

Memorandum

To: Mayor and Town Council
Chairman and Planning and Zoning Commissioners

From: Susan Philp, AICP Town Planner

Date: March 6, 2009

Re: Joint P&Z/Council Meeting
Moratorium items

On June 10, 2008, the Basalt Town Council enacted a moratorium that affected the acceptance, processing and review of land use applications in order to give the Town the ability to adopt code amendments addressing growth. In subsequent work sessions the Town Council determined that they would focus on the following four issues during the moratorium:

1. Affordable/Community Housing
2. Growth Management – addressing the rate of growth
3. Zoning for the Midland Core
4. Fiscal Impacts as a result of growth

Some of the major activities to address moratorium items are summarized in the accompanying Staff memorandums included in this packet on affordable housing and the Community Priorities Scoring System and are summarized below. The moratorium ordinance also directed Staff to hire the consultants that the Town needed to address these issues.

Don Elliot, Clarion Associates, was brought on early to facilitate discussions with the Town Council to clarify Council goals and to inform the Council on the tools that are available to meet these needs. Based on his input, Alan Richman was also engaged to help the Town work on the growth management strategies and other zoning efforts.

The Town sent out an RFP for a Housing Needs Assessment and Melanie Rees' team was selected to prepare the Housing needs assessment. The memorandum from James Lindt, Assistant Planning Director, describes this effort and includes the affordable housing proposal under consideration.

The Town hired Chris Gates to facilitate three citizen meetings on the Midland Core. These meetings were hugely successful with over 150 individuals attending. The Council and P&Z had a joint meeting in December where they focused on what they wanted for zoning changes in the Midland Core. The Council also directed that the citizen effort continue on a parallel tract. There are now 5 Citizen Action Groups that are

meeting, including: Events, Rivers, Youth and Young People, Community Housing, and Issues and Future. Follow-up work on the zoning for the Midland Core was presented to the Council on February 10, 2009 and the Council directed Staff to have the code revisions brought forward in the adoption process.

Work is also underway on the fiscal impacts of growth. The Eagle County Commission met jointly with the Council, and their staff presented the County's Sustainable Communities 2010 effort. The Council also heard a presentation on the model that the Eagle County Economic Development Council is beginning to use. A subcommittee, which included Councilors Whitsitt and Schwoerer, further discussed steps to address fiscal impacts. Economic Planning Systems (EPS) is now under contract to develop a model the Town can use to analyze the fiscal impacts of growth that could occur as a result of specific development applications, develop a tool that can be used at a very conceptual plan review for scoring in the Community Priorities Scoring System, and develop fiscal indicators that can communicate fiscal cost issues to government officials and general public.

At this meeting the Council and P&Z will generally review the status of activities and will concentrate on the Code amendments for Affordable/Community Housing and the Growth Management Priority System. The purpose of the meeting is for the P&Z to become familiar with the changes and the reasons that the Council is proposing them so that the P&Z can be prepared to take action at the March 24, 2009 meeting on these items. The Town Council is also scheduled to have its first public hearing on the ordinances at the March 24 meeting.