

The POST Meeting will be held by Teleconference – The Public may access the meeting by calling the number below and entering the Meeting ID when prompted.

Phone Number: 1 669 900 6833 Or 1 301 715 8592

Meeting ID: 84276512126

Passcode: 048432



## TOWN OF BASALT MEETINGS

Parks, Open Space and Trails Committee (POST)

Wednesday, October 25, 2023

By Teleconference

**Basalt Town Hall**

**101 Midland Avenue**

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- |                |   |
|----------------|---|
| <b>4:00 PM</b> | <b>1. Call to Order</b>   |
| <b>4:03</b>    | <b>2. Minutes</b> <ul style="list-style-type: none"><li>• <b>September 27, 2023</b></li></ul> |
| <b>4:05</b>    | <b>3. Arbaney Playground</b>  |
| <b>4:15</b>    | <b>4. 7-11/Confluence Park Safe Routes to School Temporary Installations</b>                  |
| <b>4:35</b>    | <b>5. Recreation Director Update</b>  |
| <b>4:50</b>    | <b>6. Project Updates</b>   |
| <b>4:55</b>    | <b>7. POST Member Comments and Questions</b>  |
| <b>5:00</b>    | <b>8. Adjourn</b>   |

Public Comment is limited to 3 minutes. Those who wish to speak should email [james.lindt@basalt.net](mailto:james.lindt@basalt.net) before the meeting starts with their name, phone number, and identify what item they would like to address. During the meeting those wishing to comment may also email [james.lindt@basalt.net](mailto:james.lindt@basalt.net), but it is not guaranteed that the email will be seen in a timely fashion.



## **Parks, Open Space, and Trails Committee**

### **ACTION MINUTES**

**BOARD MEMBERS PRESENT:** Jason Groves, Paul Hilts, Amiee Beazley, Juli Kolar, Ligia Bonilla, Sara Shaw

**BOARD MEMBERS ABSENT:** None

**STAFF PRESENT:** James Lindt, Chris Belser

**OTHERS PRESENT:** Heather Henry, Michael Forrest, Mark Chain, Mike Pritchard

**DATE** 9/27/23

**MEETING CALLED TO ORDER AT** 4:05 PM

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### **AGENDA ITEMS**

1. August 9, 2023 and September 13, 2023 Minutes
2. Jadwin Development Application Referral
3. Arboney Playground Concepts
4. Grant Request: MTB Project

### **MINUTES**

**M/S BY PAUL HILTS AND LIGIA BONILLA TO APPROVE MEETING MINUTES OF AUGUST 9, 2023 AND SEPTEMBER 13, 2023. MOTION PASSES 6-0.**

### **JADWIN DEVELOPMENT REVIEW APPLICATION REFERRAL**

Jason Groves recused himself because a member of his firm is doing work related to the Application.

Heather Henry of ConnectOne Design explained the Application proposal on the Jadwin Property at 431 Emma Road on behalf of the Applicant for 68 dwelling units, 12 short-term rental cabins and 7 seasonal glamping sites. Henry discussed the trail connections, the screening and buffering on the sides of the property, and the outdoor amenity spaces. It was described that the trails would connect to the river and would be crusher fine material. An explanation was also provided that the plan would be to ultimately have a trail connection along the river between the Basalt Regional Library the river access point on Jadwin if the neighboring property to the east ever comes in for redevelopment in the future. Henry also identified that the Applicant is proposing a trail to run adjacent to Emma Road in the Emma Road Right-of-way from the Post Office through the Jadwin Property's frontage on Emma Road.

James Lindt introduced the open space/trails related comments that had been provided by Eagle County and Pitkin County and noted that generally County jurisdictions did not support glamping in the 100-

year floodplain and that trails be coordinated with Pitkin County Open Space and wildlife habitat impacts be minimized and coordinated with Colorado Park and Wildlife.

Lindt noted that Staff also conducted a site walk with the Executive Director of the Roaring Fork Conservancy, Rick Lofaro. Lofaro's comments on the proposal included that the property has unique natural resources that should be preserved and maintained. It was noted that Lofaro thought that river access should be limited to a couple of already disturbed areas on the site and that any structures should be at least 50 feet back from the river. On site, Lofaro had also expressed that the seating decks that were proposed on the site plan should be changed to rock-stepped seating like exists at the Basalt River Park to be more ecologically sensitive and that any trails/glamping pads should be field fit to already disturbed areas. Also of note was that the wetland area on the ditch to the northwest of the pond and the area around the ditch on the north eastern area of the proposed open space should remain undisturbed and that the area of Ute Ladies Tress orchids in the pasture to the north of the pond should not be disturbed by field-fitting the trails/glamping pads so as not to impede on the orchid.

Lindt explained that draft conditions could include the items that Lofaro had suggested related to preserving the wetland areas around the ditches, changing the seating decks to rock steps at the river access points, and field-fitting trails/glamping pads to already disturbed areas and to avoid the Ute Ladies Tress. It was also explained that POST could recommend a River Access Management and Best Management Practices Plan be provided with the Preliminary Plan Application per Eagle County's recommendation.

Paul Hilts asked about where the trail adjacent to Emma Road would connect. Henry responded that it would connect to the trail on the south side of the Post Office that continues to Basalt Avenue.

Amiee Beazley asked if there would be public access to the river. Heather responded that there would be access through the Jadwin Property for the public to access the river.

Amiee also asked if the glamping pads would be removed outside of the summer season. The Applicant team responded that the pads could be removed when not in use.

A question was posed about how tenants of the glamping sites would be served by restroom facilities. The Applicant team responded that there will be an amenity structure as part of the fishing cabin component that will have toilets and showers for use by the glamping pads but that there is the potential for temporary toilets to be included in each of the individual glamping sites.

Paul asked if there was going to be a 24-hour onsite manager for the short-term rental cabins and the glamping sites. The Applicant team responded that there would be.

Julie Kolar expressed that there should be a wayfinding signage plan included as part of the Preliminary Plan and that the Applicants should develop a site plan for the Preliminary Plan review that demonstrates how the various agencies' comments are addressed and showing the 50' river setback line.

Chris Beiser noted that the Town is working on a standardized way finding plan and that any wayfinding signage should be developed to be consistent with the standardized wayfinding plan.

Amiee expressed that implementing a landscaped berm adjacent to Emma Road is important.

POST members also discussed whether the seasonal glamping pads should be permitted in the 100-year floodplain or just required to be setback 50' from the river. Amiee thought it would be acceptable to allow for the glamping pads to be in the 100-year floodplain but setback at least 50' from the river so long as they are removed when not being used for camping outside of the summer months to allow for natural recovery of the vegetation. Paul, Sara, and Julie expressed agreement with Amiee's comment.

**M/S BY JULIE KOLAR AND AMIEE BEAZLEY TO RECOMMEND APPROVAL OF THE OPEN SPACE AND TRAILS ASPECTS OF THE JADWIN SKETCH PLAN APPLICATION WITH REQUIREMENTS RECOMMENDED BY EAGLE COUNTY, PITKIN COUNTY, AND THE ROARING FORK CONSERVANCY WITH THE FOLLOWING CLARIFICATIONS:**

- 1) WETLAND AREAS AROUND THE DITCHES SHALL BE PRESERVED**
- 2) SEATING DECKS SHALL BE CHANGED TO ROCK STEPS AT THE RIVER ACCESS POINTS**
- 3) TRAILS/GLAMPING PADS SHALL BE FIELD-FIT TO ALREADY DISTURBED AREAS AND TO AVOID THE UTE LADIES TRESS ORCHIDS**
- 4) A RIVER ACCESS MANAGEMENT AND BEST MANAGEMENT PRACTICES PLAN SHALL BE PROVIDED WITH THE PRELIMINARY PLAN APPLICATION**
- 5) THE APPLICANT SHALL STUDY THE ABILITY TO INSTALL A LANDSCAPED BERM ALONG WITH THE PEDESTRIAN TRAIL ADJACENT TO EMMA ROAD PRIOR TO PRELIMINARY PLAN APPLICATION**
- 6) THE TRAIL CONNECTIONS SHALL BE COORDINATED WITH PITKIN COUNTY OPEN SPACE AND TRAILS PRIOR TO PRELIMINARY PLAN APPLICATION**
- 7) WILDLIFE HABITAT IMPACTS SHALL BE MINIMIZED AND COORDINATED WITH COLORADO PARKS AND WILDLIFE BEFORE PRELIMINARY PLAN APPLICATION**
- 8) SEASONAL GLAMPING PADS SHALL BE LOCATED AT LEAST 50' FROM THE RIVER BUT MAY BE IN THE 100-YEAR FLOODPLAIN AS LONG AS THEY ARE SUFFICIENTLY SECURED/TIED DOWN AND ARE COMPLETELY REMOVED OUTSIDE OF SUMMER CAMPING MONTHS TO ALLOW FOR NATURAL RECOVERY OF VEGETATION**

**MOTION PASSED 5-0.**

#### **ARBANEY PARK PLAYGROUND**

Lindt explained that the Town was under contract with Summit Recreation for the design of Arbaney Playground renovation and the Summit Recreation had done some initial site plan work on several different concepts. The trout and the bear themed concepts were presented to POST.

Julie Kolar expressed a preference for the fish. Julie also indicated a desire for the slide to be integrated into the body of the fish instead of just being tacked onto the tail and also expressed that she liked the mixed surfaces with amoeba shaped pour-in-place element.

Jason Groves agreed that he preferred the fish as well and indicated that it was necessary to include a swingset structure.

Amiee Beazley felt that the fish was an acceptable theme and noted that the fish should be a rainbow trout.

**M/S AMIEE BEAZLEY AND LIGIA BONILLA TO DIRECT STAFF TO PURSUE THE FISH-THEMED CONCEPT FOR THE ARBANEY PARK PLAYGROUND WITH SUMMIT RECREATION AND TO COME BACK TO POST WITH MORE DETAIL ONCE THE DESIGN HAD BE FURTHER REFINED. MOTION PASSED 5-0. (SARA SHAW NEEDED TO LEAVE THE MEETING BEFORE THE VOTE)**

**GRANT REQUEST: ROARING FORK MOUNTAIN BIKE ASSOCIATION PROJECT**

Mike Pritchard with the Roaring Fork Mountain Biking Association described the project that they are working on to add and reroute trails in the Crown Special Recreation Management Area. Pritchard explained their funding for the project and asked if POST would be willing to support a \$15,000 grant from the Town's POST funds. It was noted that the last time the Roaring Fork Mountain Bike Association was five years ago for trail construction.

Julie Kolar expressed appreciation for the Glassier trail system and that she is in favor of providing the \$15,000 in funds for this project.

Paul Hilts asked if the trails within the project are in Basalt. Pritchard responded that the trails are not in Basalt but are in Basalt's backyard and that the trails on the Crown are heavily used by Basalt residents.

Hilts expressed that the work they do is tremendous and asked if POST funds can be used outside of Basalt.

Julie Kolar responded that the Town has committed funds to both purchasing of open space and trail building outside of Basalt in the past and that she believes the project provides massive benefits to residents of Basalt.

Jason Groves indicated support for the contribution with the caveat that it would inspire looking at opportunities for new trails and upgrades close to Basalt.

Pritchard said that they will be looking at Arbaney/Kittle opportunities in the future and that they would be willing to look at the Lake Christine area as well but it is his understanding that a wildlife study needs to be completed before Colorado Parks and Wildlife would entertain further discussion on trails in that area.

Amiee Beazley indicated support and felt that it was a conservative ask.

**M/S JULIE KOLAR AND AMIEE BEAZLEY TO APPROVE THE GRANT REQUEST IN THE AMOUNT OF \$15,000 FOR THE ROARING FORK MOUNTAIN BIKE ASSOCIATION PROJECT N THE CROWN SPECIAL RECREATION MANAGEMENT AREA. MOTION PASSED 4-0 WITH 1 ABSTENTION.**

Julie Kolar expressed that POST would welcome conversation on future agendas about adding trails in the Basalt area.

**M/S BY PAUL HILTS AND AMIEE BEAZLEY TO ADJOURN MEETING AT 5:45 PM. MOTION PASSES 5-0.**

TOWN OF BASALT

PARKS, OPEN SPACE, AND TRAILS

By \_\_\_\_\_

Jason Groves, Chair

Attest \_\_\_\_\_

Michelle Bonfils Thibeault, Planning Director



# The Roaring Fork - Equipment

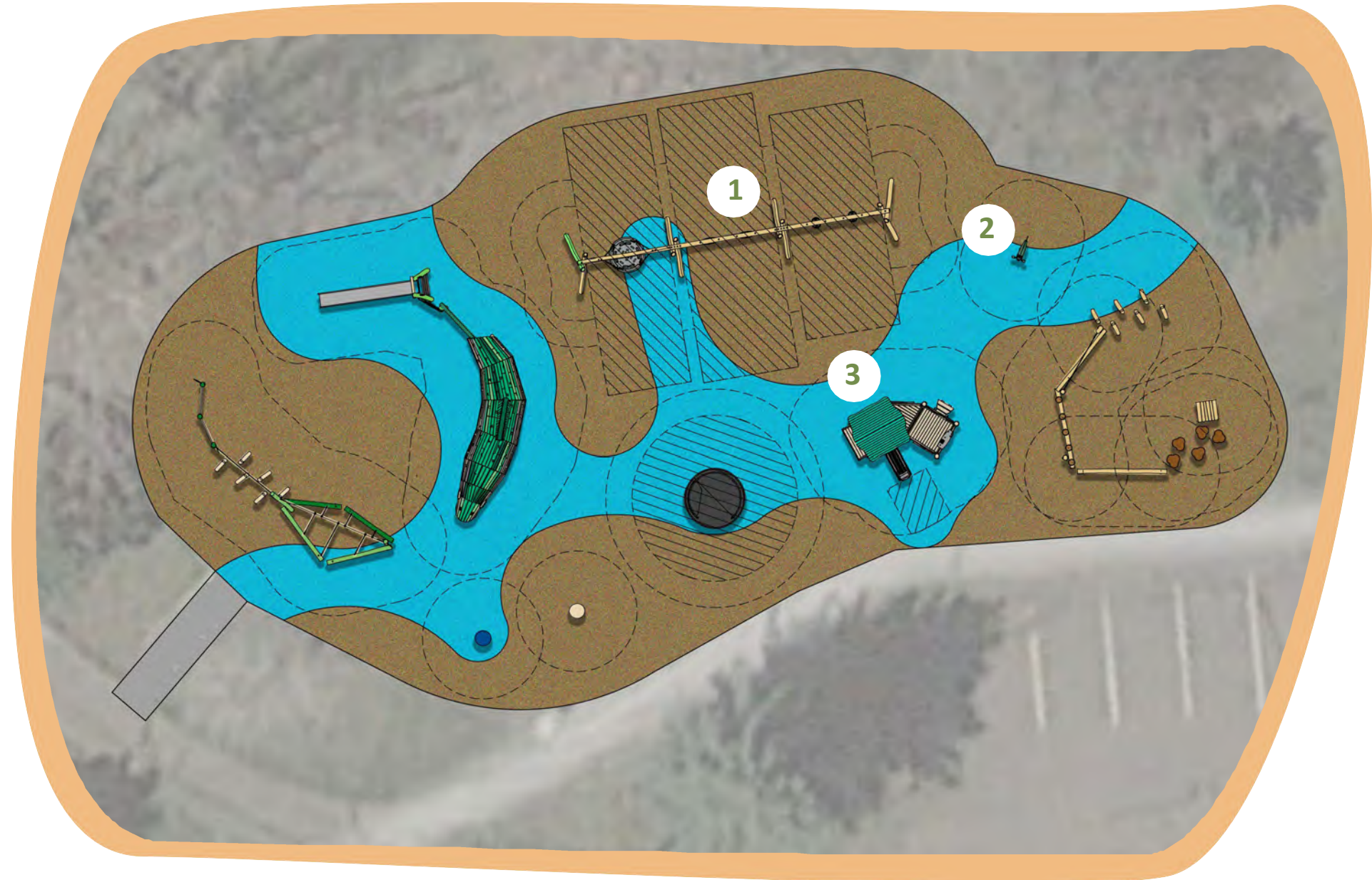
1.3 Bay Swing



2. Fish Springer



3. Play hut





# The Roaring Fork - Equipment

1.3 Bay Swing



1. Tree Climber



2. Fish Springer



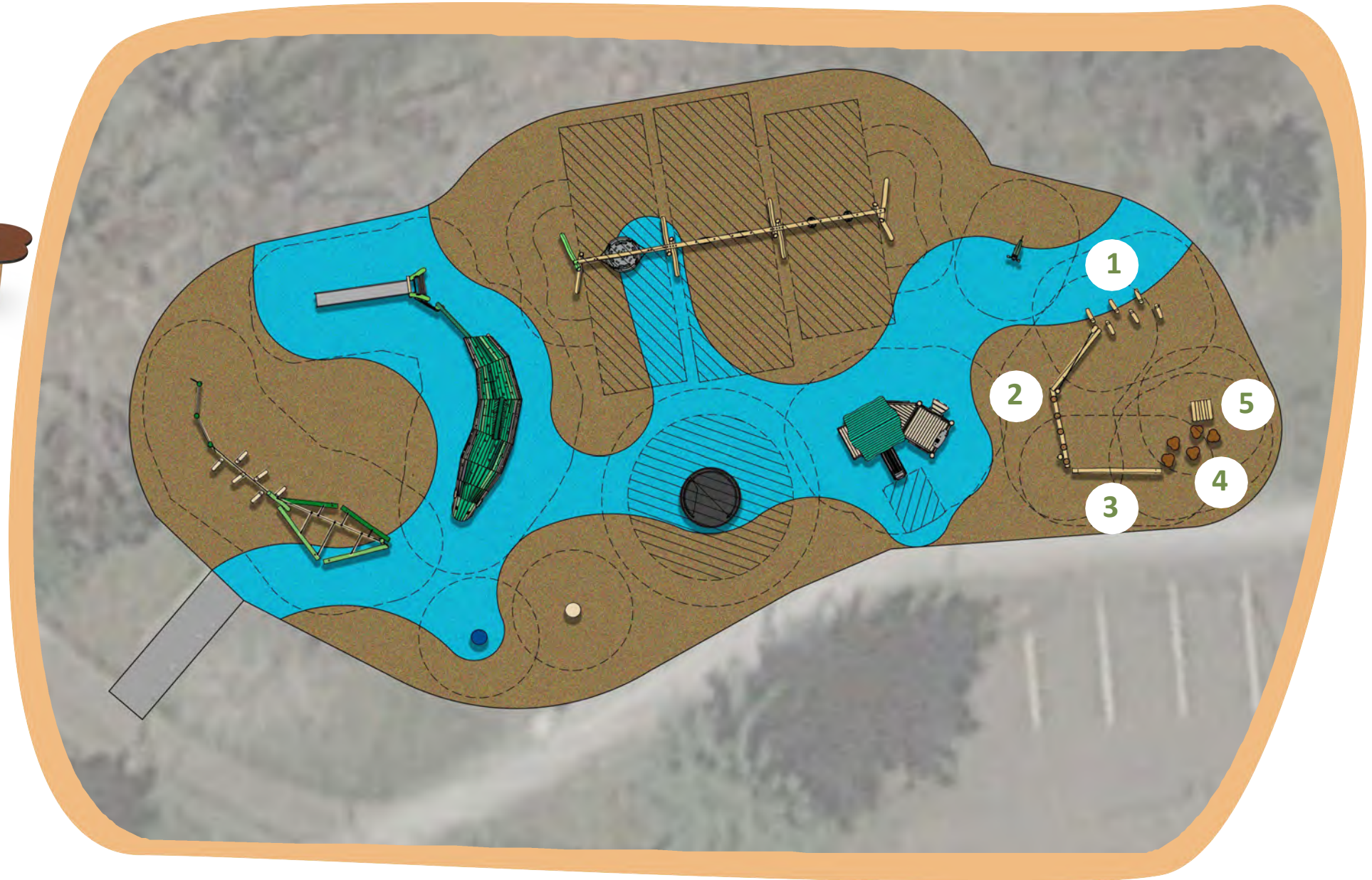
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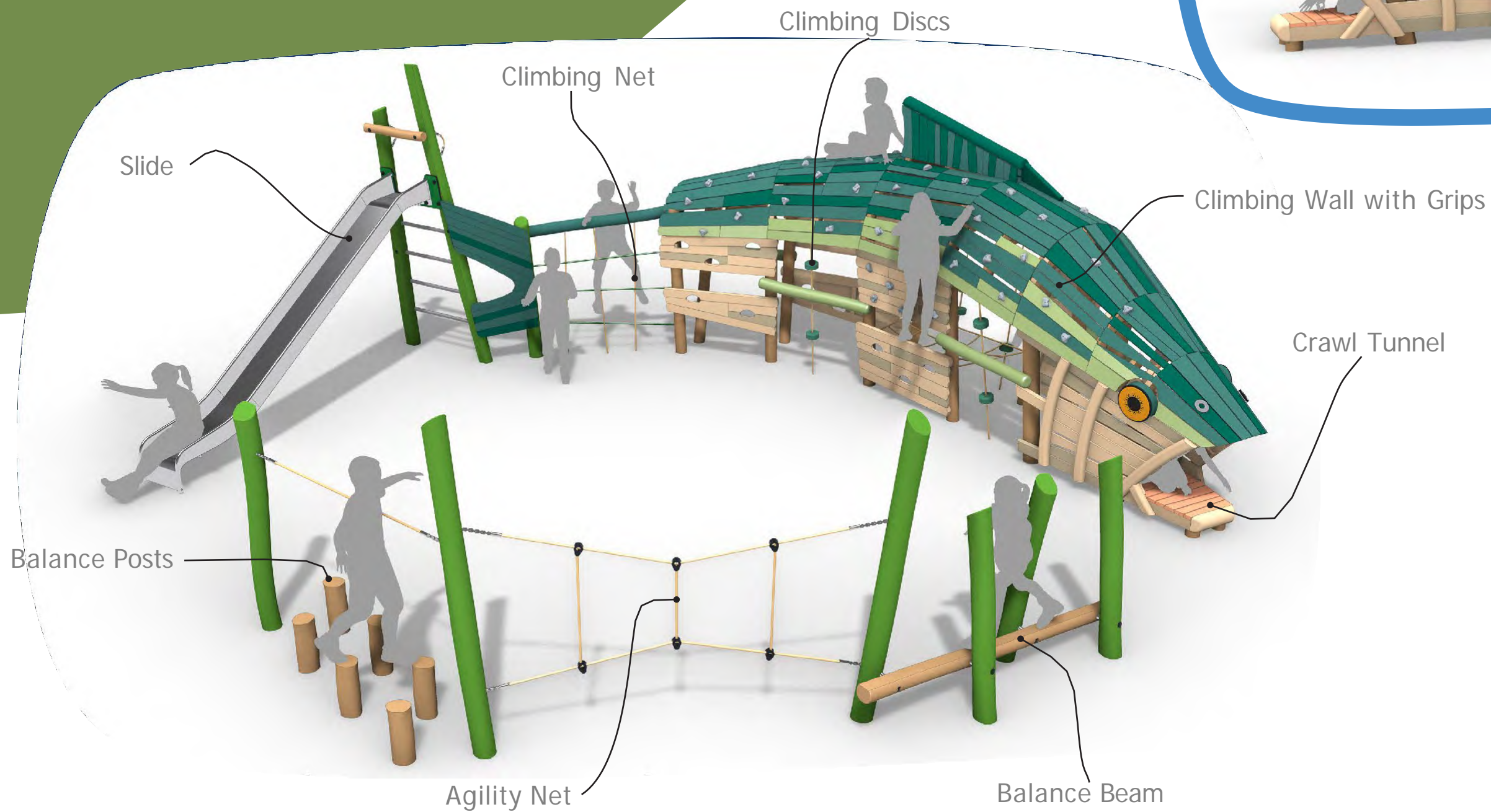
3. Play hut

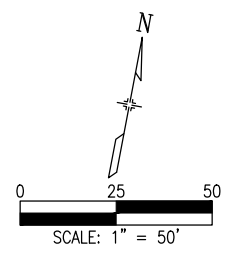


3. Embankment



# Product Information

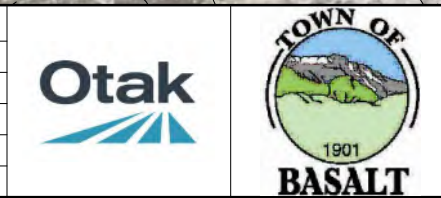




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Date:	Comments	Init.

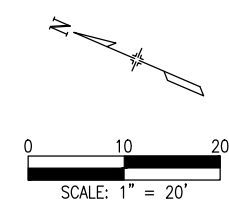


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Revised:	
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<b>BASALT AVE AND TWO RIVERS RD</b>			
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Detailer:	JDW	Numbers	
Sheet Subset:		Subset Sheets:	

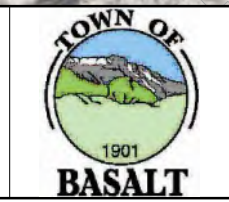
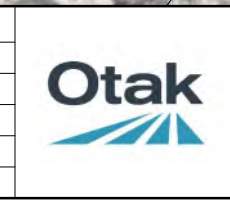
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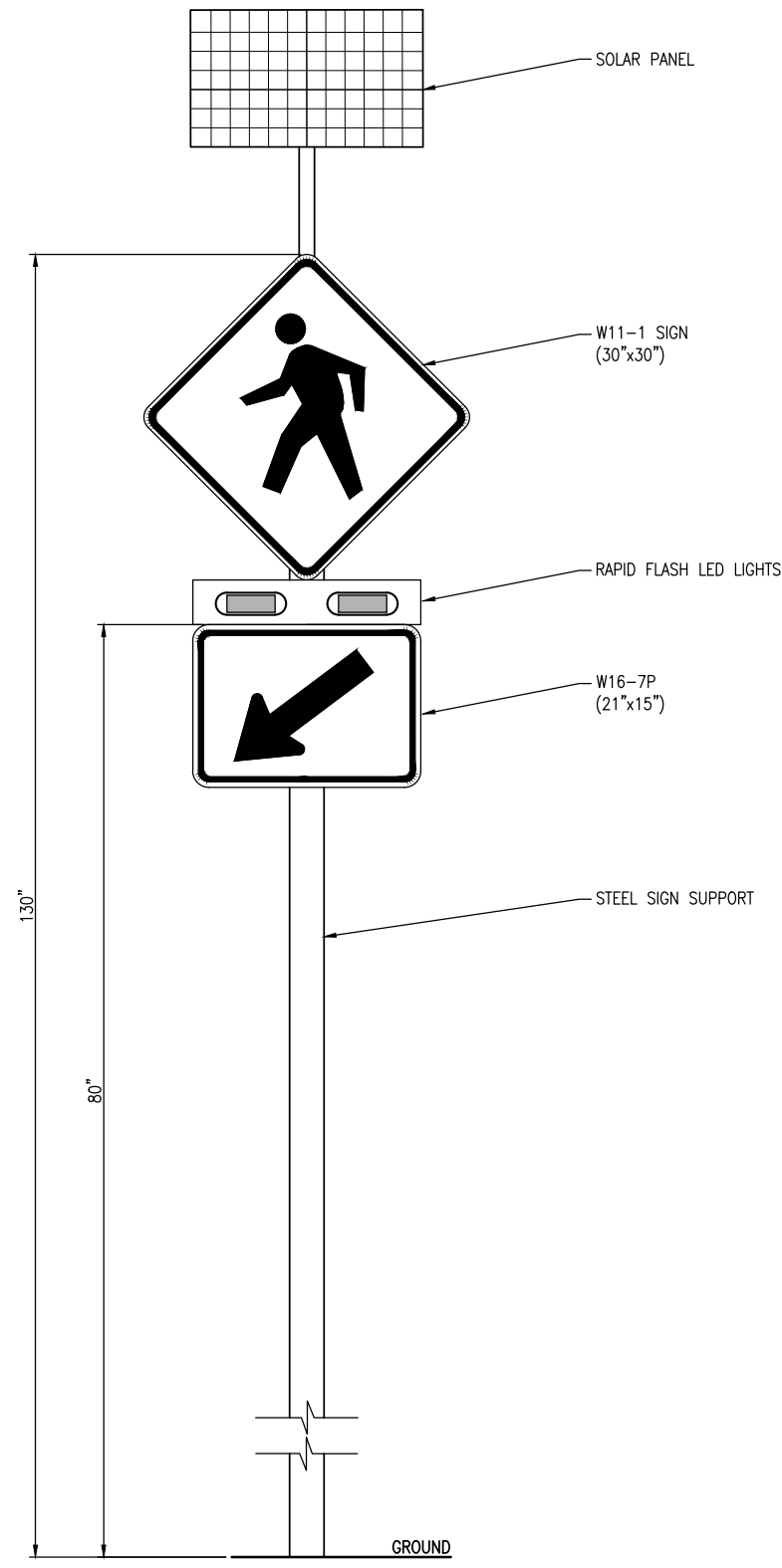


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TWO RIVERS RD MID-BLOCK CROSSING		
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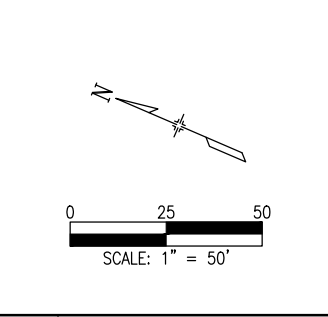
PEDESTRIAN CROSSING W/ RAPID FLASHING LEDS

**NOTE:**

1. W11-2 SIGN INSTALLATIONS WITH FLASHING LEDS AND DOUBLE SIDED ON A SINGLE POST TO BE FACE IN BOTH DIRECTIONS. THE W16-7P PLACARDS NEED TO BE ORIENTED ACCORDINGLY.
2. SIGN POSTS, SIGN PANELS, PEDESTRIAN PUSH BUTTONS, LED'S, SOLAR POWER SYSTEM, WIRELESS COMMUNICATION SYSTEM, SHALL BE PAID FOR AS PEDESTRIAN CROSSING SIGNS WITH RAPID FLASH LEDS (SPECIAL) EACH.
3. VISIT [WWW.STOPEXERPTS.COM](http://WWW.STOPEXERPTS.COM) FOR MORE INFORMATION.
4. PEDESTRIAN PUSH-BUTTON AND PUSH-BUTTON POST ASSEMBLY SHALL BE ACCORDING TO CDOT STANDARD DETAIL S-614-9.

Print Date: Jun 05, 2023	Sheet Revisions			 	As Constructed	2 RIVERS ROAD - BASALT, CO BASALT AVENUE CONCEPT DESIGN RAPID FLASHING BEACON SIGN DETAIL			Project No./Code	
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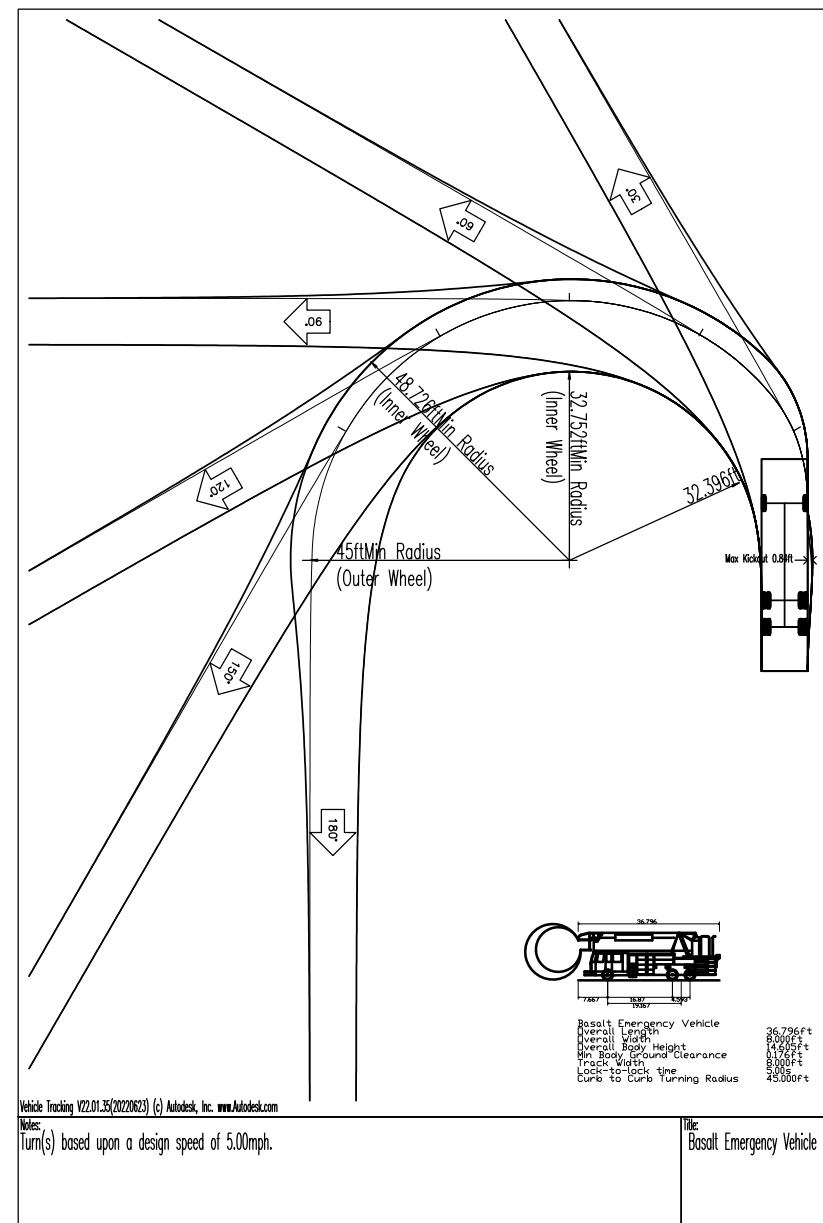
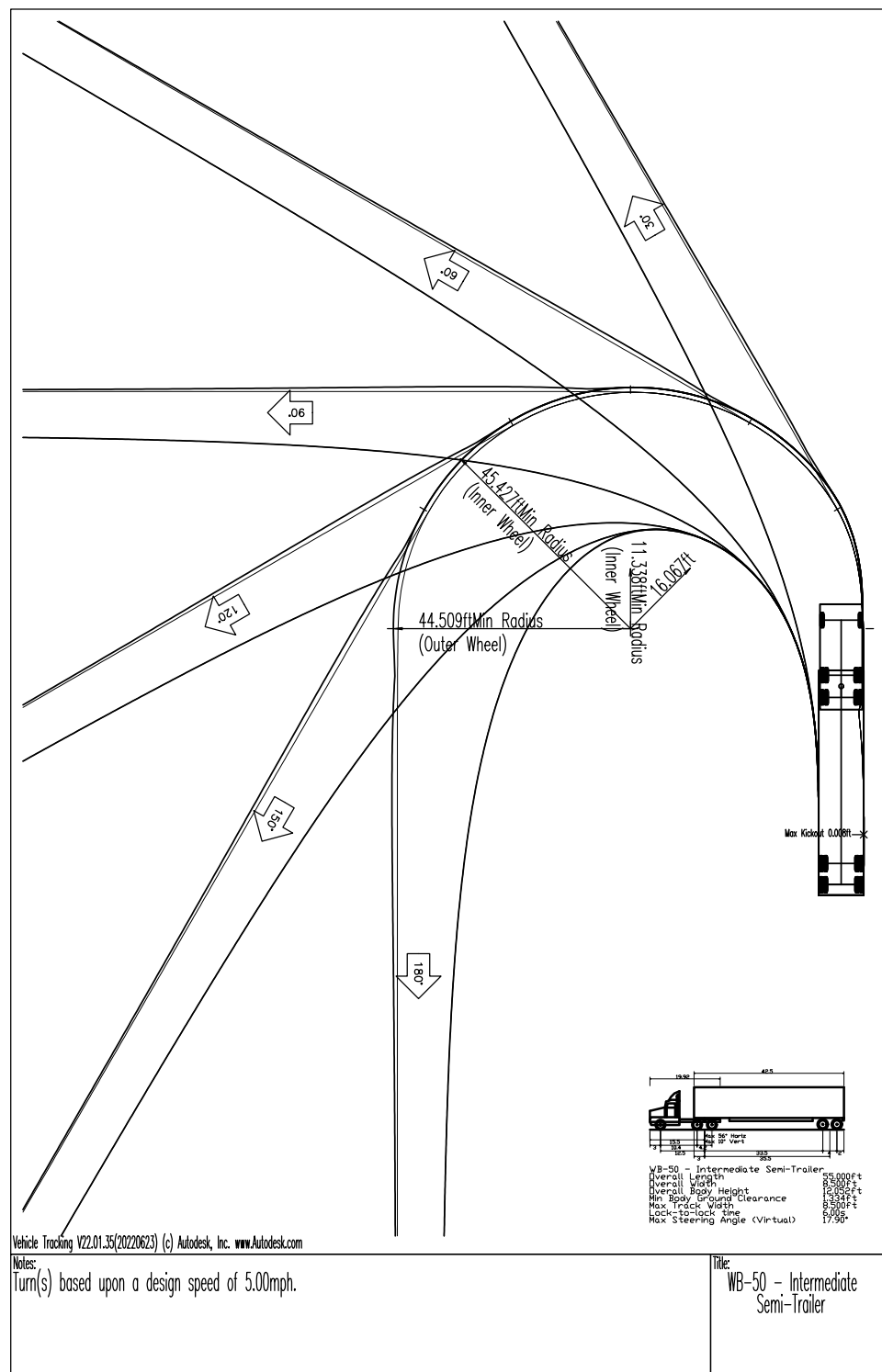


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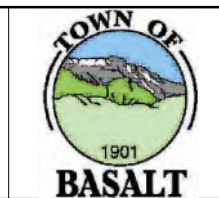
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Unit Information	Unit Leader Initials

Sheet Revisions		
Date:	Comments	Init.



As Constructed	
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2 RIVERS ROAD - BASALT, CO			
BASALT AVENUE CONCEPT DESIGN			
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