike path in relation to the lot and a photo from the interior of the lot.

He displayed a list of benefits to the public of the project. He said that he has been advised by Mike Scanlon to help fund Habitat for Humanity build affordable units at the Tree Farm site as a cash-in-lieu donation. He said that 42% of the parcel would be open space, and 51% of the parcel would be "no build area." He proposed a homeowner's association to provide for maintenance of the common areas and access road. The declarations would require residents to be neighborly. He displayed a slide of impacts. Chair Maron agreed to not go through the impacts in detail.

Rose expressed appreciation that the Town is supportive of his application. Regarding the 5,000 square foot restriction on floor area, he said he needs to vet it with Eagle County.

Rose stated that he has a parallel proposal with Eagle County to the one recommended by Staff regarding the requirements and timing of the affordable housing mitigation. He proposes to have money escrowed to Eagle County for release to Habitat for Humanity or another group in the future to be negotiated with Eagle County's housing office.

Rose said that he has put in an application for the access permit. Regarding the chicanes and pedestrian flasher, he said he is in favor of creating a safe crossing, but the question is how extensive the pedestrian improvements should be. Eagle County's engineer recommended a mid-block crossing, and directed him to consult the MUTCD manual. Rose said that he is in favor of improvements for pedestrians, but thinks pedestrian flashers would be excessive. He displayed photos of existing crossings on Willits Lane that do not have pedestrian flashers.

Chair Maron asked if the Town built the crosswalks being shown. Susan replied yes, and that some are raised and some are not.

Rose compared the Willits Lane crossing near River Ranch with the proposed location, and noted that there is no marked crossing though River Ranch has many more lots.

Lindt stated that the P&Z could direct Staff to transmit the draft referral letter as drafted, or suggest changes.

Philp said that Staff did not feel comfortable asking people to walk down Willits Lane before crossing. She said that Willits Lane has a lot of truck traffic, more than Two Rivers Road. She said the proposed crossing is comparable to two on Two Rivers Road near RMI. Philp noted that older subdivisions were developed when they were more rural and without Willits Trail, and that now there is more traffic, especially truck traffic, which is why they are requesting more upgrades. Philp noted that there is an old IGA with Eagle County relating to a Willits Lane impact fee, which would be credited with the chicane improvement.

Commissioner Rossetti clarified that Staff would be comfortable transmitting the letter if the P&Z is comfortable with it, and Philp replied yes.

Commissioner Vozick said he doesn't mind leaving the recommendations for more enhanced crossing features. Philp noted that Willits Lane is a Town road, so the Town does have some leverage. Commissioner Vozick said it does not sound like the disagreement regarding pedestrian enhancements are substantial, and thought that the mid-block crossing makes sense. He wondered whether some language providing for flexibility in the enhancements would make sense, but expressed satisfaction generally.

Commissioners Rossetti and Grauer said they were comfortable with the letter as-is.

Chair Maron said a chicane would be a bit much. He said that raised crosswalks are very effective, slowing traffic down but not too much, and would be a good compromise. Commissioner Keefe agreed, and said that truck traffic might be impeded by chicanes. Chair Maron said that the proposal seems random, like an outlier subdivision in the middle of nowhere, but that he has no problems on it.

Commissioner Rossetti said that this is out in the boondocks, though Willits Lane has a lot of traffic and density, which is why he is happy with the letter as is. He said he is ready to make a motion to approve the letter. Chair Maron said he would prefer to tweak the letter, but saw that the rest of the P&Z is happy with it.

Commissioner Grauer asked what the difference in cost between a chicane and a raised crosswalk. Rose believes pedestrian flashers would total about \$10,000, and the chicane around \$10,000. Chair Maron said his preference would be a raised crosswalk, like a speed table, similar to the one near River Oaks. Lindt clarified that Chair Maron is not suggesting pedestrian flashers, and suggested that Caution signs should be included regardless.

**M/S ROSSETTI AND GRAUER TO TRANSMIT THE LETTER AS PRESENTED.
MOTION PASSED BY A VOTE OF 5 TO 0.**

Highlights of Master Plan Process

Philp said Staff has been working with CTA to plan community meetings. The first will be at The Temporary. The other dates would be the second week in May and the last week in May. The locations of these would likely be RMI and the high school. Five smaller, more intimate meetings are being planned as well, including one at the library on May 6th at 9:00 am. Other venue possibilities are in Elk Run (inviting the Hispanic community), at Valley Pines, at the Roaring Fork Conservancy, in Holland Hills, and the high school library. CTA is working on online survey questions. Chair Maron asked if it would be appropriate for the P&Z to attend the meetings. Philp suggested that P&Z not try to take over the meetings, and perhaps that some members should attend some of them. She said that these decisions are still being made. Chair Maron noted that the P&Z should not interfere and he would like to set some ground rules.

Commissioner Rossetti asked about the River Park planning process. Philp said that this process is kicking off with a charrette involving POST, P&Z, and Town Council

members with the designers. The tentative date is in May, and Philp will transmit the planned date.

Philp said that the Regional Housing Committee consultants are looking to schedule some public meetings, including all-day meetings, with Town Council members and the community with results of a housing study. Philp said that a lot of environmental meetings are happening right now, such as CC4CA and a fire recovery mitigation meeting on May 6.

Commissioner Vozick asked if the lights in the Southside storage barn are being kept on for a reason. The lights are interior, not exterior, but are on all night. Lindt said he believed these lights were on motion sensors, but it's possible they are not installed yet.

Commissioner Comments and Planning Department Updates.

Philp said that there is no building official right now, and that Fulk-Gray has been playing a major role in the building process. Willits Town Center is hoping to get the building permit for Jean Robert's Gym and Zane's in the next couple days. Staff is working hard on the seven row houses at Willits Town Center. Stotts Mill documents are approaching being ready to sign.

Lindt said a potential new application is for an adjustment to Mabel's Subdivision, which would be reviewed by the P&Z in May. This subdivision is in the Hill District on Homestead, and involved three small lots. The change would be a small adjustment to their site plan.

Chair Maron suggested having a party once the Stotts Mill documents are signed. Philp said there have been about six renditions of the application.

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

The Planning and Zoning Commission adjourned at 8:10 pm.

TOWN OF BASALT
PLANNING AND ZONING COMMISSION

By 
William Maron, Chair

Attest 
Susan Philp, Planning Director