



101 Midland Avenue, Basalt, CO 81621

**Meeting Date: March 22, 2016**  
**Location: Town Council Chambers**

**Time: 6:00 p.m.**

### **TOWN COUNCIL MEETING AGENDA**

**6:00 1. Call to Order (Mayor Whitsitt)**

**6:01 2. Roll Call (Pam Schilling)**

**6:10 3. Consent Agenda (Mayor Whitsitt)**

**3A. Minutes:** March 8, 2016

**Motion to Consider:**

Mayor, I move that the Town Council approve the Consent Agenda as published.

**6:12 4. Council Comments, Reports, Disclosures**

**6:18 5. Citizen Comments:** for Items Not on the Agenda and Items Added to the Agenda After the Deadline

**6:24 6. TOWN COUNCIL ACTIONS:**

**6A. Resolution No. 12, Series of 2016:** A Resolution of the Town Council of the Town of Basalt, Colorado, Awarding a Bid for the Construction of the Basalt Avenue Pedestrian Underpass and Authorizing Contract Negotiations with United Companies (Mike Scanlon and Bill Swigert, SGM)

**Motion to Consider:**

Mayor, I move that the Town Council Approve Resolution No. 12, Series of 2016:

**6:38 7. SECOND READING OF ORDINANCES:**

**7A. Public Hearing and Second Reading of Ordinance No. 11, Series 2016:** An Ordinance of the Town Council of Basalt, Colorado, Amending the Town's Fee Schedule for the Renewable Energy Mitigation Program (REMP) (Susan Philp)

7A. Motion to Consider:

Mayor, I move that the Town Council Approve Ordinance No. 11, Series of 2016 on second reading.

**7B. Public Hearing and Second Reading of Ordinance No. 12, Series 2016:** An Ordinance of the Town Council of Basalt, Colorado, Setting the Salary of the Mayor and Town Council (Mike Scanlon)

Motion to Consider:

Mayor, I move that the Town Council Approve Ordinance No. 12, Series of 2016 on second reading.

**6:42 8. RESOLUTIONS**

**8A. Resolution No. 13, Series of 2016:** A Resolution of the Town Council of the Town of Basalt, Colorado, Finding the Property Known as the Davidco, LLC Annexation Property for the Basalt Mini Storage Expansion, Eligible for Annexation (Susan Philp)

Motion to Consider:

Mayor, I move that the Town Council Approve Resolution No. 13, Series of 2016.

**8B. Resolution No. 14, Series of 2016:** A Resolution of the Town Council of the Town of Basalt, Colorado, Finding the Property Known as the Stott's Mill Property Eligible for Annexation (Susan Philp)

Motion to Consider:

Mayor, I move that the Town Council Approve Resolution No. 14, Series of 2016.

**9. INFORMATION AND CORRESPONDENCE:**  
**NO ACTION REQUIRED BY THE TOWN COUNCIL**

- A. Accounts Payable
- B. Advanced Agendas
- C. Town Clerk Administrative Liquor Actions

**10. ADJOURNMENT**



101 Midland Avenue, Basalt, CO 81621

**Meeting Date: March 8, 2016**  
**Location: Town Council Chambers**

**Time: 6:00 p.m.**

### **TOWN COUNCIL MEETING MINUTES**

#### **6:00 1. Call to Order (Mayor Whitsitt)**

Mayor Whitsitt called the meeting to order at 6:02 PM.

#### **6:01 2. Roll Call (Pam Schilling)**

Council members present were Herschel Ross, Rob Leavitt, Rick Stevens, Mark Kittle, Bernie Grauer and Gary Tennenbaum.

#### **6:02 3. Consent Agenda (Mayor Whitsitt)**

**3A. Minutes:** February 23, 2016

**3B. Special Event Activity Permit:** Ride the Rockies

**M/S COUNCILORS ROSS AND KITTLE THAT THE TOWN COUNCIL APPROVE THE CONSENT AGENDA AS PUBLISHED. THE MOTION CARRIED 7-0.**

#### **6:07 4. Council Comments, Reports, Disclosures and Town Manager's Report**

Bernie Grauer asked what we were doing to make the model of the Pan and Fork site visible to the public. Staff noted they were waiting for a cover for the model, then would offer it out to groups. There was a public viewing scheduled for Monday March 14, and photos of the model are posted on the OurTownPlanning.org website. A video of the model was available on the Grassroots TV website as well. Bernie suggested the model should be at the swearing in of the new Council as it was a good educational tool.

Rick Stevens said the Aspen Shootout – Lacrosse tournament was scheduled to be at Crown Mountain on May 13 and 14. Thanks to the Town of Basalt for the grant to fill the deficit from last year's tournament. There are to be about 1200 youth at this tournament.

Gary Tennenbaum said the School District was moving forward with their plans to the Red Brick into more of an early child care center. Gary said work continues with the School District to have half of the space leased by the Town of Basalt. Mike Scanlon said the District hope to be finished with the planning phase by August.

Jacque Whitsitt said that through knocking on doors and making phone calls, it was determined that many people were not registered at their address. She reminded everyone they could confirm and amend their voter registration by going to [www.GoVoteColorado.com](http://www.GoVoteColorado.com).

### **Town Manager's Report**

Town Manager Mike Scanlon offered a 3-part report. The first has to do with annual reports. The Town gives out a lot of money each year and people would like to see how those funds are being spent. The first annual reports are in from the Art Base and the Public Arts Commission. Second, the Pedestrian Underpass: Mike reported that the Town is working with SGM and CDOT and has Addendum Order #. A couple of out of town contractors requested an extension of the bid opening and it has been granted by CDOT. The pre-bid opening was optional and there may have been 6 potential contractors present. Basalt Council meets with Pitkin County Commissioners at 3 PM on March 22 for a discussion of the underpass. The project has the support of both the Open Space Board and County Commissioners and they were willing to be flexible in what they can contribute to the project. Last, the Town continues to work on the river park and the CDC parcel as it relates to development. The P&Z continues to meet with the idea there would be a joint meeting on March 29 to update Council. Parks, Open Space and Trails (POST) continues to work on their part of it and with staff are asking DHM to put together cost estimates for the various park improvements. The Town will be working with Ehlers as they look at the park improvement options.

### **5. Citizen Comments:** for Items Not on the Agenda and Items Added to the Agenda After the Deadline

Robin Waters, Basalt Chamber Director, invited everyone to the Chamber's Annual Meeting – Friday, April 21, 11:30 at Tempranillo; focus on innovation. A new Board has just been elected at the Chamber.

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

#### **6A. Public Hearing and Selection of 2016 Roaring Fork Charity Classic Beneficiaries**

The Public Hearing was opened at 6:30 PM by Mayor Jacque Whitsitt. There were no public comments and the hearing was closed.

**M/S COUNCILORS TENNENBAUM AND GRAUER TO APPROVE THE ART BASE AS THE PARTICIPATING BENEFICIARY OF THE 2016 ROARING FORK CHARITY CLASSIC WITH THE BASALT EDUCATION FOUNDATION AS THE LEAD BENEFICIARY PER THE STAFF MEMO DATED MARCH 8, 2016. THE MOTION CARRIED 6-0.** (Councilor Leavitt was out of the room).

### **6:22 7. SECOND READING OF ORDINANCES:**

**7A. Public Hearing and Second Reading of Ordinance No. 10, Series 2016:** An Ordinance of the Town Council of Basalt, Colorado, Approving an Easement Agreement for the Construction of a Deck or Similar Structure in a Public Drainage Easement On Lot 5, Riverside Addition, 180 Riverside Drive, Basalt, Colorado.

Mayor Whitsitt opened the Public Hearing at 6:35 PM. There were no comments at the Public Hearing was closed.

**M/S COUNCILORS KITTLE AND ROSS THAT THE TOWN COUNCIL APPROVE ORDINANCE NO. 10, SERIES OF 2016, ON SECOND READING. THE MOTION CARRIED 6-0.** (Councilor Stevens was out of the room.)

**6:27 8. RESOLUTIONS**

**8A. Resolution No. 11, Series of 2016:** Resolution of the Town Council of Basalt, Colorado, Granting Approval for a Community Garden on the Grace-Shehi Open Space Parcel that is Jointly Owned by the Town of Basalt and Pitkin County for the 2016 Growing Season (Susan Philp)

Gerry Terwilliger and Fran Suiter were present to address this item with Council.

**M/S COUNCILORS KITTLE AND ROSS THAT THE TOWN COUNCIL APPROVE RESOLUTION NO. 11, SERIES OF 2016. THE MOTION CARRIED 7-0.**

**6:35 9. FIRST READINGS OF ORDINANCES:**

**9A. First Reading of Ordinance No. 11, Series 2016:** An Ordinance of the Town Council of Basalt, Colorado, Amending the Town's Fee Schedule for the Renewable Energy Mitigation Program (REMP)

**M/S COUNCILORS ROSS AND KITTLE THAT COUNCIL APPROVE ORDINANCE NO. 11, SERIES OF 2016, ON FIRST READING AND SET THE PUBLIC HEARING AND SECOND READING FOR MARCH 22, 2016. THE MOTION CARRIED 7-0.**

**9B. First Reading of Ordinance No. 12, Series 2016:** An Ordinance of the Town Council of Basalt, Colorado, Setting the Salary of the Mayor and Town Council.

**M/S COUNCILORS GRAUER AND ROSS THAT THE TOWN COUNCIL APPROVE ORDINANCE NO. 12, SERIES OF 2016, ON FIRST READING AND SET THE PUBLIC HEARING AND SECOND READING FOR MARCH 22, 2016. THE MOTION CARRIED 7-0.**

**10. INFORMATION AND CORRESPONDENCE:**  
**NO ACTION REQUIRED BY THE TOWN COUNCIL**

- A. Accounts Payable
- B. Advanced Agendas
- C. Correspondence to the Town

**11. ADJOURNMENT**

**M/S COUNCILORS TENNENBAUM AND GRAUER THAT THE TOWN COUNCIL ADJOURN THE MEETING AT 6:57 PM. THE MOTION CARRIED 7-0.**

The minutes of the March 8, 2016 meeting were read and approved this, 22<sup>nd</sup> day of March, 2016.

**BASALT TOWN COUNCIL:**

**ATTEST:**

By: \_\_\_\_\_  
Jacque Whitsitt, Mayor

\_\_\_\_\_  
Pamela Schilling, Town Clerk

<b>TOWN OF BASALT ACTION ITEM SUMMARY ADMINISTRATION</b>	<b>Item Number: 6A Date: March 18, 2016 From: Mike Scanlon, Town Manager</b>
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**SUBJECT:** Resolution 12, Series 2016 related to the award of a construction contract for the SH-82 Basalt Pedestrian Underpass project.

**RECOMMENDATION:**

That the Town Council approve a resolution awarding the construction contract for the SH-82 Basalt Pedestrian Underpass project to United Companies in the amount of \$6,232,801.25.

**DETAILS:**

This Resolution authorizes the Town to enter into a contract with United Companies for the construction of the SH-82 Basalt Pedestrian Underpass. The bids for the project were opened at 3:00 p.m. on March 16, 2016. A summary of the bids, the bid tabulations and recommendation from the Town's Engineering firm are attached.

Also attached is summary of the funding for the project (Basalt Avenue Underpass -- Dashboard). The funding of the project has also been memorialized in the attached Resolution.

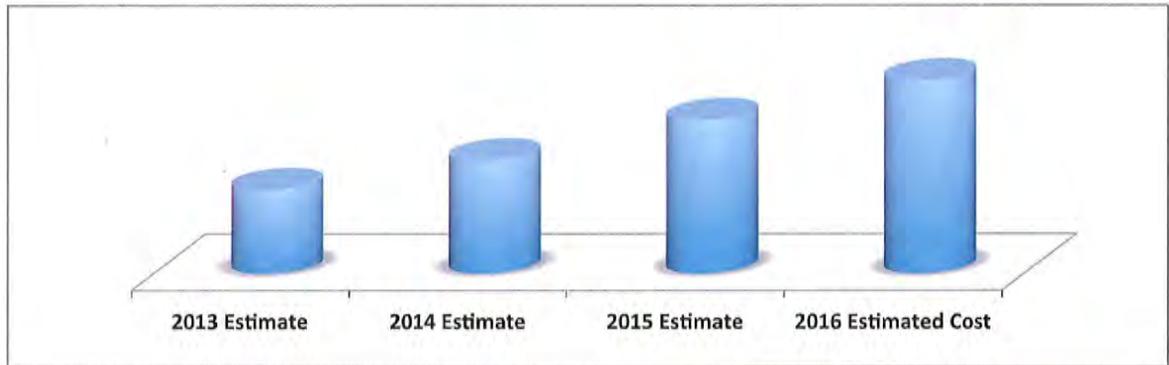
<b>Related State Statute and/or Town Actions:</b>
<b>Amount Requested: Basalt Avenue Underpass - Dashboard attached</b>
<b>Line Item Code &amp; Description: N/A</b>
<b>Available Budget: \$ N/A</b>

# Basalt Avenue Underpass -- Dashboard

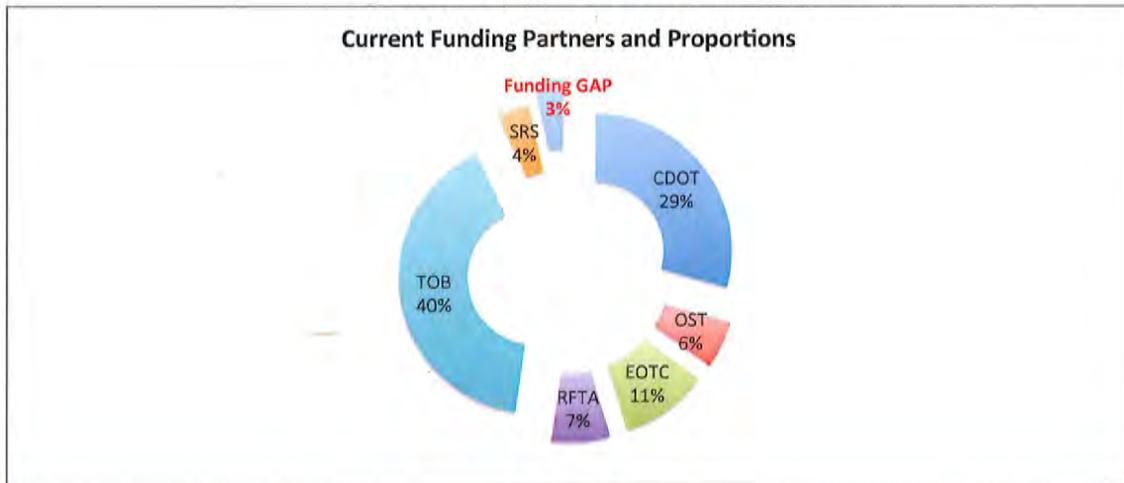
March 18, 2016



	2013 Estimate	2014 Estimate	2015 Estimate	2016 Estimated Cost
Total Construction Project Budget	3,100,000	4,200,000	5,700,000	7,167,723



Funding Partners	Current Project Funding	Funding Partner Key
CDOT	\$ 2,100,000	CDOT=Colorado Department of Transportation
OST	400,000	OST= Pitkin County Open Space and Trails
EOTC	750,000	EOTC=Elected Officials Transportation Committee
RFTA	500,000	RFTA=Roaring Fork Transportation Authority
TOB	2,900,000	TOB=Town of Basalt
SRS	280,000	SRS=Safe Routes to School Grant
<b>Funding GAP</b>	<b>237,723</b>	
<b>Total</b>	<b>\$ 7,167,723</b>	



- Current Project Highlights**
1. Project Budget Totals \$7,167,723
  2. Construction was bid -- lowest bid United Companies \$6,232,801.
  3. We received four bids, three of which were within 2% of each other and within 5% of the Engineers Estimate.
  4. The Town's contribution of \$2,900,000 represents 40% of the project's total cost.
  5. The Safe Routes to School (SRS) Grant is still pending -- We won't know if we receive it until 4/21/2016.
  6. We are currently \$237,723 from our project being fully funded.



## MEMORANDUM

**TO:** Mike Scanlon  
**FROM:** Mike Fowler  
**DATE:** March 18, 2016  
**SUBJECT:** SH-82 Basalt Pedestrian Underpass – Bids Review

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The memo presents the results of our analysis of the SH-82 Basalt Pedestrian Underpass bids received on March 16, 2016.

### Background

The project was originally put out to bid in July, 2015 and only two bids were received. The Engineer's Estimate and the two bids that were received are shown below:

Engineer's Estimate	\$ 5,134,954
United Companies	\$ 7,220,868
Gould Construction	\$ 7,514,999

The bids were ultimately rejected due to lack of funding and the decision was made to evaluate potential cost savings strategies through a value engineering process and re-advertise the project during a more favorable time of the year when more contractors may be interested in bidding the project.

To begin the value engineering process, we partnered with the Colorado Contractors Association (CCA) to host a Constructability Review Meeting on December 15, 2015. The primary goal of this meeting was to provide an opportunity for interested contractors to review the project and offer feedback on perceived risks and cost savings opportunities. A secondary goal of this meeting was to generate greater interest in the project from the contractor community.

After the CCA meeting, SGM and DHM Design evaluated numerous project elements that could reduce the overall cost of the project. Various changes were made to the plans and specifications prior to re-advertising the project. These changes were documented in previous memos to the Town. The Engineer's Estimate was also revised to reflect these changes. The revised estimate indicated that the value engineering effort was expected to result in approximately a \$600,000 savings to the project.

### Current Bid Results

Once again, the project was advertised locally (newspaper), regionally (Western Colorado Contractors Association) and in Denver (Dodge Daily Journal). In addition, contractors that had expressed interest in the project during design were notified when the project was advertised. These included local contractors and large national contractors. The advertisement period began on February 18<sup>th</sup> and bids were opened on March 16<sup>th</sup>.

Four bids were received this time – all of which were considered responsive bids. The Engineer's Estimate and the four bids that were received are shown below:

Engineer's Estimate (EE)	\$ 6,663,305	
United Companies	\$ 6,232,801**	(\$ 430,504 below EE)
Johnson Construction	\$ 6,313,267	(\$ 350,038 below EE)
Gould Construction	\$ 6,317,054	(\$ 346,251 below EE)
American Civil Constructors	\$ 7,484,793	(\$ 821,488 above EE)

\*\*Corrected amount

### Conclusions

- United Companies is once again the apparent low bidder. Their current bid is approximately \$1M less than their original bid in 2015.
- Three of the bids four are very close to one another – the range between United, Johnson and Gould is less than 2%. Typically, a tight spread of bids indicates that the bidders had similar interpretations of the plans and specifications.
- Three of the four bids are within 5% of the Engineer's Estimate.

### Recommendation

It is our recommendation that the Town accept the bids and award the project to United Companies in the amount of: **\$6,232,801.25**

This recommendation of award is predicated on the assumption that United Companies will meet the submittal requirements for the remaining CDOT required paperwork.

### Attachments:

Summary of Bid Results

Bid Tabulations

cc: Louis Meyer  
Project File

I:\2014\2014-435-BasaltUnderpass\001-BasaltUnderpass\A\_Corresp\Bid Review Memo 03-18-16.docx

# SUMMARY OF BID RESULTS



**Project:** SH-82 Basalt Pedestrian Underpass  
 Federal Aid TAP-M060-004  
 Construction Code 20284

**Bid Date:** 16-Mar-16

**No. of Bids:** 4

<b>Bidder 1:</b>	Johnson Construction	\$6,313,267.30
<b>Bidder 2:</b>	American Civil Constructors	\$7,484,793.00
<b>Bidder 3:</b>	Gould Construction	\$6,317,053.94
<b>Bidder 4:</b>	<b>United Companies**</b>	<b>\$6,232,801.25</b>
	<b>Engineer's Estimate</b>	<b>\$6,663,305.05</b>

\*\* Apparent Low Bidder

CONSTRUCTION ITEMS	EXTENDED COST	% OF (a)	ENGINEER'S ESTIMATE	% OF EE
Removals and Resets	\$ 178,308	2.9%	\$ 226,485	78.7%
Earthwork	\$ 432,886	6.9%	\$ 445,920	97.1%
Shoring, Cofferdams and Dewatering	\$ 281,000	4.5%	\$ 800,000	35.1%
Erosion Control and Stormwater	\$ 100,202	1.6%	\$ 82,350	121.7%
Landscaping	\$ 138,003	2.2%	\$ 196,504	70.2%
Surfacing / Aggregate Base Course	\$ 229,623	3.7%	\$ 267,636	85.8%
Roadway (e.g. Guardrails, Fencing, etc.)	\$ 59,279	1.0%	\$ 69,725	85.0%
Pathway and Trail (e.g. Sidewalks, Ramps, etc.)	\$ 231,882	3.7%	\$ 197,005	117.7%
Drainage (e.g. CMP, RCP, Riprap)	\$ 173,439	2.8%	\$ 215,210	80.6%
Pedestrian Underpass (Tunnel)	\$ 884,502	14.2%	\$ 926,830	95.4%
Retaining Walls	\$ 1,030,819	16.5%	\$ 1,010,572	102.0%
Signing and Striping	\$ 30,653	0.5%	\$ 38,699	79.2%
Traffic Signals	\$ 388,381	6.2%	\$ 364,540	106.5%
Traffic Control during Construction	\$ 668,968	10.7%	\$ 704,630	94.9%
Utilities	\$ 47,320	0.8%	\$ 51,200	92.4%
Lighting	\$ 191,197	3.1%	\$ 190,900	100.2%
Miscellaneous	\$ 171,342	2.7%	\$ 175,100	97.9%
Mobilization	\$ 895,000	14.4%	\$ 600,000	149.2%
Force Account / MCRs	\$ 100,000	1.6%	\$ 100,000	100.0%
<b>TOTAL OF CONSTRUCTION ITEMS:</b>	<b>\$ 6,232,801 (a)</b>		<b>\$ 6,663,305</b>	<b>94%</b>

BID TABULATIONS

CATEGORY	ITEM NO.	CDOT REF. NO.	CONTRACT ITEM	UNIT	QUANTITY	ENGINEER'S ESTIMATE		UNITED COMPANIES		JOHNSON CONSTRUCTION		GOULD CONSTRUCTION		ACC	
						UNIT COST	EXTENDED COST	UNIT COST	EXTENDED COST	UNIT COST	EXTENDED COST	UNIT COST	EXTENDED COST	UNIT COST	EXTENDED COST
REM	1	201-00000	CLEARING AND GRUBBING	LS	1	\$ 50,000.00	\$ 50,000.00	\$ 9,500.00	\$ 9,500.00	\$ 25,000.00	\$ 25,000.00	\$ 8,770.00	\$ 8,770.00	\$ 100,000.00	\$ 100,000.00
REM	2	202-00010	REMOVAL OF TREE	EACH	59	\$ 200.00	\$ 11,800.00	\$ 174.00	\$ 10,266.00	\$ 225.00	\$ 13,275.00	\$ 307.00	\$ 18,113.00	\$ 335.00	\$ 19,765.00
REM	3	202-00019	REMOVAL OF INLET	EACH	3	\$ 1,000.00	\$ 3,000.00	\$ 1,100.00	\$ 3,300.00	\$ 550.00	\$ 1,650.00	\$ 735.00	\$ 2,205.00	\$ 480.00	\$ 1,380.00
REM	4	202-00021	REMOVAL OF MANHOLE	EACH	1	\$ 1,200.00	\$ 1,200.00	\$ 1,450.00	\$ 1,450.00	\$ 1,100.00	\$ 1,100.00	\$ 951.00	\$ 951.00	\$ 890.00	\$ 890.00
REM	5	202-00035	REMOVAL OF PIPE	LF	454	\$ 20.00	\$ 9,080.00	\$ 17.00	\$ 7,718.00	\$ 12.50	\$ 5,675.00	\$ 17.00	\$ 7,718.00	\$ 30.00	\$ 13,620.00
REM	6	202-00155	REMOVAL OF WALL	LF	160	\$ 25.00	\$ 4,000.00	\$ 29.00	\$ 4,640.00	\$ 13.50	\$ 2,160.00	\$ 19.00	\$ 3,040.00	\$ 110.00	\$ 17,600.00
REM	7	202-00200	REMOVAL OF SIDEWALK	SY	624	\$ 20.00	\$ 12,480.00	\$ 23.00	\$ 14,352.00	\$ 19.25	\$ 12,012.00	\$ 8.00	\$ 4,992.00	\$ 11.00	\$ 6,864.00
REM	8	202-00203	REMOVAL OF CURB AND GUTTER	LF	915	\$ 10.00	\$ 9,150.00	\$ 12.00	\$ 10,980.00	\$ 6.25	\$ 5,718.75	\$ 5.00	\$ 4,575.00	\$ 9.00	\$ 8,235.00
REM	9	202-00220	REMOVAL OF ASPHALT MAT	SY	3294	\$ 10.00	\$ 32,940.00	\$ 5.50	\$ 18,117.00	\$ 11.00	\$ 36,234.00	\$ 16.00	\$ 52,704.00	\$ 11.00	\$ 36,234.00
REM	10	202-00250	REMOVAL OF PAVEMENT MARKING	SF	12000	\$ 2.25	\$ 27,000.00	\$ 1.50	\$ 18,000.00	\$ 2.25	\$ 27,000.00	\$ 2.35	\$ 28,200.00	\$ 3.00	\$ 36,000.00
REM	11	202-00750	REMOVAL OF LUMINAIRE	EACH	4	\$ 500.00	\$ 2,000.00	\$ 510.00	\$ 2,040.00	\$ 640.00	\$ 2,560.00	\$ 665.00	\$ 2,660.00	\$ 690.00	\$ 2,760.00
REM	12	202-00810	REMOVAL OF GROUND SIGN	EACH	2	\$ 150.00	\$ 300.00	\$ 105.00	\$ 210.00	\$ 115.00	\$ 230.00	\$ 116.00	\$ 236.00	\$ 126.00	\$ 250.00
REM	13	202-00821	REMOVAL OF SIGN PANEL	EACH	13	\$ 75.00	\$ 975.00	\$ 52.50	\$ 682.50	\$ 57.00	\$ 741.00	\$ 59.00	\$ 767.00	\$ 65.00	\$ 845.00
REM	14	202-00828	REMOVAL OF TRAFFIC SIGNAL EQUIPMENT	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 6,925.00	\$ 6,925.00	\$ 15,500.00	\$ 15,500.00	\$ 16,000.00	\$ 16,000.00	\$ 17,000.00	\$ 17,000.00
REM	15	202-00900	REMOVAL OF CONCRETE FOOTING	EACH	2	\$ 1,000.00	\$ 2,000.00	\$ 733.00	\$ 1,466.00	\$ 2,000.00	\$ 4,000.00	\$ 417.00	\$ 834.00	\$ 500.00	\$ 1,000.00
REM	16	202-06000	REMOVAL OF DETOUR	LS	1	\$ 20,000.00	\$ 20,000.00	\$ 26,550.00	\$ 26,550.00	\$ 7,500.00	\$ 7,500.00	\$ 9,188.00	\$ 9,188.00	\$ 16,000.00	\$ 16,000.00
EW	17	203-00060	EMBANKMENT MATERIAL (COMPLETE IN PLACE)	CY	1102	\$ 20.00	\$ 22,040.00	\$ 17.50	\$ 19,285.00	\$ 18.25	\$ 20,111.50	\$ 18.40	\$ 20,276.80	\$ 13.00	\$ 14,328.00
EW	18	203-01100	PROOF ROLLING	HOUR	8	\$ 175.00	\$ 1,400.00	\$ 167.00	\$ 1,336.00	\$ 75.00	\$ 600.00	\$ 177.00	\$ 1,416.00	\$ 110.00	\$ 880.00
UTIL	19	203-01597	POTHOLING	HOUR	60	\$ 200.00	\$ 12,000.00	\$ 300.00	\$ 18,000.00	\$ 195.00	\$ 11,700.00	\$ 200.00	\$ 12,000.00	\$ 160.00	\$ 9,600.00
EC	20	203-02330	LABORER	HOUR	20	\$ 40.00	\$ 800.00	\$ 40.00	\$ 800.00	\$ 40.00	\$ 800.00	\$ 36.25	\$ 725.00	\$ 33.00	\$ 660.00
EW	21	206-00000	STRUCTURE EXCAVATION	CY	8655	\$ 20.00	\$ 173,100.00	\$ 16.00	\$ 138,480.00	\$ 25.00	\$ 216,375.00	\$ 21.50	\$ 186,082.50	\$ 24.00	\$ 207,720.00
EW	22	206-00200	STRUCTURE BACKFILL (CLASS 2)	CY	4917	\$ 40.00	\$ 196,680.00	\$ 45.00	\$ 221,265.00	\$ 53.00	\$ 260,601.00	\$ 32.60	\$ 160,294.20	\$ 33.00	\$ 162,261.00
EW	23	206-00510	FILTER MATERIAL (CLASS A)	CY	222	\$ 75.00	\$ 16,650.00	\$ 68.00	\$ 15,096.00	\$ 77.00	\$ 17,094.00	\$ 59.00	\$ 13,098.00	\$ 100.00	\$ 22,200.00
SHRG	24	206-01781	SHORING (AREA 1)	LS	1	\$250,000.00	\$ 250,000.00	\$ 104,000.00	\$ 104,000.00	\$ 127,000.00	\$ 127,000.00	\$ 132,200.00	\$ 132,200.00	\$ 230,000.00	\$ 230,000.00
SHRG	25	206-01782	SHORING (AREA 2)	LS	1	\$150,000.00	\$ 150,000.00	\$ 87,000.00	\$ 87,000.00	\$ 90,000.00	\$ 90,000.00	\$ 94,300.00	\$ 94,300.00	\$ 180,000.00	\$ 180,000.00
SHRG	26	206-01800	DEWATERING	LS	1	\$400,000.00	\$ 400,000.00	\$ 90,000.00	\$ 90,000.00	\$ 265,000.00	\$ 265,000.00	\$ 338,800.00	\$ 338,800.00	\$ 205,000.00	\$ 205,000.00
EW	27	207-00205	TOPSOIL	CY	1056	\$ 25.00	\$ 26,400.00	\$ 8.00	\$ 8,448.00	\$ 8.50	\$ 8,976.00	\$ 25.00	\$ 26,400.00	\$ 9.00	\$ 9,504.00
EW	28	207-00210	STOCKPILE TOPSOIL	CY	800	\$ 12.50	\$ 10,000.00	\$ 15.00	\$ 12,000.00	\$ 9.00	\$ 7,200.00	\$ 9.85	\$ 7,880.00	\$ 3.00	\$ 2,400.00
LAND	29	207-01110	PLANTER SOIL MIX	CY	344	\$ 100.00	\$ 34,400.00	\$ 68.00	\$ 23,392.00	\$ 73.50	\$ 25,284.00	\$ 89.50	\$ 30,788.00	\$ 68.00	\$ 23,392.00
EC	30	208-00002	EROSION LOG (12 INCH)	LF	2000	\$ 5.00	\$ 10,000.00	\$ 4.50	\$ 9,000.00	\$ 4.00	\$ 8,000.00	\$ 5.00	\$ 10,000.00	\$ 4.00	\$ 8,000.00
EC	31	208-00040	CHECK DAM	EACH	8	\$ 150.00	\$ 1,200.00	\$ 203.00	\$ 1,224.00	\$ 100.00	\$ 800.00	\$ 72.00	\$ 576.00	\$ 120.00	\$ 960.00
EC	32	208-00045	CONCRETE WASHOUT STRUCTURE	EACH	2	\$ 2,500.00	\$ 5,000.00	\$ 2,100.00	\$ 4,200.00	\$ 1,200.00	\$ 2,400.00	\$ 3,175.00	\$ 6,350.00	\$ 600.00	\$ 1,200.00
EC	33	208-00051	STORM DRAIN INLET PROTECTION (TYPE 1)	LF	15	\$ 15.00	\$ 225.00	\$ 15.00	\$ 225.00	\$ 22.00	\$ 330.00	\$ 10.70	\$ 160.50	\$ 25.00	\$ 375.00
EC	34	208-00052	STORM DRAIN INLET PROTECTION (TYPE 2)	LF	15	\$ 35.00	\$ 525.00	\$ 39.00	\$ 585.00	\$ 45.00	\$ 675.00	\$ 31.45	\$ 471.75	\$ 50.00	\$ 750.00
EC	35	208-00070	VEHICLE TRACKING PAD	EACH	2	\$ 1,500.00	\$ 3,000.00	\$ 1,800.00	\$ 3,600.00	\$ 2,800.00	\$ 5,600.00	\$ 865.00	\$ 1,730.00	\$ 2,200.00	\$ 4,400.00
EC	36	208-00103	REMOVAL AND DISPOSAL OF SEDIMENT (LABOR)	HOUR	8	\$ 75.00	\$ 600.00	\$ 103.00	\$ 824.00	\$ 40.00	\$ 320.00	\$ 36.25	\$ 290.00	\$ 33.00	\$ 264.00
EC	37	208-00105	REMOVAL AND DISPOSAL OF SEDIMENT (EQUIPMENT)	HOUR	8	\$ 100.00	\$ 800.00	\$ 101.00	\$ 808.00	\$ 100.00	\$ 800.00	\$ 73.40	\$ 587.20	\$ 100.00	\$ 800.00
EC	38	208-00108	SWEEPING (SEDIMENT REMOVAL)	HOUR	20	\$ 150.00	\$ 3,000.00	\$ 160.00	\$ 3,200.00	\$ 110.00	\$ 2,200.00	\$ 135.00	\$ 2,700.00	\$ 130.00	\$ 2,600.00
EC	39	208-00107	REMOVAL OF TRASH	HOUR	8	\$ 150.00	\$ 1,200.00	\$ 212.00	\$ 1,696.00	\$ 105.00	\$ 840.00	\$ 54.25	\$ 434.00	\$ 140.00	\$ 1,120.00
EC	40	208-00206	EROSION CONTROL SUPERVISOR	DAY	280	\$ 200.00	\$ 56,000.00	\$ 283.00	\$ 79,240.00	\$ 125.00	\$ 35,000.00	\$ 147.00	\$ 41,160.00	\$ 160.00	\$ 44,800.00
REM	41	210-00001	RESET STRUCTURE	EACH	1	\$ 12,000.00	\$ 12,000.00	\$ 13,200.00	\$ 13,200.00	\$ 9,685.00	\$ 9,685.00	\$ 12,900.00	\$ 12,900.00	\$ 3,000.00	\$ 3,000.00
REM	42	210-00760	RESET LUMINAIRE	EACH	3	\$ 250.00	\$ 750.00	\$ 230.00	\$ 690.00	\$ 4,775.00	\$ 14,325.00	\$ 4,950.00	\$ 14,850.00	\$ 5,100.00	\$ 15,300.00
REM	43	210-00810	RESET GROUND SIGN	EACH	19	\$ 200.00	\$ 3,800.00	\$ 472.00	\$ 8,968.00	\$ 510.00	\$ 9,690.00	\$ 529.00	\$ 10,051.00	\$ 550.00	\$ 10,450.00
REM	44	210-00815	RESET SIGN PANEL	EACH	16	\$ 100.00	\$ 1,600.00	\$ 79.00	\$ 1,264.00	\$ 85.00	\$ 1,360.00	\$ 88.00	\$ 1,408.00	\$ 94.00	\$ 1,504.00
REM	45	210-00831	RESET TRAFFIC SIGNAL HEAD	EACH	3	\$ 300.00	\$ 900.00	\$ 253.00	\$ 759.00	\$ 1,350.00	\$ 4,050.00	\$ 1,400.00	\$ 4,200.00	\$ 1,440.00	\$ 4,320.00
REM	46	210-00855	RESET TRAFFIC SIGNAL CONTROLLER CABINET	EACH	1	\$ 4,000.00	\$ 4,000.00	\$ 4,160.00	\$ 4,160.00	\$ 13,000.00	\$ 13,000.00	\$ 13,560.00	\$ 13,560.00	\$ 14,000.00	\$ 14,000.00
REM	47	210-00867	RESET FIRE PREEMPTION UNIT	EACH	4	\$ 500.00	\$ 2,000.00	\$ 420.00	\$ 1,680.00	\$ 1,000.00	\$ 4,000.00	\$ 1,042.00	\$ 4,168.00	\$ 1,100.00	\$ 4,400.00
REM	48	210-01130	RESET GUARDRAIL TYPE 3	LF	54	\$ 65.00	\$ 3,510.00	\$ 190.00	\$ 10,260.00	\$ 34.00	\$ 1,836.00	\$ 212.50	\$ 11,475.00	\$ 220.00	\$ 11,860.00
REM	49	210-04010	ADJUST MANHOLE	EACH	1	\$ 2,000.00	\$ 2,000.00	\$ 1,130.00	\$ 1,130.00	\$ 2,385.00	\$ 2,385.00	\$ 2,618.00	\$ 2,618.00	\$ 740.00	\$ 740.00
LAND	50	212-00006	SEEDING (NATIVE)	ACRE	1.5	\$ 5,500.00	\$ 8,250.00	\$ 1,865.00	\$ 2,797.50	\$ 2,000.00	\$ 3,000.00	\$ 2,564.00	\$ 3,846.00	\$ 1,500.00	\$ 2,250.00
LAND	51	212-00032	SOIL CONDITIONING	ACRE	1.5	\$ 4,000.00	\$ 6,000.00	\$ 5,500.00	\$ 8,250.00	\$ 5,900.00	\$ 8,850.00	\$ 2,564.00	\$ 3,846.00	\$ 2,500.00	\$ 3,750.00
LAND	52	212-00050	SOD	SF	2055	\$ 2.25	\$ 4,623.75	\$ 1.30	\$ 2,671.50	\$ 1.40	\$ 2,877.00	\$ 1.36	\$ 2,774.25	\$ 1.00	\$ 2,055.00
LAND	53	213-00004	MULCHING (WEED FREE STRAW)	ACRE	1.5	\$ 2,500.00	\$ 3,750.00	\$ 1,630.00	\$ 2,445.00	\$ 1,750.00	\$ 2,625.00	\$ 2,560.00	\$ 3,840.00	\$ 2,000.00	\$ 3,000.00
LAND	54	213-00005	MULCHING (DECORATIVE)	CF	720	\$ 5.50	\$ 3,960.00	\$ 3.00	\$ 2,160.00	\$ 3.25	\$ 2,340.00	\$ 1.75	\$ 1,260.00	\$ 5.00	\$ 3,600.00
LAND	55	213-00008	MULCHING (WOOD CHIP)	CF	3100	\$ 4.50	\$ 13,950.00	\$ 2.25	\$ 6,975.00	\$ 2.50	\$ 7,750.00	\$ 1.45	\$ 4,495.00	\$ 2.00	\$ 6,200.00
LAND	56	213-00061	MULCH TACKIFIER	LB	150	\$ 5.00	\$ 750.00	\$ 5.25	\$ 787.50	\$ 6.00	\$ 900.00	\$ 2.80	\$ 420.00	\$ 7.00	\$ 1,050.00
LAND	57	213-00460	METAL LANDSCAPE BORDER (3/16X4 INCH)	LF	880	\$ 5.50	\$ 4,840.00	\$ 5.25	\$ 4,620.00	\$ 5.60	\$ 4,928.00	\$ 3.50	\$ 3,080.00	\$ 3.00	\$ 2,640.00
LAND	58	214-00220	DECIDUOUS TREE (2 INCH CALIPER)	EACH	3	\$ 500.00	\$ 1,500.00	\$ 347.00	\$ 1,041.00	\$ 375.00	\$ 1,125.00	\$ 459.00	\$ 1,377.00	\$ 450.00	\$ 1,350.00
LAND	59	214-00225	DECIDUOUS TREE (2.5 INCH CALIPER)	EACH	4	\$ 600.00	\$ 2,400.00	\$ 385.00	\$ 1,540.00	\$ 415.0					

BID TABULATIONS

CATEGORY	ITEM NO.	CDOT REF. NO.	CONTRACT ITEM	UNIT	QUANTITY	ENGINEER'S ESTIMATE		UNITED COMPANIES		JOHNSON CONSTRUCTION		GOULD CONSTRUCTION		ACC	
						UNIT COST	EXTENDED COST	UNIT COST	EXTENDED COST	UNIT COST	EXTENDED COST	UNIT COST	EXTENDED COST	UNIT COST	EXTENDED COST
MISC	65	240-00010	REMOVAL OF NESTS	hour	4	\$ 175.00	\$ 700.00	\$ 149.00	\$ 596.00	\$ 165.00	\$ 680.00	\$ 110.00	\$ 440.00	\$ 280.00	\$ 1,040.00
SURF	66	304-09000	AGGREGATE BASE COURSE (CLASS 6)	TON	1812	\$ 37.50	\$ 67,950.00	\$ 28.00	\$ 50,736.00	\$ 33.00	\$ 59,796.00	\$ 35.50	\$ 64,326.00	\$ 38.00	\$ 68,856.00
SURF	67	403-00720	HOT MIX ASPHALT (PATCHING) (ASPHALT)	TON	1458	\$ 135.00	\$ 196,830.00	\$ 120.00	\$ 174,960.00	\$ 188.00	\$ 274,104.00	\$ 167.00	\$ 243,486.00	\$ 175.00	\$ 255,150.00
SURF	68	411-10255	EMULSIFIED ASPHALT (SLOW-SETTING)	GAL	476	\$ 6.00	\$ 2,856.00	\$ 8.25	\$ 3,927.00	\$ 4.00	\$ 1,904.00	\$ 4.12	\$ 1,961.12	\$ 4.00	\$ 1,904.00
BOX	69	420-00510	GEOTEXTILE (CRACK REDUCTION) (HIGH DENSITY)	SY	565	\$ 32.00	\$ 18,080.00	\$ 29.00	\$ 16,385.00	\$ 30.00	\$ 16,950.00	\$ 30.60	\$ 17,269.00	\$ 32.00	\$ 18,080.00
TRAF	70	503-00042	DRILLED CAISSON (42 INCH)	LF	17	\$ 800.00	\$ 13,600.00	\$ 746.00	\$ 12,682.00	\$ 1,045.00	\$ 17,765.00	\$ 1,090.00	\$ 18,530.00	\$ 1,200.00	\$ 20,400.00
TRAF	71	503-00054	DRILLED CAISSON (54 INCH)	LF	21	\$ 1,000.00	\$ 21,000.00	\$ 821.00	\$ 17,241.00	\$ 1,150.00	\$ 24,150.00	\$ 1,206.00	\$ 25,326.00	\$ 1,300.00	\$ 27,300.00
DRA	72	506-00212	RIPRAP (12 INCH)	CY	1	\$ 300.00	\$ 300.00	\$ 500.00	\$ 500.00	\$ 325.00	\$ 325.00	\$ 300.00	\$ 300.00	\$ 180.00	\$ 180.00
BOX	73	506-01020	GEOGRID REINFORCEMENT	SY	2750	\$ 6.00	\$ 16,500.00	\$ 6.00	\$ 16,500.00	\$ 2.50	\$ 6,875.00	\$ 2.20	\$ 6,050.00	\$ 7.00	\$ 19,250.00
PATH	74	514-00200	PEDESTRIAN RAILING (STEEL)	LF	399	\$ 160.00	\$ 63,840.00	\$ 98.00	\$ 39,102.00	\$ 102.00	\$ 40,896.00	\$ 109.50	\$ 43,690.50	\$ 115.00	\$ 45,885.00
WALL	75	514-00201	PEDESTRIAN RAILING (STEEL)(SPECIAL)	LF	605	\$ 250.00	\$ 151,250.00	\$ 175.00	\$ 106,480.00	\$ 180.00	\$ 108,900.00	\$ 196.60	\$ 118,943.00	\$ 208.00	\$ 125,840.00
WALL	76	515-00120	WATERPROOFING (MEMBRANE)	SY	274	\$ 30.00	\$ 8,220.00	\$ 325.00	\$ 89,050.00	\$ 30.00	\$ 8,220.00	\$ 28.75	\$ 7,877.50	\$ 36.00	\$ 9,864.00
WALL	77	516-00000	DAMPPOOFING (ASPHALT)	SY	363.0	\$ 15.00	\$ 5,445.00	\$ 21.00	\$ 7,623.00	\$ 30.00	\$ 10,890.00	\$ 39.50	\$ 14,338.50	\$ 36.00	\$ 13,068.00
WALL	78	517-00000	WATERPROOFING (ASPHALT)	SY	1030.0	\$ 75.00	\$ 77,250.00	\$ 20.00	\$ 20,600.00	\$ 40.00	\$ 41,200.00	\$ 25.40	\$ 26,162.00	\$ 36.00	\$ 37,080.00
WALL	79	518-00020	WALL COMPRESSION JOINT SEALER	LF	43	\$ 150.00	\$ 6,450.00	\$ 186.00	\$ 7,998.00	\$ 200.00	\$ 8,600.00	\$ 208.00	\$ 8,944.00	\$ 86.00	\$ 3,698.00
WALL	80	518-00102	WATERSTOP (SPECIAL)	LF	2123.0	\$ 6.50	\$ 13,799.50	\$ 7.50	\$ 15,922.50	\$ 8.00	\$ 16,984.00	\$ 8.20	\$ 17,408.80	\$ 14.00	\$ 29,722.00
BOX	81	518-00106	WATERSTOP (6 INCH)	LF	11.0	\$ 50.00	\$ 550.00	\$ 79.00	\$ 869.00	\$ 85.00	\$ 935.00	\$ 88.29	\$ 971.19	\$ 100.00	\$ 1,100.00
WALL	82	601-01000	CONCRETE CLASS B	CY	892	\$ 350.00	\$ 312,200.00	\$ 390.00	\$ 294,360.00	\$ 356.00	\$ 317,552.00	\$ 505.00	\$ 450,460.00	\$ 950.00	\$ 847,400.00
BOX	83	601-03050	CONCRETE CLASS D (WALL)	CY	356.0	\$ 1,000.00	\$ 356,000.00	\$ 685.00	\$ 243,860.00	\$ 737.00	\$ 262,372.00	\$ 893.00	\$ 317,908.00	\$ 1,100.00	\$ 391,600.00
WALL	84	601-03052	CONCRETE CLASS D (WALL) (COLORED)	CY	179.0	\$ 1,100.00	\$ 196,900.00	\$ 783.00	\$ 140,157.00	\$ 842.00	\$ 150,718.00	\$ 1,002.00	\$ 179,358.00	\$ 1,200.00	\$ 214,800.00
WALL	85	601-40008	FACING (SPECIAL)(GABION)	SF	2207.0	\$ 50.00	\$ 110,350.00	\$ 75.00	\$ 166,525.00	\$ 73.00	\$ 161,111.00	\$ 70.00	\$ 154,490.00	\$ 85.00	\$ 187,595.00
WALL	86	601-40009	FACING (SPECIAL)(BOARD FORM)	SF	1980.0	\$ 15.00	\$ 29,700.00	\$ 53.00	\$ 104,940.00	\$ 13.60	\$ 26,928.00	\$ 14.10	\$ 27,918.00	\$ 20.00	\$ 39,600.00
BOX	87	601-40300	STRUCTURAL CONCRETE COATING	SY	512.0	\$ 20.00	\$ 10,240.00	\$ 100.00	\$ 51,200.00	\$ 55.00	\$ 28,160.00	\$ 78.50	\$ 40,192.00	\$ 22.00	\$ 11,264.00
BOX	88	601-40302	STRUCTURAL CONCRETE COATING (ANTI-GRAFFITI)	SF	8071	\$ 3.00	\$ 24,213.00	\$ 3.75	\$ 30,266.25	\$ 2.50	\$ 20,177.50	\$ 2.05	\$ 16,545.55	\$ 3.00	\$ 24,213.00
BOX	89	602-00000	REINFORCING STEEL	LB	247909	\$ 1.30	\$ 322,281.70	\$ 1.25	\$ 309,886.25	\$ 1.30	\$ 322,281.70	\$ 1.37	\$ 339,635.33	\$ 1.00	\$ 247,909.00
WALL	90	602-00020	REINFORCING STEEL (EPOXY COATED)	LB	52109	\$ 1.90	\$ 99,007.10	\$ 1.50	\$ 78,163.50	\$ 1.85	\$ 95,979.85	\$ 1.75	\$ 91,190.75	\$ 1.00	\$ 52,109.00
DRA	91	603-01125	12 INCH REINFORCED CONCRETE PIPE (COMPLETE IN PLACE)	LF	91	\$ 80.00	\$ 7,280.00	\$ 87.00	\$ 7,917.00	\$ 82.00	\$ 7,462.00	\$ 69.30	\$ 6,306.30	\$ 52.00	\$ 4,732.00
DRA	92	603-01185	18 INCH REINFORCED CONCRETE PIPE (COMPLETE IN PLACE)	LF	302.0	\$ 80.00	\$ 24,160.00	\$ 95.00	\$ 28,992.00	\$ 92.00	\$ 27,784.00	\$ 60.00	\$ 18,120.00	\$ 78.00	\$ 23,556.00
DRA	93	603-02485	60X38 INCH REINFORCED CONCRETE PIPE ELLIPTICAL (CIP)	LF	41.0	\$ 300.00	\$ 12,300.00	\$ 360.00	\$ 14,760.00	\$ 365.00	\$ 14,965.00	\$ 211.00	\$ 8,651.00	\$ 300.00	\$ 12,300.00
DRA	94	603-05018	18 INCH REINFORCED CONCRETE END SECTION	EACH	3.0	\$ 1,250.00	\$ 3,750.00	\$ 1,545.00	\$ 4,635.00	\$ 1,210.00	\$ 3,630.00	\$ 951.00	\$ 2,853.00	\$ 900.00	\$ 2,700.00
DRA	95	603-05148	60X38 INCH REINFORCED CONCRETE END SECTION ELLIPTICAL	EACH	1.0	\$ 2,500.00	\$ 2,500.00	\$ 3,900.00	\$ 3,900.00	\$ 3,320.00	\$ 3,320.00	\$ 2,469.00	\$ 2,469.00	\$ 3,000.00	\$ 3,000.00
DRA	96	603-10480	48 INCH CORRUGATED STEEL PIPE	LF	20	\$ 175.00	\$ 3,500.00	\$ 255.00	\$ 5,100.00	\$ 126.00	\$ 2,520.00	\$ 90.60	\$ 1,812.00	\$ 185.00	\$ 3,700.00
DRA	97	603-50006	6 INCH PLASTIC PIPE	LF	7	\$ 150.00	\$ 1,050.00	\$ 140.00	\$ 980.00	\$ 67.00	\$ 469.00	\$ 40.00	\$ 280.00	\$ 145.00	\$ 1,015.00
DRA	98	603-50012	12 INCH PLASTIC PIPE	LF	330	\$ 75.00	\$ 24,750.00	\$ 28.00	\$ 9,240.00	\$ 63.00	\$ 20,790.00	\$ 39.00	\$ 12,870.00	\$ 77.00	\$ 25,410.00
DRA	99	603-50018	18 INCH PLASTIC PIPE	LF	59	\$ 95.00	\$ 5,605.00	\$ 58.00	\$ 3,422.00	\$ 75.00	\$ 4,425.00	\$ 69.00	\$ 4,071.00	\$ 115.00	\$ 6,785.00
DRA	100	603-50024	24 INCH PLASTIC PIPE	LF	472	\$ 100.00	\$ 47,200.00	\$ 45.00	\$ 21,240.00	\$ 85.00	\$ 40,120.00	\$ 81.40	\$ 38,420.00	\$ 133.00	\$ 62,776.00
DRA	101	604-00506	INLET TYPE D (SPECIAL) (5 FOOT)	EACH	2	\$ 3,500.00	\$ 7,000.00	\$ 2,950.00	\$ 5,900.00	\$ 2,200.00	\$ 4,400.00	\$ 3,600.00	\$ 7,200.00	\$ 2,100.00	\$ 4,200.00
DRA	102	604-13005	INLET TYPE 13 (5 FOOT)	EACH	1	\$ 3,500.00	\$ 3,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 3,850.00	\$ 3,850.00	\$ 2,200.00	\$ 2,200.00
DRA	103	604-19105	INLET TYPE R L 5 (5 FOOT)	EACH	2	\$ 5,500.00	\$ 11,000.00	\$ 3,980.00	\$ 7,960.00	\$ 5,000.00	\$ 10,000.00	\$ 5,850.00	\$ 11,700.00	\$ 3,800.00	\$ 7,600.00
DRA	104	604-19712	INLET SPECIAL (TRENCH DRAIN) (12 INCH WIDTH)	LF	32	\$ 450.00	\$ 14,400.00	\$ 345.00	\$ 11,040.00	\$ 220.00	\$ 7,040.00	\$ 235.00	\$ 7,520.00	\$ 400.00	\$ 12,800.00
DRA	105	604-25006	VANE GRATE INLET SPECIAL (5 FOOT)	EACH	3	\$ 3,500.00	\$ 10,500.00	\$ 4,450.00	\$ 13,350.00	\$ 2,700.00	\$ 8,100.00	\$ 4,218.00	\$ 12,654.00	\$ 4,000.00	\$ 12,000.00
DRA	106	604-30005	MANHOLE SLAB BASE (5 FOOT)	EACH	2	\$ 3,750.00	\$ 7,500.00	\$ 3,000.00	\$ 6,000.00	\$ 2,300.00	\$ 4,600.00	\$ 4,000.00	\$ 8,000.00	\$ 2,500.00	\$ 5,000.00
DRA	107	604-30010	MANHOLE SLAB BASE (10 FOOT)	EACH	4	\$ 4,000.00	\$ 16,000.00	\$ 3,400.00	\$ 13,600.00	\$ 3,500.00	\$ 14,000.00	\$ 4,600.00	\$ 18,400.00	\$ 3,000.00	\$ 12,000.00
DRA	108	604-31010	MANHOLE BOX BASE (10 FOOT)	EACH	1	\$ 8,000.00	\$ 8,000.00	\$ 8,260.00	\$ 8,260.00	\$ 10,000.00	\$ 10,000.00	\$ 10,625.00	\$ 10,625.00	\$ 6,500.00	\$ 6,500.00
UTIL	109	604-50810	SANITARY SEWER SPLIT CASING PIPE (32 INCH)	LF	40	\$ 850.00	\$ 34,000.00	\$ 395.00	\$ 15,800.00	\$ 700.00	\$ 28,000.00	\$ 807.92	\$ 32,316.80	\$ 320.00	\$ 12,800.00
DRA	110	605-00060	6 INCH PERFORATED PIPE UNDERDRAIN	LF	57	\$ 35.00	\$ 1,995.00	\$ 27.00	\$ 1,539.00	\$ 16.00	\$ 912.00	\$ 28.60	\$ 1,630.20	\$ 105.00	\$ 5,985.00
DRA	111	605-00080	8 INCH PERFORATED PIPE UNDERDRAIN	LF	23	\$ 80.00	\$ 1,840.00	\$ 52.00	\$ 1,196.00	\$ 21.00	\$ 483.00	\$ 46.00	\$ 1,058.00	\$ 150.00	\$ 3,450.00
DRA	112	605-83004	GEOCOMPOSITE DRAIN WITH 4 INCH PIPE	SY	44	\$ 35.00	\$ 1,540.00	\$ 32.00	\$ 1,408.00	\$ 22.00	\$ 968.00	\$ 39.00	\$ 1,716.00	\$ 24.00	\$ 1,056.00
BOX	113	605-83008	GEOCOMPOSITE DRAIN WITH 8 INCH PIPE	SY	330	\$ 27.50	\$ 9,075.00	\$ 28.00	\$ 9,240.00	\$ 22.00	\$ 7,260.00	\$ 30.00	\$ 9,900.00	\$ 20.00	\$ 8,600.00
RDWY	114	606-00301	GUARDRAIL TYPE 3 (6-3 POST SPACING)	LF	345	\$ 70.00	\$ 24,150.00	\$ 54.00	\$ 18,630.00	\$ 34.00	\$ 11,730.00	\$ 61.00	\$ 21,045.00	\$ 63.00	\$ 21,735.00
RDWY	115	606-01390	END ANCHORAGE TYPE 9K	EACH	2	\$ 2,500.00	\$ 5,000.00	\$ 1,465.00	\$ 2,930.00	\$ 2,275.00	\$ 4,550.00	\$ 1,642.00	\$ 3,284.00	\$ 1,700.00	\$ 3,400.00
RDWY	116	606-02003	END ANCHORAGE (NONFLARED)	EACH	2	\$ 4,000.00	\$ 8,000.00	\$ 2,650.00	\$ 5,300.00	\$ 3,400.00	\$ 6,800.00	\$ 2,967.00	\$ 5,934.00	\$ 3,100.00	\$ 6,200.00
TC	117	607-53172	FENCE CHAIN LINK (72 INCH)	LF	2000	\$ 5.00	\$ 10,000.00	\$ 6.75	\$ 13,500.00	\$ 5.00	\$ 10,000.00	\$ 4.90	\$ 9,800.00	\$ 12.00	\$ 24,000.00
PATH	118	608-00000	CONCRETE SIDEWALK	SY	483	\$ 65.00	\$ 31,395.00	\$ 51.00	\$ 24,633.00	\$ 60.00	\$ 28,980.00	\$ 57.20	\$ 27,627.60	\$ 55.00	\$ 26,565.00
PATH	119	608-00006	CONCRETE SIDEWALK (6 INCH)	SY	768	\$ 75.00	\$ 57,600.00	\$ 69.50	\$ 53,376.00	\$ 80.00	\$ 61,440.00	\$ 77.90	\$ 59,827.20	\$ 66.00	\$ 50,880.00
PATH	120	608-00015	DETECTABLE WARNINGS	SF	136	\$ 80.00	\$ 10,880.00	\$ 61.00	\$ 8,296.00	\$ 65.00	\$ 8,840.00	\$ 68.00	\$ 9,248.00	\$ 30.00	\$ 4,080.00
RDWY	121	609-21010	CURB AND GUTTER TYPE 2 (SECTION I-B)	LF	589	\$ 35.00	\$ 20,615.00	\$ 35.75	\$ 21,056.25	\$ 42.00	\$ 24,738.00	\$ 40.00	\$ 23,560.00	\$ 24.00	\$

BID TABULATIONS

CATEGORY	ITEM NO.	CDOT REF. NO.	CONTRACT ITEM	UNIT	QUANTITY	ENGINEER'S ESTIMATE		UNITED COMPANIES		JOHNSON CONSTRUCTION		GOULD CONSTRUCTION		ACC	
						UNIT COST	EXTENDED COST	UNIT COST	EXTENDED COST	UNIT COST	EXTENDED COST	UNIT COST	EXTENDED COST	UNIT COST	EXTENDED COST
UTIL	129	613-01402	4 INCH ELECTRICAL CONDUIT (PLASTIC)(INSTALL ONLY)	LF	720	\$ 15.00	\$ 10,800.00	\$ 15.00	\$ 10,800.00	\$ 17.00	\$ 12,240.00	\$ 17.60	\$ 12,672.00	\$ 18.00	\$ 12,960.00
TRAF	130	613-07000	PULL BOX (SPECIAL)	EACH	5	\$ 300.00	\$ 1,500.00	\$ 247.00	\$ 1,235.00	\$ 1,185.00	\$ 5,925.00	\$ 1,238.00	\$ 6,190.00	\$ 1,300.00	\$ 6,500.00
TRAF	131	613-07013	PULL BOX (13"X24"X12")	EACH	4	\$ 500.00	\$ 2,000.00	\$ 782.00	\$ 3,128.00	\$ 1,225.00	\$ 4,900.00	\$ 1,277.00	\$ 5,108.00	\$ 1,300.00	\$ 5,200.00
TRAF	132	613-07023	PULL BOX (24"X36"X24")	EACH	3	\$ 1,000.00	\$ 3,000.00	\$ 1,285.00	\$ 3,855.00	\$ 1,890.00	\$ 5,070.00	\$ 1,760.00	\$ 5,280.00	\$ 1,800.00	\$ 5,400.00
TRAF	133	613-07040	PULL BOX (30"X48"X24")	EACH	1	\$ 1,200.00	\$ 1,200.00	\$ 1,870.00	\$ 1,870.00	\$ 2,150.00	\$ 2,150.00	\$ 2,230.00	\$ 2,230.00	\$ 2,300.00	\$ 2,300.00
TRAF	134	613-10020	WIRING (TRAFFIC)	LS	1	\$ 20,000.00	\$ 20,000.00	\$ 7,750.00	\$ 7,750.00	\$ 12,000.00	\$ 12,000.00	\$ 12,567.00	\$ 12,567.00	\$ 13,000.00	\$ 13,000.00
LIGHT	135	613-10030	WIRING (LIGHTING)	LS	1	\$ 12,000.00	\$ 12,000.00	\$ 16,950.00	\$ 16,950.00	\$ 20,000.00	\$ 20,000.00	\$ 20,678.00	\$ 20,678.00	\$ 21,000.00	\$ 21,000.00
TRAF	136	613-13000	LUMINAIRE (LED)	EACH	4	\$ 1,250.00	\$ 5,000.00	\$ 1,170.00	\$ 4,680.00	\$ 1,585.00	\$ 6,340.00	\$ 1,648.00	\$ 6,592.00	\$ 1,700.00	\$ 6,800.00
LIGHT	137	613-16000	LUMINAIRE (SPECIAL)	EACH	4	\$ 11,500.00	\$ 46,000.00	\$ 10,600.00	\$ 42,400.00	\$ 2,720.00	\$ 10,880.00	\$ 2,825.00	\$ 11,300.00	\$ 3,000.00	\$ 12,000.00
LIGHT	138	613-16010	LIGHT STANDARD AND LUMINAIRE (DECORATIVE)	EACH	8	\$ 6,750.00	\$ 54,000.00	\$ 6,275.00	\$ 50,200.00	\$ 6,325.00	\$ 50,800.00	\$ 6,585.00	\$ 52,688.00	\$ 6,800.00	\$ 54,400.00
LIGHT	139	613-16025	LUMINAIRE (SPECIAL) (LED) (STEP LIGHT)	EACH	11	\$ 750.00	\$ 8,250.00	\$ 724.00	\$ 7,964.00	\$ 1,550.00	\$ 17,050.00	\$ 1,607.00	\$ 17,677.00	\$ 1,700.00	\$ 18,700.00
LIGHT	140	613-30005	LIGHT STANDARD AND LUMINAIRE (PEDESTRIAN)	EACH	6	\$ 2,000.00	\$ 12,000.00	\$ 1,780.00	\$ 10,680.00	\$ 2,800.00	\$ 16,800.00	\$ 2,935.00	\$ 17,610.00	\$ 3,000.00	\$ 18,000.00
LIGHT	141	613-40010	LIGHT STANDARD FOUNDATION	EACH	11	\$ 750.00	\$ 8,250.00	\$ 604.00	\$ 6,644.00	\$ 2,550.00	\$ 26,050.00	\$ 2,648.00	\$ 29,128.00	\$ 2,700.00	\$ 29,700.00
LIGHT	142	613-50010	PHOTOELECTRIC CELL	EACH	1	\$ 200.00	\$ 200.00	\$ 174.00	\$ 174.00	\$ 1,020.00	\$ 1,020.00	\$ 1,059.00	\$ 1,059.00	\$ 1,100.00	\$ 1,100.00
LIGHT	143	613-50107	LIGHTING CONTROL WIRELESS GATEWAY MODULE	EACH	1	\$ 10,000.00	\$ 10,000.00	\$ 21,100.00	\$ 21,100.00	\$ 10,000.00	\$ 10,000.00	\$ 10,340.00	\$ 10,340.00	\$ 11,000.00	\$ 11,000.00
LIGHT	144	613-50108	LIGHTING CONTROL WIRELESS RELAY	EACH	15	\$ 550.00	\$ 8,250.00	\$ 490.00	\$ 7,350.00	\$ 740.00	\$ 11,100.00	\$ 771.00	\$ 11,565.00	\$ 800.00	\$ 12,000.00
LIGHT	145	613-50125	CONTROL CENTER BOX	EACH	1	\$ 9,000.00	\$ 9,000.00	\$ 8,345.00	\$ 8,345.00	\$ 5,800.00	\$ 5,800.00	\$ 6,025.00	\$ 6,025.00	\$ 6,200.00	\$ 6,200.00
LIGHT	146	613-81800	BRANCH CIRCUIT PANEL (SPECIAL)	EACH	1	\$ 1,500.00	\$ 1,500.00	\$ 1,375.00	\$ 1,375.00	\$ 3,615.00	\$ 3,615.00	\$ 3,761.00	\$ 3,761.00	\$ 3,900.00	\$ 3,900.00
SS	147	614-00011	SIGN PANEL (CLASS I)	SF	55	\$ 30.00	\$ 1,650.00	\$ 26.00	\$ 1,430.00	\$ 30.00	\$ 1,650.00	\$ 29.00	\$ 1,595.00	\$ 30.00	\$ 1,650.00
SS	148	614-00012	SIGN PANEL (CLASS II)	SF	5	\$ 30.00	\$ 150.00	\$ 31.50	\$ 157.50	\$ 34.00	\$ 170.00	\$ 35.30	\$ 176.50	\$ 38.00	\$ 190.00
SS	149	614-01573	STEEL SIGN SUPPORT (2-1/2 INCH ROUND NP-40)(POST & SLIPBASE)	EACH	1	\$ 300.00	\$ 300.00	\$ 473.00	\$ 473.00	\$ 500.00	\$ 500.00	\$ 530.00	\$ 530.00	\$ 560.00	\$ 560.00
TRAF	150	614-70336	TRAFFIC SIGNAL FACE (12-12-12)	EACH	16	\$ 850.00	\$ 13,600.00	\$ 720.00	\$ 11,520.00	\$ 1,370.00	\$ 21,920.00	\$ 1,425.00	\$ 22,800.00	\$ 1,500.00	\$ 24,000.00
TRAF	151	614-70560	TRAFFIC SIGNAL FACE (12-12-12-12)	EACH	2	\$ 1,500.00	\$ 3,000.00	\$ 1,270.00	\$ 2,540.00	\$ 2,000.00	\$ 4,000.00	\$ 1,980.00	\$ 3,960.00	\$ 2,000.00	\$ 4,000.00
TRAF	152	614-72875	LOOP DETECTOR WIRE	LF	1400	\$ 7.60	\$ 10,640.00	\$ 7.00	\$ 9,800.00	\$ 8.00	\$ 11,200.00	\$ 8.25	\$ 11,550.00	\$ 9.00	\$ 12,600.00
TRAF	153	614-72880	TRAFFIC SIGNAL VEHICLE DETECTOR AMPLIFIER (LOOP TYPE)	EACH	4	\$ 1,500.00	\$ 6,000.00	\$ 815.00	\$ 3,260.00	\$ 875.00	\$ 3,500.00	\$ 908.00	\$ 3,624.00	\$ 930.00	\$ 3,720.00
TRAF	154	614-81150	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-50 FOOT MAST ARM)	EACH	2	\$ 17,500.00	\$ 35,000.00	\$ 15,860.00	\$ 31,720.00	\$ 17,250.00	\$ 34,500.00	\$ 17,890.00	\$ 35,780.00	\$ 18,000.00	\$ 36,000.00
TRAF	155	614-81175	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-75 FOOT MAST ARM)	EACH	2	\$ 32,000.00	\$ 64,000.00	\$ 28,350.00	\$ 56,700.00	\$ 30,000.00	\$ 60,000.00	\$ 30,480.00	\$ 60,960.00	\$ 31,000.00	\$ 62,000.00
MISC	156	614-87320	CLOSED CIRCUIT TELEVISION	EACH	3	\$ 2,500.00	\$ 7,500.00	\$ 5,700.00	\$ 17,100.00	\$ 6,050.00	\$ 18,150.00	\$ 6,300.00	\$ 18,900.00	\$ 6,500.00	\$ 19,500.00
BOX	157	618-10600	PRECAST CONCRETE TOP SLAB	SF	2427	\$ 70.00	\$ 169,890.00	\$ 85.00	\$ 206,295.00	\$ 100.00	\$ 242,700.00	\$ 76.20	\$ 184,937.40	\$ 100.00	\$ 242,700.00
MISC	158	620-00001	FIELD OFFICE (CLASS 1)	EACH	1	\$ 40,000.00	\$ 40,000.00	\$ 48,000.00	\$ 48,000.00	\$ 20,000.00	\$ 20,000.00	\$ 21,270.00	\$ 21,270.00	\$ 32,000.00	\$ 32,000.00
MISC	159	620-00020	SANITARY FACILITY	EACH	2	\$ 3,000.00	\$ 6,000.00	\$ 3,790.00	\$ 7,580.00	\$ 2,000.00	\$ 4,000.00	\$ 1,714.00	\$ 3,428.00	\$ 800.00	\$ 1,600.00
TC	160	621-00450	DETOUR PAVEMENT	SY	750	\$ 150.00	\$ 112,500.00	\$ 220.00	\$ 165,000.00	\$ 92.00	\$ 69,000.00	\$ 97.00	\$ 72,750.00	\$ 76.00	\$ 57,000.00
PATH	161	621-00650	PEDESTRIAN STAIR STRUCTURE	LS	1	\$ 40,000.00	\$ 40,000.00	\$ 106,475.00	\$ 106,475.00	\$ 107,000.00	\$ 107,000.00	\$ 119,270.00	\$ 119,270.00	\$ 125,000.00	\$ 125,000.00
LAND	162	622-00200	TABLE	EACH	3	\$ 3,000.00	\$ 9,000.00	\$ 3,150.00	\$ 9,450.00	\$ 1,500.00	\$ 4,500.00	\$ 3,403.00	\$ 10,209.00	\$ 1,300.00	\$ 3,900.00
MISC	163	622-11052	RIDESTOP BUILDING (TEMPORARY)	EACH	2	\$ 15,000.00	\$ 30,000.00	\$ 18,300.00	\$ 36,600.00	\$ 15,000.00	\$ 30,000.00	\$ 38,100.00	\$ 76,200.00	\$ 7,100.00	\$ 14,200.00
LAND	164	623-09900	SPRINKLER SYSTEM	LS	1	\$ 35,000.00	\$ 35,000.00	\$ 27,300.00	\$ 27,300.00	\$ 30,000.00	\$ 30,000.00	\$ 28,250.00	\$ 28,250.00	\$ 65,000.00	\$ 65,000.00
MISC	165	625-00000	CONSTRUCTION SURVEYING	LS	1	\$ 35,000.00	\$ 35,000.00	\$ 26,270.00	\$ 26,270.00	\$ 32,000.00	\$ 32,000.00	\$ 41,200.00	\$ 41,200.00	\$ 80,000.00	\$ 80,000.00
MOB	166	626-00000	MOBILIZATION	LS	1	\$ 600,000.00	\$ 600,000.00	\$ 895,000.00	\$ 895,000.00	\$ 570,000.00	\$ 570,000.00	\$ 380,200.00	\$ 380,200.00	\$ 750,000.00	\$ 750,000.00
MISC	167	626-01000	PUBLIC INFORMATION SERVICES	LS	1	\$ 55,000.00	\$ 55,000.00	\$ 34,600.00	\$ 34,600.00	\$ 37,250.00	\$ 37,250.00	\$ 30,000.00	\$ 30,000.00	\$ 15,000.00	\$ 15,000.00
SS	168	627-00005	EPOXY PAVEMENT MARKING	GAL	84	\$ 200.00	\$ 16,800.00	\$ 137.00	\$ 11,508.00	\$ 225.00	\$ 18,900.00	\$ 265.00	\$ 22,260.00	\$ 180.00	\$ 15,120.00
SS	169	627-00011	PAVEMENT MARKING PAINT (WATERBORNE)	GAL	175	\$ 65.00	\$ 11,375.00	\$ 88.00	\$ 15,380.00	\$ 115.00	\$ 20,125.00	\$ 84.70	\$ 14,822.50	\$ 121.00	\$ 21,175.00
SS	170	627-30205	THERMOPLASTIC PAVEMENT MARKING (WORD-SYMBOL)	SF	324	\$ 26.00	\$ 8,424.00	\$ 16.00	\$ 5,184.00	\$ 25.00	\$ 8,100.00	\$ 26.00	\$ 8,424.00	\$ 30.00	\$ 9,720.00
TC	171	630-00000	FLAGGING	HOURL	2500	\$ 35.00	\$ 87,500.00	\$ 29.00	\$ 72,500.00	\$ 31.00	\$ 77,500.00	\$ 37.60	\$ 94,000.00	\$ 34.00	\$ 85,000.00
TC	172	630-00007	TRAFFIC CONTROL INSPECTION	DAY	100	\$ 275.00	\$ 27,500.00	\$ 273.00	\$ 27,300.00	\$ 295.00	\$ 29,500.00	\$ 330.00	\$ 33,000.00	\$ 325.00	\$ 32,500.00
TC	173	630-00012	TRAFFIC CONTROL MANAGEMENT	DAY	225	\$ 750.00	\$ 168,750.00	\$ 955.00	\$ 214,875.00	\$ 1,000.00	\$ 225,000.00	\$ 673.00	\$ 151,425.00	\$ 1,200.00	\$ 270,000.00
TC	174	630-80341	CONSTRUCTION TRAFFIC SIGN (PANEL SIZE A)	EACH	39	\$ 60.00	\$ 2,340.00	\$ 26.00	\$ 1,014.00	\$ 30.00	\$ 1,170.00	\$ 57.70	\$ 2,250.30	\$ 30.00	\$ 1,170.00
TC	175	630-80342	CONSTRUCTION TRAFFIC SIGN (PANEL SIZE B)	EACH	78	\$ 70.00	\$ 5,460.00	\$ 26.00	\$ 2,028.00	\$ 30.00	\$ 2,340.00	\$ 65.90	\$ 5,140.20	\$ 30.00	\$ 2,340.00
TC	176	630-80343	CONSTRUCTION TRAFFIC SIGN (PANEL SIZE C)	EACH	8	\$ 75.00	\$ 600.00	\$ 26.00	\$ 208.00	\$ 30.00	\$ 240.00	\$ 65.90	\$ 527.20	\$ 30.00	\$ 240.00
TC	177	630-80355	PORTABLE MESSAGE SIGN PANEL	EACH	2	\$ 10,000.00	\$ 20,000.00	\$ 2,100.00	\$ 4,200.00	\$ 2,250.00	\$ 4,500.00	\$ 12,088.00	\$ 24,176.00	\$ 2,500.00	\$ 5,000.00
TC	178	630-80360	DRUM CHANNELIZING DEVICE	EACH	150	\$ 15.00	\$ 2,250.00	\$ 42.00	\$ 6,300.00	\$ 45.00	\$ 6,750.00	\$ 15.30	\$ 2,295.00	\$ 50.00	\$ 7,500.00
TC	179	630-80363	DRUM CHANNELIZING DEVICE (WITH LIGHT) (FLASHING)	EACH	50	\$ 20.00	\$ 1,000.00	\$ 42.00	\$ 2,100.00	\$ 45.00	\$ 2,250.00	\$ 17.65	\$ 882.50	\$ 50.00	\$ 2,500.00
TC	180	630-80370	CONCRETE BARRIER (TEMPORARY)	LF	2480	\$ 35.00	\$ 86,750.00	\$ 27.00	\$ 66,150.00	\$ 56.00	\$ 137,200.00	\$ 36.25	\$ 89,812.50	\$ 38.00	\$ 93,100.00
TC	181	630-80380	TRAFFIC CONE	EACH	50	\$ 10.00	\$ 500.00	\$ 5.25	\$ 262.50	\$ 6.00	\$ 300.00	\$ 7.05	\$ 352.50	\$ 6.00	\$ 300.00
TC	182	630-80384	TUBULAR MARKER	EACH	40	\$ 12.00	\$ 480.00	\$ 42.00	\$ 1,680.00	\$ 45.00	\$ 1,800.00	\$ 12.95	\$ 518.00	\$ 50.00	\$ 2,000.00
TC	183	630-85005	IMPACT ATTENUATOR (SAND FILLED PLASTIC BARREL) (TEMPORARY)	EACH	4	\$ 7,500.00	\$ 30,000.00	\$ 2,400.00	\$ 9,600.00	\$ 2,600.00	\$ 10,400.00	\$ 11,500.00	\$ 46,000.00	\$ 2,900.00	\$ 11,600.00
TC	184	630-86800	TRAFFIC SIGNAL (TEMPORARY)	LS	1	\$ 150,000.00	\$ 150,000.00	\$ 84,250.00	\$ 84,250.00	\$ 95,000.00	\$ 95,000.00	\$ 100,050.00	\$ 100,050.00	\$ 150,000.00	\$ 150,000.00

<b>TOWN OF BASALT</b> <b>Action Item</b>	<b>Date:</b> March 22, 2016 <b>From:</b> James Lindt AICP, Assistant Planning Director Susan Philp AICP, Planning Director
<b>SUBJECT:</b> Council consideration of Ordinance No. 11, Series of 2016, approving an amendment to the Town's Fee Schedule to reinstate Renewable Energy Mitigation Program (REMP) fee for the construction of new residences over 3,500 square feet.	
<b>RECOMMENDATION:</b> Staff recommends that Council approve the attached ordinance on 2 <sup>nd</sup> reading.	
<p><b>DETAILS:</b> Prior to the adoption of Ordinance No. 21, Series of 2015 (Ordinance 21) approving the Town's Sustainable Building Regulations for multi-family and commercial development, Town Code Section 18, <i>Building Regulations</i>, included a REMP fee of \$3,500 for new residences constructed over 3,500 square feet of habitable space, for which the owners choose not to install a renewable energy system on-site.</p> <p>In drafting Ordinance 21, Staff intended on removing the fees, including the \$3,500 REMP fee from the code and inserting them in the Town's Fee Schedule as part of an ongoing effort to have a single document to go to for the Town's fee amounts. However, the \$3,500 REMP fee was inadvertently left out of the Fee Schedule in Ordinance 21, so Staff is bringing forward the attached ordinance to correct the inadvertent removal of the fee.</p> <p>The Council approved the draft ordinance on first reading at the March 8<sup>th</sup> Council meeting.</p>	
<b>RECOMMENDATIONS FROM OTHER BOARDS:</b> The Town Code does not require the P&Z to make recommendations on code amendments to Town Code Chapter 18, <i>Building Regulations</i> . Staff made the Green Team aware of the proposed correction.	
<b>RELATED TOWN STATUTE AND TOWN ACTIONS:</b> Town Code Chapter 18, <i>Building Regulations</i> , Ordinance No. 21, Series of 2015 adopting the Multi-Family and Commercial Development Sustainable Building Regulations	
<b>ATTACHMENTS:</b> A) Ordinance No. 11 approved at 1 <sup>st</sup> Reading	

**Town of Basalt  
Ordinance No. 11  
Series of 2016**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BASALT,  
COLORADO, AMENDING THE TOWN'S FEE SCHEDULE FOR THE  
RENEWABLE ENERGY MITIGATION PROGRAM (REMP)**

RECITALS:

A. The Town of Basalt ("Town"), acting by and through its Town Council ("Town Council"), has the power to amend the Municipal Code of the Town of Basalt ("Town Code") pursuant to the Home Rule Charter for the Town of Basalt and Section 1-58, Town Code, and all such amendments shall become a part of the Town Code.

B. The Town adopted Sustainable Building Regulations for single-family and duplex development and some townhome development pursuant to Ordinance No. 11, Series of 2009 at the recommendation of the Town's Green Team.

C. The Town also adopted Sustainable Building Regulations for multi-family and commercial development pursuant to Ordinance No. 21, Series of 2015 at the recommendation of the Town's Green Team.

D. In preparing Ordinance No. 21, Series of 2015, the Renewable Energy Mitigation Program (REMP) fee for residences over 3,500 square feet was inadvertently removed.

E. The Green Team, a volunteer group of local citizens, and the Staff have proposed to add the REMP fee for residences over 3,500 square feet back into the fee schedule.

F. At a public meeting held on March 8, 2016, the Town Council considered the following amendments to the Town's Fee Schedule on first reading and scheduled a public hearing and second reading for the ordinance for March 22, 2016, for a meeting beginning no earlier than 6:00 pm at the Basalt Town Hall, 101 Midland Avenue, Basalt, Colorado.

G. At a public hearing and second reading on March 22, 2016, the Town Council continued the public hearing and second reading through December 8, 2015. At a continued public hearing and second reading on December 8, 2015, the Town Council heard evidence and testimony as offered by the Town Staff and members of the public.

H. The Town Council finds and determines it is in the best interests of the Town to amend the Town Fee Schedule as provided herein, and is reasonably necessary to promote the legitimate public purposes of the public health, safety and welfare.

**NOW, THEREFORE, BE IT ORDAINED** by the Town Council of Basalt, Colorado that the following amendments are adopted to the Town Fee Schedule of the Town of Basalt.

1. The Town's Fee Schedule for Section 18-14 of the Town Code is hereby amended as shown in **Exhibit "A"**.

2. MISCELLANEOUS.

If any part, section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance and the Town Council hereby declares it would have passed this Ordinance and each part, section, subsection, sentence, clause or phrase thereof regardless of the fact that any one or more parts, sections, subsections, sentences, clauses or phrases be declared invalid.

READ ON FIRST READING, ORDERED PUBLISHED AND SET FOR PUBLIC HEARING AND SECOND READING TO BE HELD ON March 22, 2016 by a vote of 7 to 0 on March 8, 2016.

READ ON SECOND READING AND ADOPTED, by a vote of \_\_\_ to \_\_\_ on \_\_\_\_\_, 2016.

TOWN OF BASALT, COLORADO

By: \_\_\_\_\_  
Jacque R. Whitsitt, Mayor

Attest:

By: \_\_\_\_\_  
Pamela Schilling, Town Clerk

First Publication: Thursday, \_\_\_\_\_, 2016  
Final Publication: Thursday, \_\_\_\_\_, 2016  
Effective Date: Thursday, \_\_\_\_\_, 2016

Underlined language shows language to be added to the Fee Schedule. Strikethrough language is language to be deleted.

**Exhibit "A"**

Town of Basalt  
 Building Department-Licensing and Fees

Code Section	Subject	Fee
Section 18-14 (d) (2)	RENEWABLE ENERGY MITIGATION PROGRAM	
	<u>Residential Dwelling of 3,500 total square feet or greater</u>	<u>\$3,500</u>
	Snowmelt	Snowmelt over 200 square feet: \$34 per square foot
	Small Spa	Spa/hot tub over 64 square feet: \$176 per square foot
	Summer Pool	Exterior pool: \$136 per square foot
	Winter Pool	\$136 per square foot
	Heated Garage	\$8 per square foot

<b>TOWN OF BASALT ACTION ITEM SUMMARY ADMINISTRATION</b>	<b>Item Number: 7B</b> Date: March 18, 2016 From: Mike Scanlon, Town Manager
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**SUBJECT:** Ordinance 12, Series 2016

**RECOMMENDATION:**  
This ordinance sets the salary of the Mayor and Town Councilors.

**DETAILS:**

Basalt Town staff over the last several years have conducted various salary surveys and done an extensive review of compensation using both Mountain States Employer Council (MSEC) and information generated internally. By various resolutions and actions we've modified our pay ranges for our appointed employees to stay competitive in our marketplace. As part of these surveys we have also collected information related to the pay of elected officials.

The last time the Town Council took action on Mayor and Town Council salaries was for the 2008 budget year. Given that it has been eight years since the last review and change to Town Council salaries it seems appropriate for the Town Council to consider adjustment in elected officials salaries at this time.

We've selected this period - the month preceding the election - to recommend the Town Council consider pay adjustment because it creates the least amount of disparity in pay over a fixed period of time for those people in office.

Attached is a salary survey for elected officials in the Roaring Fork Valley. We've generated an average pay for the five municipal entities in the Roaring Fork Valley. After reviewing the salaries and the average Town Staff then proposed salaries for the Mayor and Town Councilors. That recommendation is based on maintaining some level of parity between both Mayor and Town Councilor salaries and the salaries that are currently being paid in surrounding communities.

It's important to note that the charter is very clear as to when the new salaries go into effect. And states the following,

*"any change or increase passed during a Councilor's or the Mayor's current term of office shall not take effect with respect to that official until a subsequent term, if any."*

**Related State Statute and/or Town Actions: Town Charter - Article III, Section 3.9**

**Amount Requested: Budgetary Impact -- \$13,050**

Town of Basalt  
Ordinance No. 12  
Series of 2016

**AN ORDINANCE OF THE TOWN OF BASALT, COLORADO, SETTING THE SALARIES OF THE MAYOR AND TOWN COUNCIL.**

RECITALS

WHEREAS, The Town of Basalt Town Charter, Section 3.9, Compensation of Elected Officials, states, compensation for the Mayor and other Councilors may be established by ordinance from time to time; provided, however that any change or increase passed during a Councilor's or the Mayor's current term of office shall not take effect with respect to that official until a subsequent term, if any.

WHEREAS, The Town of Basalt has reviewed all salaries for appointed employees over the last two years and has reset the ranges to meet the current market conditions for the attraction and retention of employees.

WHEREAS, the Town Staff in conducting these salary reviews has also gathered salary survey data for Roaring Fork Valley towns, cities and counties elected officials.

**NOW THEREFORE, BE IT ORDAINED** by the Town Council of Basalt, Colorado, as follows:

**Section 1.** Mayor Salary. The Mayor's Salary shall be set at \$1,562.50 per month (\$18,750 annually)

**Section 2.** Councilors Salary. Councilor's Salary shall be set at \$1,041.67 per month (\$12,500 annually).

**Section 3.** Salary adjustments for the Mayor and Town Councilors shall only take effect after their next election to a subsequent term.

**Section 4.** This Ordinance shall be effective 14 days after final publication of the Ordinance in accordance with the Town Home Rule Charter.

INTRODUCED, READ ON FIRST READING, ORDERED PUBLISHED, AND SET FOR PUBLIC HEARING TO BE HELD ON March 22, 2016, by a vote of 7 to 0 this 8th day of March, 2016.

READ ON SECOND READING AND ADOPTED by a vote of    to    on           , 2016.

TOWN OF BASALT, COLORADO

By \_\_\_\_\_  
Jacque R Whitsitt, Mayor

ATTEST:

By \_\_\_\_\_  
Pamela K Schilling, Town Clerk

First Publication: Thursday, \_\_\_\_\_, 2016  
Final Publication: Thursday,  
Effective Date: Thursday,

**Roaring Fork Valley -- Elected Officials Salary Survey**  
 (Effective 2016)

Entity	Mayor	Council
City of Aspen	\$ 20,700	\$ 14,400
Town of Snowmass Village	\$ 20,400	\$ 12,000
Town of Basalt	\$ 14,400	\$ 9,600
Town of Carbondale	\$ 18,000	\$ 10,800
City of Glenwood Springs	\$ 14,400	\$ 12,000
<b>Entity Average</b>	<b>\$ 17,580</b>	<b>\$ 11,760</b>

<b>Proposed Basalt</b>	<b>\$ 18,750</b>	<b>\$ 12,500</b>
<b>Dollar Difference between Entity Average and Proposed</b>	<b>\$ 1,170</b>	<b>\$ 740</b>
<b>Percent Difference between Entity Average and Proposed</b>	<b>6.66%</b>	<b>6.29%</b>
<b>Percent Difference between Current Salary and Proposed</b>	<b>30.21%</b>	<b>30.21%</b>

	Commissioner
Eagle County (Category 2B)	85,000
Pitkin County (Category 2C)	79,750

**TOWN OF BASALT**  
**Action Item**

**Date:** March 22, 2016  
**From:** James Lindt, Assistant Planning Director  
Susan Philp, Planning Director

**SUBJECT:** Consideration of the following items:

Resolution No. 13, Series of 2016- Annexation Eligibility for Basalt Mini-Storage Expansion Annexation

**Land Use Actions Requested this meeting:**  
Annexation Eligibility

**Associated Land Use Actions to be Considered in Future:**  
Subdivision Sketch Plan Review, Site Plan Review, and Zoning

**Proposal:** To Expand Basalt Mini-Storage with four 20,400 square foot Storage Buildings, totaling approximately 80,000 square feet.



**Related Town Statute and or Town Actions:** Town Code Chapter 15, *Annexation*, Article VI, Chapter 16, *Site Plan Review*, Section 16-267, *Official Zoning Map Amendments*, Chapter 17, *Subdivision*

**Last Review by Town Council:** The Council approved a PUD sketch plan for a mixed use development known as Basalt Design District on the site in 2008 pursuant to Resolution No. 4, Series of 2008. The Basalt Design District Sketch Plan approvals have lapsed. The Council also approved Resolution No. 1, Series of 2016, approving a Pre-Development Agreement with the Applicant and Resolution No. 2, Series of 2016, determining substantial compliance of the annexation petition and annexation map with the State Annexation requirements.

**Financial Implications:** Provisions are included in the pre-development agreement to require the Applicant to pay for the analysis of the project's fiscal impact on the Town determined necessary by the Town Manager.

<b>TOWN OF BASALT</b> <b>Action Item</b>	<b>Date:</b> March 22, 2016 <b>From:</b> James Lindt AICP, Assistant Planning Director Susan Philp AICP, Planning Director
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**SUBJECT:** Council consideration of Resolution No. 13, Series of 2016, that would find the DavidCO LLC Property for the Basalt Ministorage Expansion eligible for consideration as an annexation to the Town of Basalt.

**RECOMMENDATION:** Staff recommends that Council approve the attached resolution.

**DETAILS:** Davidco LLC. has submitted a petition for annexation and a corresponding annexation map for approximately 2 acres of the property known as the Basalt Design District property to annex such property for the development of four 20,400 square feet storage buildings, totaling approximately 80,000 square feet. Additionally, the Applicant has submitted the necessary Subdivision Sketch Plan and Site Plan Review application materials. At the Town Staff's request, the Applicant has also included the dedication and annexation of a portion of Fiou Lane and Southside Drive that was not previously dedicated or annexed in an effort to clean up the access dedications in Southside.

The attached resolution addresses the procedural and legal requirements mandated by the Colorado State Statutes that must be completed by the Town subsequent to receiving an annexation petition and prior to annexing the property. Consistent with Town Policy, the Town Council will hold the actual public hearing on the ordinance to annex the property during the final steps in the land use review process. The Town would annex the property, if the Town chooses to do so, immediately before the approval of the final development plan.

The Council is required by State Statutes to take action on whether the property is eligible for annexation, but after this step, the Council is not mandated to continue its review.

If the Council approves of this resolution, the Applicant will still be required to go through the development review process to address land use issues and have the development evaluated to determine if annexation is desired by the Town.

**RECOMMENDATIONS FROM OTHER BOARDS:** A recommendation from the P&Z is not required prior to the annexation eligibility hearing.

**RELATED TOWN STATUTE AND TOWN ACTIONS:** Town Code Chapter 15, *Annexations*; Municipal Annexation Act

**ATTACHMENTS:** A) Draft Resolution; B) Annexation Petition and Draft Annexation Map; C) Narrative, Map, and Drawings; D) Vicinity Map; E) Pitkin County Comments

A) Draft  
Reso.

Town of Basalt, Colorado  
Resolution No. 13  
Series of 2016

**RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF BASALT, COLORADO  
FINDING THE PROPERTY KNOWN AS THE DAVIDCO LLC. ANNEXATION PROPERTY  
FOR THE BASALT MINISTORAGE EXPANSION ELIGIBLE FOR ANNEXATION**

**RECITALS**

A. The Town of Basalt enacted Resolution No. 02, Series of 2016, finding the Petition for Annexation ("Petition") for property commonly known as the DavidCO LLC. Property for the Basalt Ministorage Expansion and as more fully described on the legal description attached hereto as **Exhibit A** and incorporated herein by this reference (the "Property") in substantial compliance with the requirements of the Municipal Annexation Act, and set a date of March 22, 2016, for a hearing before the Town Council of the Town of Basalt ("Town Council") concerning the eligibility of the Property for annexation.

B. Four or more copies of an Annexation Map were filed with the Town and reviewed along with the petition as required by § 31-12-107, C.R.S.

C. The Property is less than ten acres in size and therefore, an Annexation Impact Report was not prepared. Notice was sent by certified mail to Pitkin County and all of the Special Districts in which the Property is currently located.

D. Pursuant to the requirements of Resolution No. 02, Series of 2016, the Town Clerk published notice of the hearing on eligibility for annexation in a newspaper of general circulation within the Town, once per week for four successive weeks, the first publication of which was at least thirty days prior to the date of the hearing on eligibility for annexation of the Property.

E. The Town Council held a public hearing on the eligibility of the Property for annexation on March 22, 2016. At such hearing, any person permitted to appear pursuant to § 31-12-109(1), C.R.S. was given an opportunity to appear and present evidence on any matter to be determined by the Town Council.

F. The Basalt Town Council heard the statements of Town staff, petitioners and members of the public.

Please return to:  
TOWN OF BASALT  
101 Midland Avenue  
Basalt, CO 81621

**NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF BASALT, COLORADO, FINDS AND RESOLVES AS FOLLOWS:**

1. The above recitals and all exhibits are incorporated herein by this reference, and the Town Council makes all of the findings of fact, determinations and conclusions contained herein.

2. In accordance with requirements of § 31-12-110(1), C.R.S., the Town Council finds the applicable requirements of §§ 31-12-104 and §§ 31-12-105, C.R.S., have been met, including the following:

a. Not less than one-sixth of the perimeter of the Property is contiguous with the Town;

b. Based upon contiguity only, as provided in §31-12-104(1)(b), C.R.S., a community of interest exists between the Property and the Town;

c. Based upon contiguity only, as provided in §31-12-104(1)(b), C.R.S., the Property is urban or will be urbanized in the near future;

d. Based upon contiguity only, as provided in §31-12-104(1)(b), C.R.S., the Property is integrated with or capable of being integrated with the Town;

e. No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate is to be divided into separate parts or parcels without the written consent of the land owners;

f. No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, comprising 20 acres or more with an assessed valuation including buildings and improvements in excess of \$200,000.00 for ad valorem taxes, is included without the written consent of the land owners;

g. No petition for annexation of the Property has been commenced in another municipality;

h. No area to be annexed would result in the detachment of area from any school district;

i. Annexation of the Property would not have the effect of extending the municipal boundary of the Town more than three miles in one year;

- j. The Town has in place an annexation plan for the area within three miles of the boundaries of the Town; and
- k. The entire width of any platted street or alley to be annexed with the Property shall be included with the area annexed.
- l. Contiguity for this Property is not achieved by annexing a platted street or other public properties and the notice requirements of § 31-12-105(e.3), C.R.S. are not applicable.
3. The Town Council finds an election is not required pursuant to § 31-12-107(2), C.R.S.
4. The Town Council determines that no additional terms and conditions are to be imposed on the Property with respect to annexation of the Property, except as may be set forth in a written annexation agreement and other development agreement approved and signed by the Town and 100% of the owners of the Property.
5. The Town Council finds that the proposed annexation will not result in a change to any county boundary.
6. The Town Council finds that none of the area proposed to be annexed to the Town is presently a part of any incorporated city, city and county, or town and is not contiguous to any other incorporated city, city and county, or town.
7. The Town Council finds that the names and mailing addresses of the signers of the Petition, dates of signing the Petition, and the legal description of the Property owned by each petitioner is attached to the Petition. Further, no signature on the Petition is dated more than 180 days prior to the date of filing of the Petition with the Town Clerk.
8. The Town Council finds that the property is in the Town's Urban Growth Boundary (UGB) as shown on the future land use map in the Town's 2007 Master Plan.
9. The Town Council concludes, determines and resolves that the Property is eligible for annexation pursuant to the requirements of the Municipal Annexation Act.
10. This Resolution shall not form the basis for any reliance by the owner of the Property, and this Resolution shall not constitute an agreement or promise by the Town to Annex the Property to the Town.
11. The Applicant has submitted a complete Sketch Plan Application generally consistent with the development program representations that have been made in the

annexation hearings.

12. If for any reason the Sketch Plan Application is denied or withdrawn, the eligibility for annexation granted herein shall be null and void.

This Resolution was introduced, read, passed, and adopted by the Town Council by a vote of \_\_ to \_\_ on March 22, 2016.

TOWN OF BASALT, COLORADO

By: \_\_\_\_\_  
Jacque R. Whitsitt, Mayor

ATTEST:

\_\_\_\_\_  
Pamela K. Schilling, Town Clerk

Res13-DavidCOAnnexEligibility

**EXHIBIT A**  
Legal Description

ANNEXATION PARCEL 1

A PARCEL OF LAND SITUATED IN A PORTION OF TRACT 59 IN SECTION 18, TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF PITKIN, STATE OF COLORADO; SAID PARCEL OF LAND ALSO BEING A PORTION OF THAT PROPERTY RECORDED IN BOOK 774 AT PAGE 522-525 IN THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT ANGLE POINT NO. 3 OF SAID TRACT 59 (WITH ALL BEARINGS HEREIN BEING RELATIVE TO A BEARING OF N.00°48'57"E. BETWEEN ANGLE POINT NO. 7 AND ANGLE POINT NO. 8 OF TRACT 59, BOTH FOUND GLO BRASS CAPS IN PLACE); THENCE N.00°05'50"E. ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT 59 A DISTANCE OF 1174.50 FEET TO THE SOUTHWEST CORNER OF THAT ANNEXATION PARCEL AS SHOWN ON THE ANNEXATION PLAT OF BASALT BUSINESS CENTER WEST, FILING II ANNEXATION, RECORDED DECEMBER 29, 1997 AS RECEPTION NO. 411948 OF THE PITKIN COUNTY RECORDS, THE TRUE POINT OF BEGINNING; THENCE S.89°03'19"E. ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ANNEXATION PARCEL OF BASALT BUSINESS CENTER WEST A DISTANCE OF 135.01 FEET; THENCE LEAVING SAID SOUTHERLY BOUNDARY LINE S.23°02'06"W. A DISTANCE OF 346.39 FEET TO SAID WESTERLY BOUNDARY LINE OF SAID TRACT 59; THENCE N.00°05'50"E. ALONG SAID WESTERLY BOUNDARY LINE OF SAID TRACT 59 A DISTANCE OF 321.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 21,668 SQUARE FEET OR 0.497 ACRES, MORE OR LESS.

ANNEXATION PARCEL 2

A PARCEL OF LAND SITUATED IN A PORTION OF TRACT 59 IN SECTION 18, TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF PITKIN, STATE OF COLORADO; SAID PARCEL OF LAND ALSO BEING A PORTION OF THAT PROPERTY RECORDED IN BOOK 774 AT PAGE 522-525 IN THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT ANGLE POINT NO. 3 OF SAID TRACT 59 (WITH ALL BEARINGS HEREIN BEING RELATIVE TO A BEARING OF N.00°48'57"E. BETWEEN ANGLE POINT NO. 7 AND ANGLE POINT NO. 8 OF TRACT 59, BOTH FOUND GLO BRASS CAPS IN PLACE); THENCE N.00°05'50"E. ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT 59 A DISTANCE OF 853.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE N.23°02'06"E. A DISTANCE OF 346.39 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THAT ANNEXATION PARCEL AS SHOWN ON THE ANNEXATION PLAT OF BASALT BUSINESS CENTER WEST, FILING II ANNEXATION, RECORDED DECEMBER 29, 1997 AS RECEPTION NO. 411948 OF THE PITKIN COUNTY RECORDS; THENCE S.00°05'50"W. A DISTANCE OF 682.61 FEET; THENCE N.89°54'10"W. A DISTANCE OF 135.00 FEET TO

SAID WESTERLY BOUNDARY LINE OF TRACT 59; THENCE N.00°05'50"E. ALONG SAID WESTERLY BOUNDARY LINE A DISTANCE OF 363.61 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 70,620 SQUARE FEET OR 1.621 ACRES.

### ANNEXATION PARCEL 3

A PARCEL OF LAND SITUATED IN A PORTION OF TRACT 59 IN SECTION 18, TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF PITKIN, STATE OF COLORADO; SAID PARCEL OF LAND ALSO BEING A PORTION OF THAT PROPERTY RECORDED IN BOOK 774 AT PAGE 522-525 IN THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT ANGLE POINT NO. 3 OF SAID TRACT 59 (WITH ALL BEARINGS HEREIN BEING RELATIVE TO A BEARING OF N.00°48'57"E. BETWEEN ANGLE POINT NO. 7 AND ANGLE POINT NO. 8 OF TRACT 59, BOTH FOUND GLO BRASS CAPS IN PLACE); THENCE N.33°35'12"E. A DISTANCE OF 464.43 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID PROPERTY, SAID POINT ALSO BEING ON THE WESTERLY LINE OF AN 80 FOOT WIDE ROAD RIGHT-OF-WAY AS DESCRIBED IN THAT DOCUMENT RECORDED AS RECEPTION NUMBER 379113 OF THE PITKIN COUNTY RECORDS, THE TRUE POINT OF BEGINNING; THENCE N.00°56'41"E. ALONG SAID WESTERLY LINE A DISTANCE OF 1074.12 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE N.07°40'59"E. A DISTANCE OF 241.68 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THE FINAL PLAT OF BASALT BUSINESS CENTER WEST RECORDED AS RECEPTION NUMBER 345113 OF THE PITKIN COUNTY RECORDS; THENCE LEAVING SAID WESTERLY LINE S.89°02'08"E. ALONG SAID SOUTHERLY BOUNDARY A DISTANCE OF 305.30 FEET; THENCE LEAVING SAID SOUTHERLY BOUNDARY S.15°02'58"E. ALONG THE WESTERLY BOUNDARY OF THE FINAL PLAT OF BASALT BUSINESS CENTER SOUTH RECORDED AS RECEPTION NUMBER 356525 OF THE PITKIN COUNTY RECORDS A DISTANCE OF 52.02 FEET; THENCE LEAVING SAID WESTERLY BOUNDARY N.89°02'07"W. A DISTANCE OF 244.99 FEET TO A POINT ON THE EASTERLY LINE OF SAID 80 FOOT WIDE ROAD RIGHT-OF-WAY; THENCE S.07°40'59".W ALONG SAID EASTERLY LINE A DISTANCE OF 191.73 FEET TO A POINT ON THE BOUNDARY OF SAID PROPERTY RECORDED IN BOOK 774 AT PAGE 522-525 IN THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE; THENCE N.89°03'19".W ALONG SAID BOUNDARY LINE A DISTANCE OF 40.46 FEET; THENCE CONTINUING ALONG SAID BOUNDARY LINE S.00°56'41".W A DISTANCE OF 1073.43 FEET; THENCE CONTINUING ALONG SAID BOUNDARY LINE N.89°26'49".W A DISTANCE OF 40.04 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 74,100 SQUARE FEET OR 1.701 ACRES.

B) Annex.  
Petition +  
Map

PETITION FOR ANNEXATION

To The Town Board of Trustees of the Town of Basalt, Colorado:

We, the undersigned, constituting and comprising the owners of more than 50% of the property described in Exhibit A attached to and incorporated herein by this reference (the "Property") do hereby petition that the described area be annexed to and become a part of the Town of Basalt ("Town"), Colorado and do represent and state as follows.

1. It is desirable and necessary that the Property be annexed to the Town.
2. The requirements of §§ 31-12-104 and 31-12-105, C.R.S., as amended, exist or have been met as those sections apply to the annexation of the Property.
3. The annexation of the Property complies with Section 30 of Article II of the Colorado Constitution; that is, the Petitioners comprise the owners of more than fifty percent of the Property, exclusive of streets and alleys.
4. The undersigned request that the Town approve the annexation of the Property.
5. Ownership of the Property is as follows: Davidco, LLC, a Colorado limited liability company, owns a 100% undivided interest in the Property; and NorthFork, LLC, a Colorado limited liability company, owns an executory interest pursuant to an agreement under which it holds an option to purchase an undivided 100% interest in the Property.
6. Petitioners reserve the right, at any time prior to final approval of annexation by the Town, to withdraw their signatures, pursuant to § 31-12-107(1)(e), C.R.S., if the Petitioners are not able to obtain approval (which may be contemporaneous with approval of annexation pursuant to § 13-12-155(1), C.R.S.) from the Town of zoning and site plan for the Property acceptable to the Town and Petitioners. Further, this Petition for Annexation is expressly conditioned on Petitioners and Town executing a mutually agreeable Annexation Agreement which may set forth terms and conditions related to annexation of and land use for the Property.

SIGNATURES AND MAILING ADDRESSES OF LANDOWNERS

Mailing Address:	P.O. Box 80 Basalt, CO 81621	Davidco, LLC, a Colorado limited liability company
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November 15, 2015	By: <u>Paul G. Adams</u> Paul G. Adams, Manager
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Mailing Address:	P.O. Box 710 Basalt, CO 81621	NorthFork, LLC, a Colorado limited liability company
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November 15, 2015	By: <u>Clay Crossland</u> Clay Crossland, Manager
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**AFFIDAVIT OF CIRCULATOR**  
**OF PETITION FOR ANNEXATION**

STATE OF COLORADO    )  
                                  ) ss  
COUNTY OF PITKIN    )

The undersigned, being first duly sworn, states and affirms:

1. I was the circulator of Petition for Annexation to which this Affidavit is attached; and
2. Each signature on this Petition for Annexation is the signature of the person whose name it purports to be.

  
\_\_\_\_\_  
Lori Jewell

STATE OF COLORADO    )  
                                  ) ss  
COUNTY OF PITKIN    )

The foregoing Affidavit of Circulator was sworn to and acknowledged before me on November 15, 2015, by Lori Jewell.

Witness my hand and official seal.

My commission expires: 8-20-19

  
\_\_\_\_\_  
Notary Public



**PETITIONERS' REPRESENTATIVE**

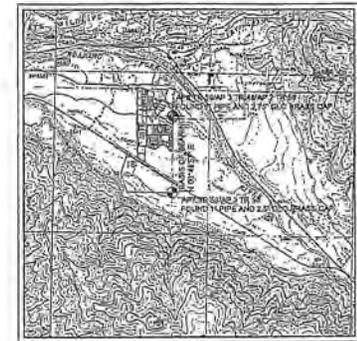
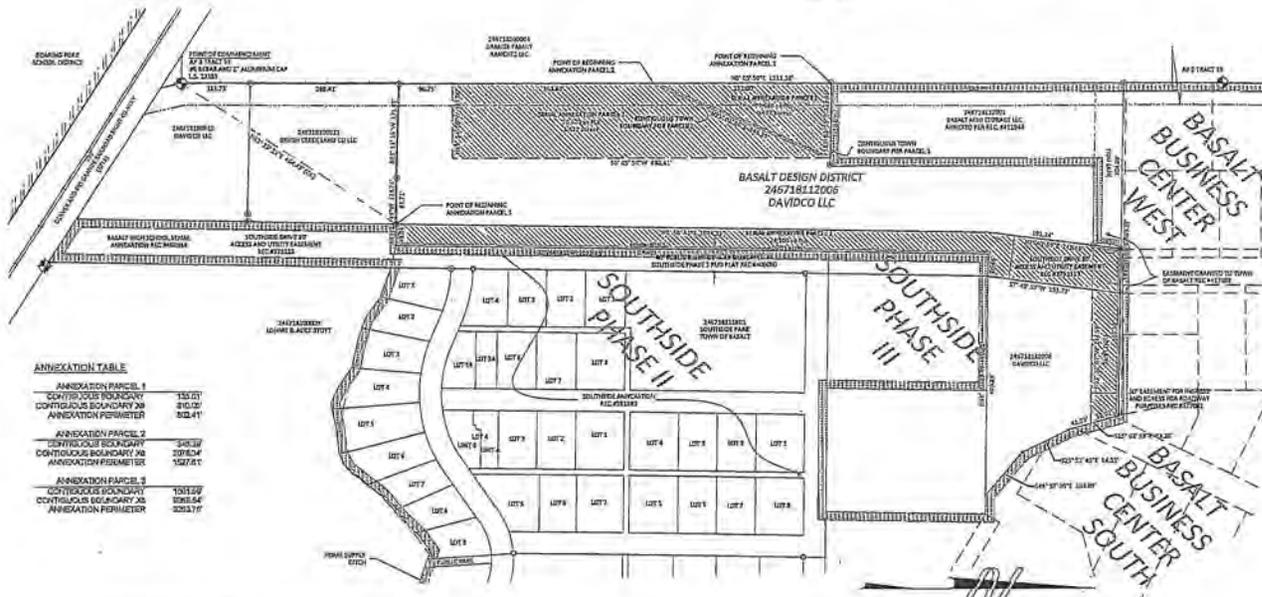
The following person is authorized by the Petitioners to process this annexation request. The Town Administration may contact this person regarding this annexation request.

Clay Crossland  
400 West Cody Lane  
Basalt, CO 81621  
Telephone: 970-927-4704  
Facsimile: 970-927-4804  
Email: crosland@bta.bz

# ANNEXATION PLAT OF: DAVIDCO LLC SERIAL A. ANNEXATION 1, 2 AND 3

A PARCEL OF LAND SITUATED IN A PORTION OF TRACT 59 IN SECTION 18, TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF PITKIN, STATE OF COLORADO

SHEET 1 OF 1



VICINITY MAP  
SCALE: 1" = 2000'

**ANNEXATION TABLE**

ANNEXATION PARCEL #	CONTIGUOUS BOUNDARY CONTIGUOUS BOUNDARY PERIMETER	ANNEXATION PARCEL #	CONTIGUOUS BOUNDARY CONTIGUOUS BOUNDARY PERIMETER
1	153.07	2	312.07
2	523.41	3	326.37
3	152.75	4	326.37
4	101.59	5	326.37
5	326.37	6	326.37

**ANNEXATION PARCEL DESCRIPTIONS**

**SERIAL ANNEXATION PARCEL 1**

A PARCEL OF LAND SITUATED IN A PORTION OF TRACT 59 IN SECTION 18, TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF PITKIN, STATE OF COLORADO, SAID PARCEL OF LAND ALSO BEING A PORTION OF THAT PROPERTY RECORDED IN BOOK 174 AT PAGE 1243 IN THE PINK COUNTY CLERK AND RECORDER'S OFFICE. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT ANGLE POINT NO. 1 OF SAID TRACT AS SHOWN IN ALL EXHIBITS HEREIN BEING RELATIVE TO A BEARING OF N 0° 00' 00" E, DISTANCE 153.07 FEET TO POINT NO. 1 AND ANGLE POINT NO. 2 OF SAID TRACT AS SHOWN IN SAID EXHIBITS; THENCE N 89° 59' 59" E, DISTANCE OF 523.41 FEET TO THE SOUTHWEST CORNER OF THAT ANNEXATION PARCEL AS SHOWN IN THE ANNEXATION PLAT OF BASALT BUSINESS CENTER WEST, FILED IN THE PINK COUNTY CLERK AND RECORDER'S OFFICE, AS RECORDED IN BOOK 157 AT RECEPTION NO. 07194 OF THE PINK COUNTY CLERK AND RECORDER'S OFFICE; THENCE S 89° 59' 59" E, DISTANCE OF 152.75 FEET TO THE SOUTHWEST CORNER OF SAID TRACT AS SHOWN IN SAID EXHIBITS; THENCE S 0° 00' 00" E, DISTANCE OF 101.59 FEET TO THE SOUTHWEST CORNER OF SAID TRACT AS SHOWN IN SAID EXHIBITS; THENCE S 89° 59' 59" E, DISTANCE OF 326.37 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 31.80 ACRES AND 326.37 ACRES.

**SERIAL ANNEXATION PARCEL 2**

A PARCEL OF LAND SITUATED IN A PORTION OF TRACT 59 IN SECTION 18, TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF PITKIN, STATE OF COLORADO, SAID PARCEL OF LAND ALSO BEING A PORTION OF THAT PROPERTY RECORDED IN BOOK 174 AT PAGE 1243 IN THE PINK COUNTY CLERK AND RECORDER'S OFFICE. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SAID PARCEL OF LAND CONTAINS 31.80 ACRES AND 326.37 ACRES.

**SERIAL ANNEXATION PARCEL 3**

A PARCEL OF LAND SITUATED IN A PORTION OF TRACT 59 IN SECTION 18, TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF PITKIN, STATE OF COLORADO, SAID PARCEL OF LAND ALSO BEING A PORTION OF THAT PROPERTY RECORDED IN BOOK 174 AT PAGE 1243 IN THE PINK COUNTY CLERK AND RECORDER'S OFFICE. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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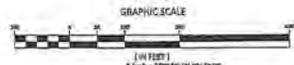
SAID PARCEL OF LAND CONTAINS 31.80 ACRES AND 326.37 ACRES.

**SERIAL ANNEXATION PARCEL 4**

A PARCEL OF LAND SITUATED IN A PORTION OF TRACT 59 IN SECTION 18, TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF PITKIN, STATE OF COLORADO, SAID PARCEL OF LAND ALSO BEING A PORTION OF THAT PROPERTY RECORDED IN BOOK 174 AT PAGE 1243 IN THE PINK COUNTY CLERK AND RECORDER'S OFFICE. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT ANGLE POINT NO. 1 OF SAID TRACT AS SHOWN IN ALL EXHIBITS HEREIN BEING RELATIVE TO A BEARING OF N 0° 00' 00" E, DISTANCE 153.07 FEET TO POINT NO. 1 AND ANGLE POINT NO. 2 OF SAID TRACT AS SHOWN IN SAID EXHIBITS; THENCE N 89° 59' 59" E, DISTANCE OF 523.41 FEET TO THE SOUTHWEST CORNER OF THAT ANNEXATION PARCEL AS SHOWN IN THE ANNEXATION PLAT OF BASALT BUSINESS CENTER WEST, FILED IN THE PINK COUNTY CLERK AND RECORDER'S OFFICE, AS RECORDED IN BOOK 157 AT RECEPTION NO. 07194 OF THE PINK COUNTY CLERK AND RECORDER'S OFFICE; THENCE S 89° 59' 59" E, DISTANCE OF 152.75 FEET TO THE SOUTHWEST CORNER OF SAID TRACT AS SHOWN IN SAID EXHIBITS; THENCE S 0° 00' 00" E, DISTANCE OF 101.59 FEET TO THE SOUTHWEST CORNER OF SAID TRACT AS SHOWN IN SAID EXHIBITS; THENCE S 89° 59' 59" E, DISTANCE OF 326.37 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 31.80 ACRES AND 326.37 ACRES.



**SOURCE DOCUMENTS**

- ANNEXATION PLAT OF BASALT BUSINESS CENTER WEST, FILED IN ANNEXATION RECORDED DECEMBER 26, 1997 AS RECEPTION NO. 07194
- GEN. SER. LAND OFFICE 1993 SUPPLEMENTAL PLAT OF TOWNSHIP 8 SOUTH RANGE 86 WEST OF THE 6TH PM.
- ANNEXATION PLAT OF BASALT HIGH SCHOOL SERIAL ANNEXATION RECORDED NOVEMBER 1, 2001 AS RECEPTION NO. 07008
- FINAL PLAT AND FINAL PUD DEVELOPMENT PLAN OF BASALT BUSINESS CENTER WEST, RECORDED MAY 22, 1992 AS RECEPTION NO. 06115
- FINAL PLAT AND FINAL PUD DEVELOPMENT PLAN PHASE I AND RIGHT-OF-WAY DESIGNATION WITHIN PHASE I AND II OF SOUTH SIDE PLANNED UNIT DEVELOPMENT, PHASE I, RECORDED MAY 22, 1992 AS RECEPTION NO. 06113
- MAP OF TERRITORIES TO BE ANNEXED TO THE TOWN OF BASALT, RECORDED APRIL 28, 1988 AS RECEPTION NO. 02008
- EXHIBIT FOR A 60 FOOT RIGHT-OF-WAY PREPARED NOVEMBER 13, 1994 BY LOUIS H. BUEHNER (L.S. 00181)
- THAT EASEMENT DEED RECORDED FEBRUARY 17, 1992 AS RECEPTION NO. 07211
- THAT WARRANTY DEED RECORDED FEBRUARY 17, 1992 AS RECEPTION NO. 07211
- FINAL PLAT BASALT BUSINESS CENTER SOUTH RECORDED MAY 4, 1993 AS RECEPTION NO. 06855



**SOPRIS ENGINEERING - LLC**  
CIVIL CONSULTANTS  
502 MAIN STREET, SUITE A3  
CARBONDALE, COLORADO 81623  
(970) 704-8911 SOPRISENG@SOPRISENG.COM

- MAP NOTES**
- DATE OF PREPARATION: SEPTEMBER - DECEMBER, 2005
  - LINEAR UNITS: THE LINEAR UNITS USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DESIGNED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
  - BASE OF BEARING: THE SONS ENGINEERING AND O'NEILL, INC. COUNTY OF GARFIELD, STATE PLANE COORDINATE SYSTEM-CENTRAL ZONE, LAMBERT CONFORMAL PROJECTION, THIS PLAT, BASALT AREA BEARING BASE OF 8° 27' 21" W BETWEEN THE TOWNSHIP 8-SOUTH AND 9-SOUTH, WHICH ESTABLISHED A POINT BEARING OF N 0° 00' 00" E BETWEEN ANGLE POINT NO. 1 AND ANGLE POINT NO. 2 OF TRACT 59, BOTH FOLIO 8-60 RANGE 86S IN PLACE, AS SHOWN.
  - THIS MAP DOES NOT CONSTITUTE A TITLE SEARCH BY SOPRIS ENGINEERING, LLC (SE) TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND/OR TITLE OF RECORD, IS RELIED UPON THE PLATS AND DOCUMENTS STATED HEREIN AND THE TITLE DOCUMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, PUD 86-800000000, EFFECTIVE DATE AUGUST 24, 2003.
  - DEED OF RECORD BEARINGS HAVE BEEN ROTATED CLOCKWISE ORSEWAL TO CONFORM WITH THE BASIS OF BEARING, AS REFERENCED IN NOTE 3 ABOVE.
  - THE PROPERTY IS SUBJECT TO THE ANNEXATION AGREEMENT RECORDED WITH THE CLERK AND RECORDER OF PITKIN COUNTY AS RECEPTION NO. \_\_\_\_\_

**TOWN COUNCIL CERTIFICATE**

THIS ANNEXATION PLAT IS APPROVED FOR FILING WITH THE CLERK AND RECORDER OF PITKIN COUNTY PURSUANT TO ORDINANCE NO. \_\_\_\_\_ SERIES OF 20\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

JACOB R. WINDTJE, MAYOR  
WITNESS MY HAND AND SEAL OF THE TOWN OF BASALT, COLORADO

ATTEST:

MARELA S. SOELLING, TOWN CLERK

**SURVEYOR'S STATEMENT**

I, MARK S. BECKER, DO HEREBY STATE THAT THIS ANNEXATION PLAT WAS PREPARED BY SOPRIS ENGINEERING, LLC FOR DAVIDCO, LLC, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

**ACCEPTANCE FOR RECORDING**

THIS PLAT IS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER FOR PITKIN COUNTY, COLORADO, ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AS RECEPTION NO. \_\_\_\_\_

CLERK AND RECORDER

NOTICE: REFER TO RECORDING RULES FOR MOST EXHIBITS AND ALSO ACTION TAKEN BY THE CLERK AND RECORDER FOR PITKIN COUNTY, COLORADO, ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AS RECEPTION NO. \_\_\_\_\_

C) Narrative +  
Maps

To be filled out by the Town  
 Filed: \_\_\_/\_\_\_/\_\_\_  
 Application Fee: \_\_\_\_\_  
 Review Fee: \_\_\_\_\_  
 Total Payment Received: \_\_\_\_\_  
 Current Reimbursement Agreement: \_\_\_\_\_

Town of Basalt

## Development Application

**The Following Must Be Provided Unless the Town Planner Gives Permission to Omit Answer:**

TYPE OF APPLICATION FILED:  Annexation  Rezoning  ESA  
 Environmental  ESA Floodplain  Regular Rezoning  Special Review  
 Special Review for Off-Street Parking  Variance  Minor Subdivision  
 Minor Subdivision Condominimization

Major Subdivision or Replat

Sketch Plan

Preliminary Plat

Final Plat

Planned Unit Development

Sketch Plan

Master Plan

Preliminary Development Plan

Final Development Plan

TRC Administrative Amendment

Other type of Application. Not Applicable.

Brief description of project: *This application by Davidco LLC is a Serial Annexation of Parcels 1, 2 and 3 containing approximately 3.819 acres +/- or approximately 166,360 square feet total, see attached.*

Parcels 1 and 2: *The Serial Annexation of Parcels 1 and 2 includes approximately 2.118 acres +/- or approximately 92,260 square feet (total) and is proposed to be a second expansion of Basalt Mini Storage and includes a separate zoning and site plan application to construct four (4) separate buildings of approximately 20,400 total square feet on two levels of each building. Said buildings will be phased one at a time.*

Parcel 3: *The Serial Annexation of Parcel 3 includes approximately 1.701 acres +/- or approximately 74,100 square feet (total) and is made in response to the Town of Basalt's request to annex into the town, at the same time as Parcels 1 and 2, that portion of South Side Drive and Fiou Lane right-of-way that is currently not dedicated or annexed that lies within the remaining portion of Davidco LLC's property. Upon approval of the Serial Annexation of Parcels 1, 2 and 3, Davidco LLC shall sale and convey to the Town of Basalt Parcel 3 by executing a Bargain and Sale Deed in the attached form and format. In agreeing to this annexation request, it is expected that the Town will waive any fees and or additional cost associated with this portion of the annexation.*

---

**Contact Information**

Name of Applicant(s): Davidco LLC

Phone number: 970-927-4704  
Fax number: 970-927-4801  
E mail (if available): crosland@bta.bz  
Address: 400 W. Cody Lane, Basalt, Colorado 81621

Name of Owner(s): Same as above

Phone number:  
Fax number:  
E mail (if available):  
Address:

Name of Owner's Representative: Clay Crossland

Phone number: 970-927-4704  
Fax number: 970-927-4801  
E mail (if available): crosland@bta.bz

Please attach owner's authorization. Not Applicable.

Name of Engineer or Surveyor: Sopris Engineering, Inc.

Phone number: 970-704-0311  
Fax number: 970-704-0313  
Email: ynichol@sopriseng.com  
mbeckler@sopriseng.com

Name of Architect or Planner: Lipkin Warner Design & Planning LLC.  
Jeffrey Osulak, Architect

Phone number: 970-927-8473  
Fax number: 970-927-8487

---

**Information on Existing Conditions**

Existing Zoning: Master Plan Industrial Proposed Zoning: Industrial

Total square feet or acreage in application: Approximately 92,260 square feet of land

---

**Information on Proposed Development**

Total number of dwelling units: None.

Total number of Bedrooms: None.

Total floor area: Approximately 81,600 total square feet on 2 levels of 4 separate buildings.

Proposed gross floor area by use (non-residential development only): .89:1.0

---

**Legal Description**

Legal Description of property (attach if necessary): See Attached.

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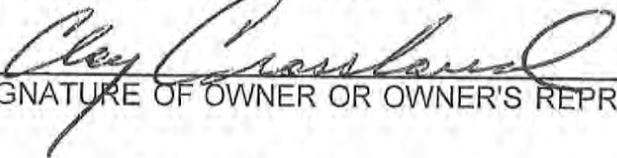
---

Reception No. of Deed: Rec.# is 519602 in Pitkin County, Colorado.

---

**Davidco LLC**

By: Clay Crossland, Member/Manager

  
SIGNATURE OF OWNER OR OWNER'S REPRESENTATIVE\*

\* If Owner's Representative files or will represent the application, attach an owner's authorization to represent

**Attach appropriate information requested for type of application per the Basalt Town Code and any information requested by Planning Department.**

# Application – Zoning Map Change

## Sec. 16-267. Amendment Procedure

November 17, 2015

To: Susan Philp  
Planning Director  
Town of Basalt  
101 Midland Ave.  
Basalt, Colorado 81621

From: Davidco LLC  
Property Owner/Applicant  
P.O. Box 710  
Basalt, Colorado 81621

Re: Application for a Zoning Map Change

Dear Susan:

### **Introduction:**

Pursuant to Section 16-267 of the Town Code, please consider this Application for a Zoning Change to the Town's Zoning Map to be in the Planning and Zoning Commission's requisite format and effective this date to be officially filed with the Town Clerk for processing and review.

### **Description of Land to be Rezoned:**

This Zoning Change application accompanies a petition for a serial annexation totaling approximately 2.118 acres of land located just west of Southside Dr. and South of Fiou Lane but more specifically immediately south of the existing Basalt Mini Storage (BMS). See Tab 8 for a more detailed legal and description of the boundaries of the area requested to be rezoned. Now, go to Appendix Tab 21 for an indication of the existing zoning on all adjacent sides of the area.

**Requested New Zoning Classification:**

The Applicant, Davidco LLC, seeks to annex the property together with a New Zoning Classification of IND or Light Industrial Zoning, obtain site plan approval to include a phased development schedule to supplement and expand the existing Basalt Mini Storage Complex.

**Boundaries of the Requested New Zoning Classification:**

See Tab 8.

**Existing Zoning on all Sides of the Area:**

See Appendix Tab 21.

**Statement of Justification:**

The Town's 2007 (adopted) Master Plan Map, see Appendix Tab 21, already projects and/or designates the subject area as IND or Light Industrial Zoning. The reasoning behind this designation is quite obvious when one studies the surrounding area's existing zoning and development, i.e., it is estimated that approximately 70% of all the land already annexed and developed between the subject property and Highway 82 has been developed under the IND zoning with a mix of uses. Therefore, Applicant's Rezoning Request is in conformance with the Town's adopted and desired future use, i.e., the Master Plan.

In addition, the subject property's proposed use is adjacent to, contiguous with and an extension of an existing successful business, Basalt Mini Storage. This fact alone makes it peculiarly suitable to the site and use. Allowing an existing low impact and successful business to expand is only smart planning.

Furthermore, the area conditions have changed only in the fact that there is a substantial lack of supply for the proposed use compared to the demand. Moreover, no IN or additional mini storage has been approved or built in the Town or from Aspen to the town limits of Carbondale since the applicant did so back in 1997. To not allow expansion of this use will certainly result in a further shortage resulting in escalated pricing and inconvenience to the general public. Simply stated, this proposed expansion is in the best interest of the community it serves to include businesses as well as individuals.

Finally, all necessary utilities and road structures are in place, available and accessible.

### **Description Proposed Uses:**

The proposed use is a single use proposal for the expansion of the existing and adjacent Basalt Mini Storage with the addition of some climate control or heated space which BMS presently does not offer. The proposed four (4) two story buildings are to be constructed using a steel supper structure, architectural grade metal siding, a metal standing seam and concrete flooring. There will be a designated loading and unloading zone, for each building, conveniently accessible to an elevator for service to the second story (see Tabs 11 & 12).

### **Surrounding Land and Building Uses:**

The subject property is basically part of an undeveloped enclave surrounded on three sides by existing uses already annexed to the Town or permanently dedicated as open space, (see Tab 8).

Immediately to the west is the Grange Ranch, approximately 240 acres, which runs all the way from Highway 82 down to the Basalt High School. This property has a contractual obligation to the Aspen Valley Land Trust and Associates to be designated as a perpetual open space easement limiting its use to agriculture.

Immediately to the north and East of the subject are three different IND (industrial) developments, i.e., BBCW, BBCS and BBCE. Examples of the various uses are; Basalt's Public Works facility at the end of Fiou Lane and only a few hundred feet from the proposed project, multiple buildings that are car oriented, i.e., Big Tires, Quick Lube, The Finishing Touch body shop, Alexander Roofing Co. warehouse, Myers Steel Fabrication, Mountain Greenery nursery, Western Sheet Metal fabrication, Shell fueling station, just to mention a few.

The land across Southside Drive directly to the east of the subject proposal is a residential neighborhood with a variety of densities. Directly adjacent to Southside Drive are the Southside Town homes, a multi-family neighborhood.

Heading south on Southside Drive, Southside Park is adjacent to the street surrounded on the east by a mix of single-family, live-work and multi-family homes. The Park is zoned "Park" and the residential neighborhood to the east of the Park is zoned R3.

Beyond Southside Park traveling south on Southside Drive, the first row of homes along Southside Drive is zoned C3 and are live/work single-family style structures. Five live/work units are located in four separate buildings and two more are located between Meadow Lane and

the Home Supply irrigation ditch. The neighborhood east of the live/work units is single family residential and is zoned R4.

Immediately to the south of the Home Supply ditch and west of Southside Drive and down to the high school, is vacant land that lies within the Basalt Master Plan Growth Boundary and has various mixed use designations, i.e., IND, Medium Density Residential, Public Service and Public Open Space (see Appendix Tab 21).

*It is important to point out that all of these multi-use residential and live/work projects occurred after BBCW, BBCE, BBCS and the Town's Master Plan were approved and mostly developed. Suffice to say, these developments were built and sold knowing that it was already heavily developed as IN uses and what one should expect in the future via the Town's Master Plan.*

#### **Time or Phasing Schedule:**

Our site plan specifically shows four (4) separate buildings (two story) of approximately 20,400 square feet or 10,200 square feet per level for a total of 81,600 square feet. Each building will be developed separately based upon demand and absorption. While rent-up periods vary greatly between facilities and locations, most industry professionals consider a facility has completed its lease up period once it has reached a 70 percent physical occupancy rate. As published in the 2011 Self-Storage Almanac the percent of facilities reaching 70% physical Occupancy that took more than 24 months was 68.48% for those facilities located in the Western Mountain region. This is in line with the national average of 68.47% (see attached).

Based upon our past experience together with the above averages it is estimates that a reasonable absorption rate for the 1<sup>st</sup> phase would follow the national trends or more than 24 months to obtain 70% physical occupancy. This estimate could be faster for the first phase due to the short supply and the addition of Climate Controlled spaces which does not exist in the valley at this time.

If one were to estimate the remaining three phases using the above assumptions it would be a reasonable projection that it would take a minimum of eight years to complete the project subject to the development of or lack of new facilities.

#### **Justification for Additional IN or Light Industrial Zoning:**

Notwithstanding a few lots zoned IN in BBCW, BBCE and BBCS that cannot be developed because of their location within the designated flood plain, there does not exist any developable IN zoned property in the Town of Basalt. This is to say that all existing IN zoned

property is already developed out. Moreover, there is no known property between Aspen and Carbondale that is zoned to accommodate the proposed use. While this application is a single use request, i.e., mini storage, there is a demand for even more property to be zoned IN to accommodate other uses allowed under this category. This fact is obviously acknowledged by the Town since they are designating in their Master Plan a lot more IN property on approximately 5 more acres. The total lack of any developable existing IN zoning within the Town and surrounding communities, is by itself justification for additional IN zoning.

#### **Effect of Zoning on Adjacent Uses:**

The very nature of mini storage is very low key, especially when no outside storage is allowed, resulting in an impact that can be considered as low as possible when compared to multi-family, car oriented businesses and other heavier light industrial uses. For instance, Sopris Engineering's engineering report for this project in Paragraph 3.0 quotes that the traffic trip generation numbers obtained from the 9<sup>th</sup> Edition of the Institute of Traffic Engineers (ITE) Trip Generation Manuals indicates that conservatively, at build out of the project, the Additional Traffic trips per day would be 200 or 2.5 trips per 1,000 square feet per day. Our own traffic counts for the existing Basalt Mini Storage is 56 visits by our customers on two existing sites totaling 70,000 square feet or less than one (1) car per 1,000 square feet (.80 per 1,000 sq/ft). This low traffic impact is almost negligible when compared to residential development.

The fact that the project is designed to accommodate all the activity on the west side of the buildings facing the Grange Cattle Ranch goes a long way to limit visibility of the mini storage operation as one drives down Southside Drive or enters Southside from the east.

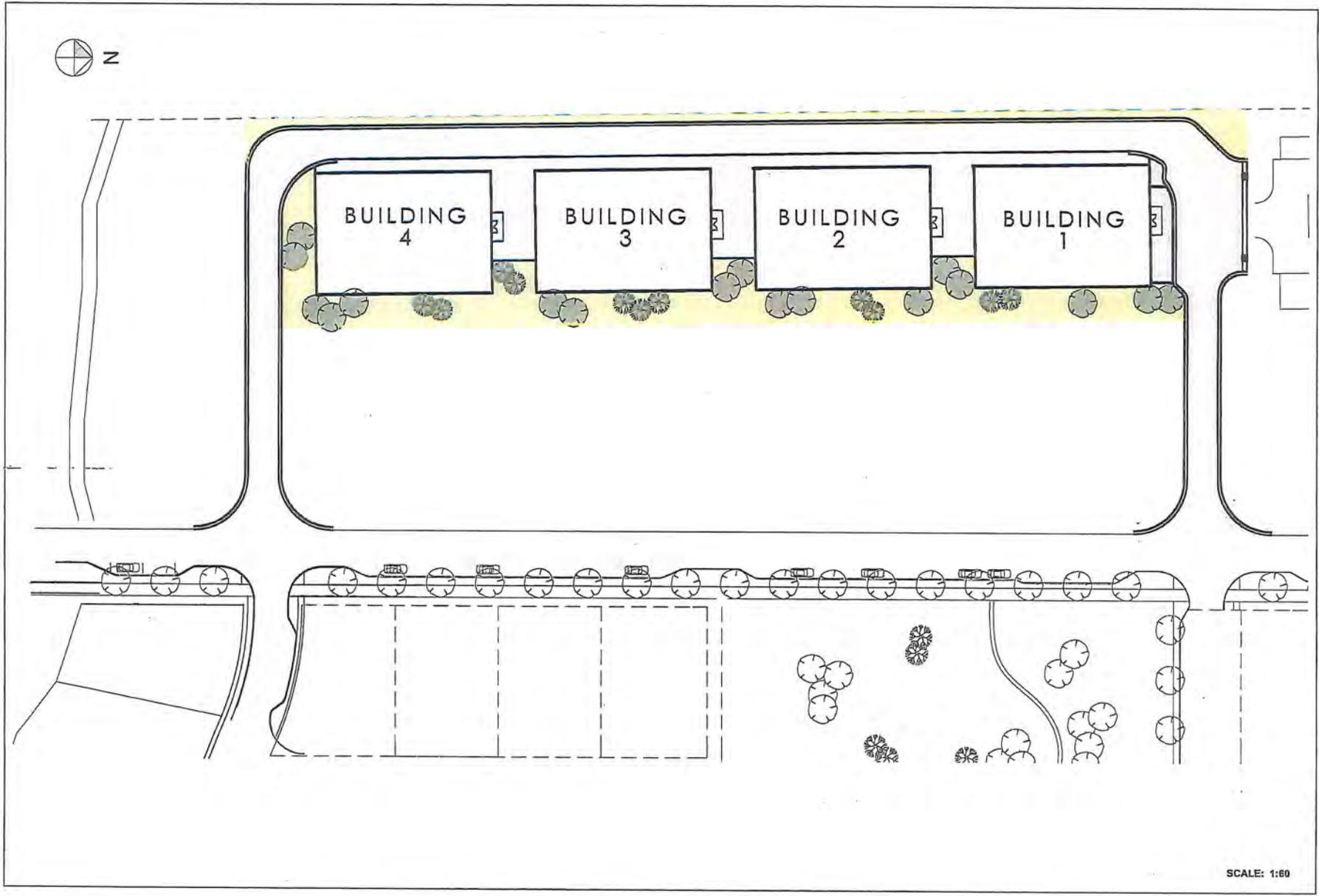
The positive effects of the project on adjacent uses are; it affords convenient storage to a lot of existing business and residents on both sides of Highway 82, and expansion in this location does not require an office on site since the main office where people come to rent will still be located at the existing BMS office located up next to Highway 82 next to Big "O".

Finally, the biggest positive for the surrounding uses and for the whole Town is the real estate and personal property taxes that will be generated by the expansion of BMS. Going back to the year 2000 and forward to the last real estate tax year of 2014, BMS has paid exactly \$1,561,684.31 in property and personal property tax (see attached). This does not count the money generated from 1992 until year 2000 which we no longer have records. However, conservatively it would have put the number close to \$2,000,000. The general brake down of the how that \$1,561,684.31 was distributed and to whom is as follows:

1.	Schools: :	
	a. Roaring Fork School District	48.94%
	b. Colorado Mountain College	4.64%
2.	Town of Basalt General Fund	11.48%
3.	Other Town Special Districts	
	a. Open Space/Trails	
	b. Basalt Fire District	
	c. Basalt Sanitation	
	d. Basalt Library	24.05%
4.	Other Entities	
	a. Pitkin County General Fund	
	b. County TV&FM Translators	
	c. County Roads and Bridges	
	d. County Human Services	
	e. Healthy Community Fund	<u>10.89%</u>

Total 100.00%

In conclusion, once the proposed development is built out there will be well over \$3,000,000 (in today's dollars) in property taxes of which roughly 75% goes to the direct benefit of Basalt and the surrounding community. Just as importantly, there are almost no services, expense or negative impact to the Basalt Community resulting in these tax dollars being almost total net dollars.



L	W	D	P
LITKEN WARNER DESIGN & PLANNING			
201 EAST VALLEY RD			
BASALT, CO 81611			
T: 970.937.0701			
F: 970.937.1400			
W: <a href="http://www.lwdesign.com">www.lwdesign.com</a>			

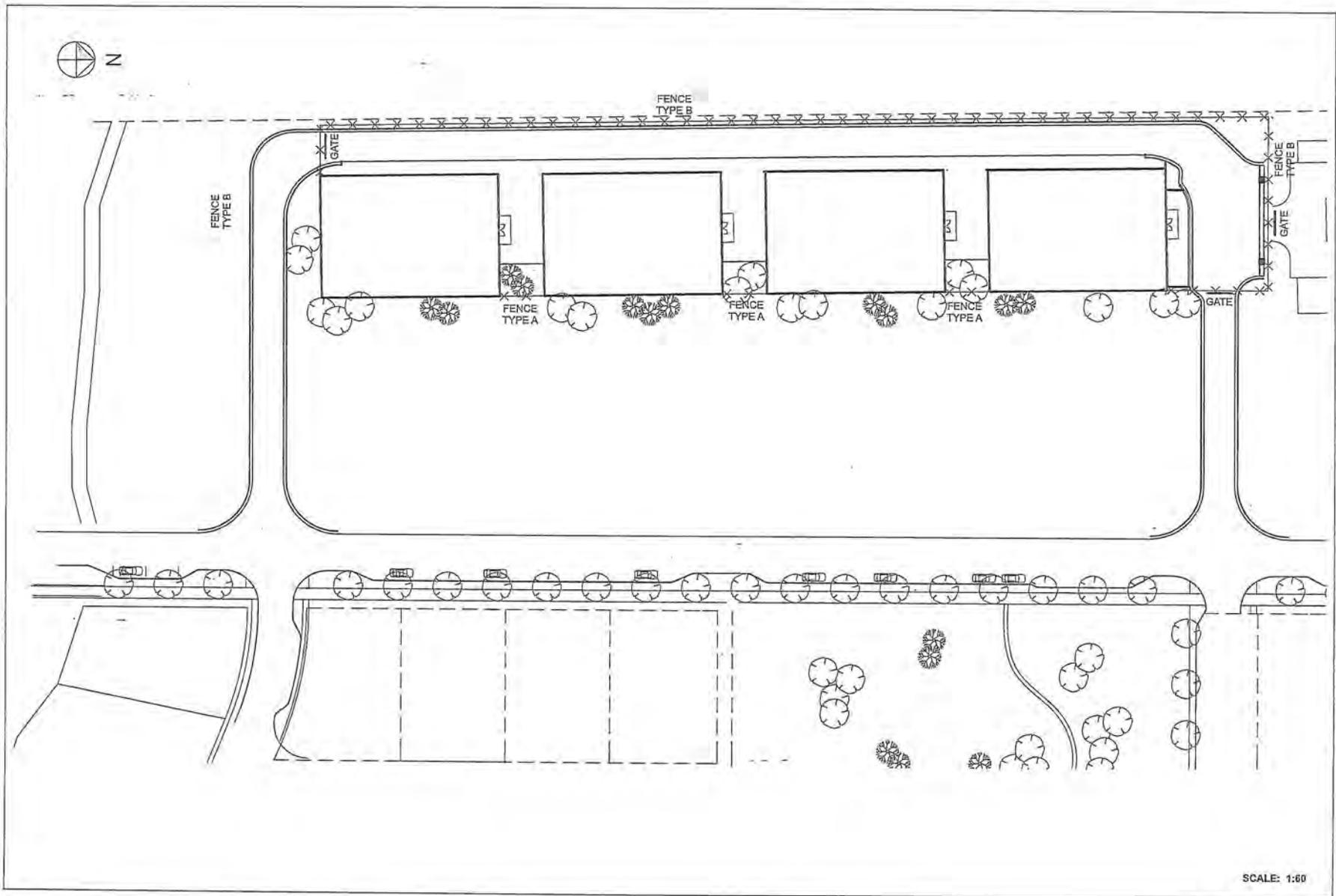
**DAVIDCO LLC**  
BASALT MINI STORAGE EXPANSION  
BASALT, CO 81621

DATE: 05/09/2019  
13.4.19 SITE PLAN

**SITE/  
LANDSCAPE  
PLAN**

**A-100**

SCALE: 1:80



LUDWIN WARNER, DESIGN & PLANNING		
L	W	D
211 EAST VALLEY RD SOPHEM BASALT, CO 81621		
T: 970.824.0727 F: 970.824.0727 www.lwdesign.com		

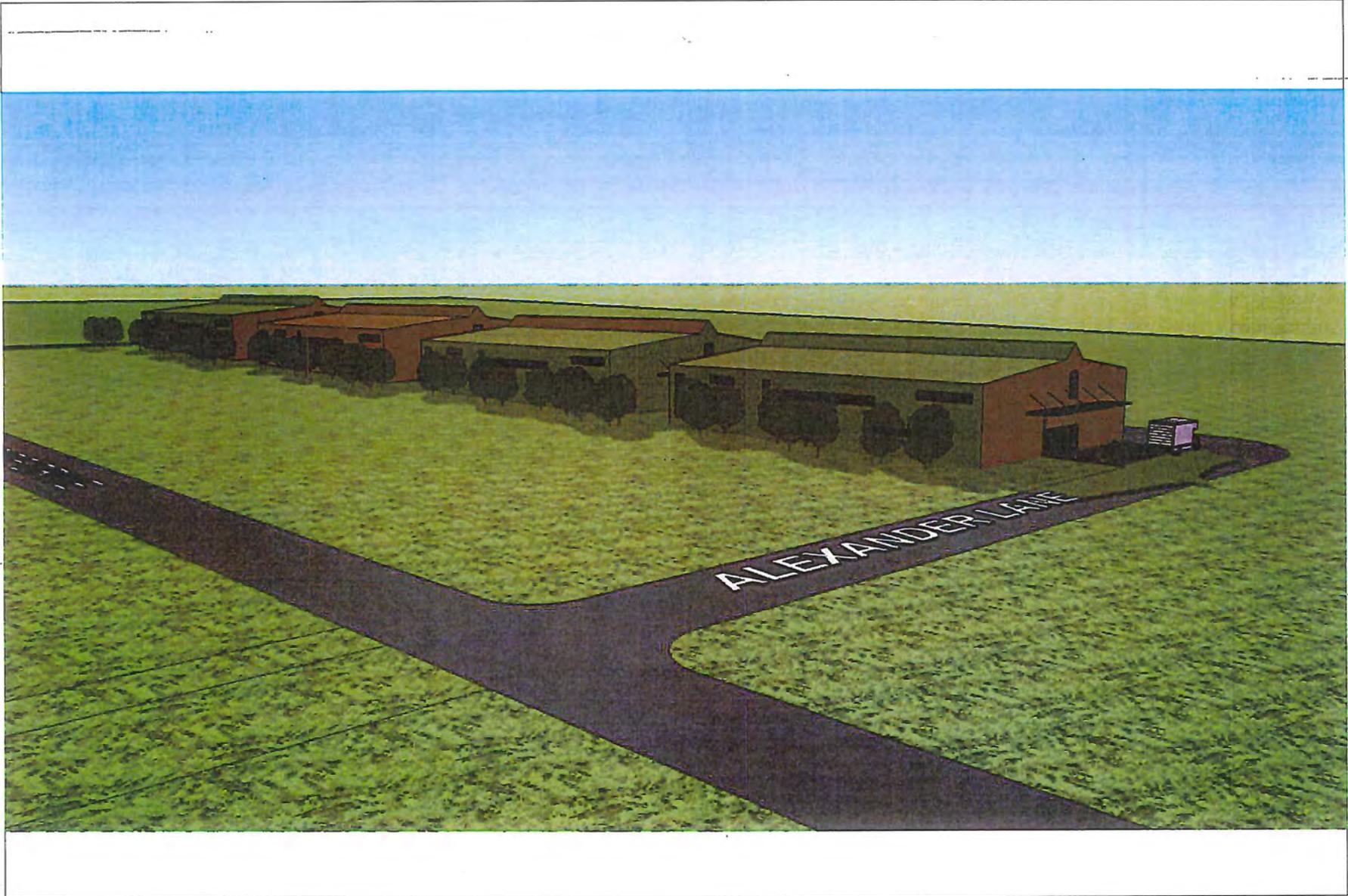
**DAVIDCO LLC**  
 BASALT MINI STORAGE EXPANSION  
 BASALT, CO 81621

GATE INQUIRY  
 TEL: 970.824.0727

**FENCE LAYOUT**

**A-102**

SCALE: 1:50



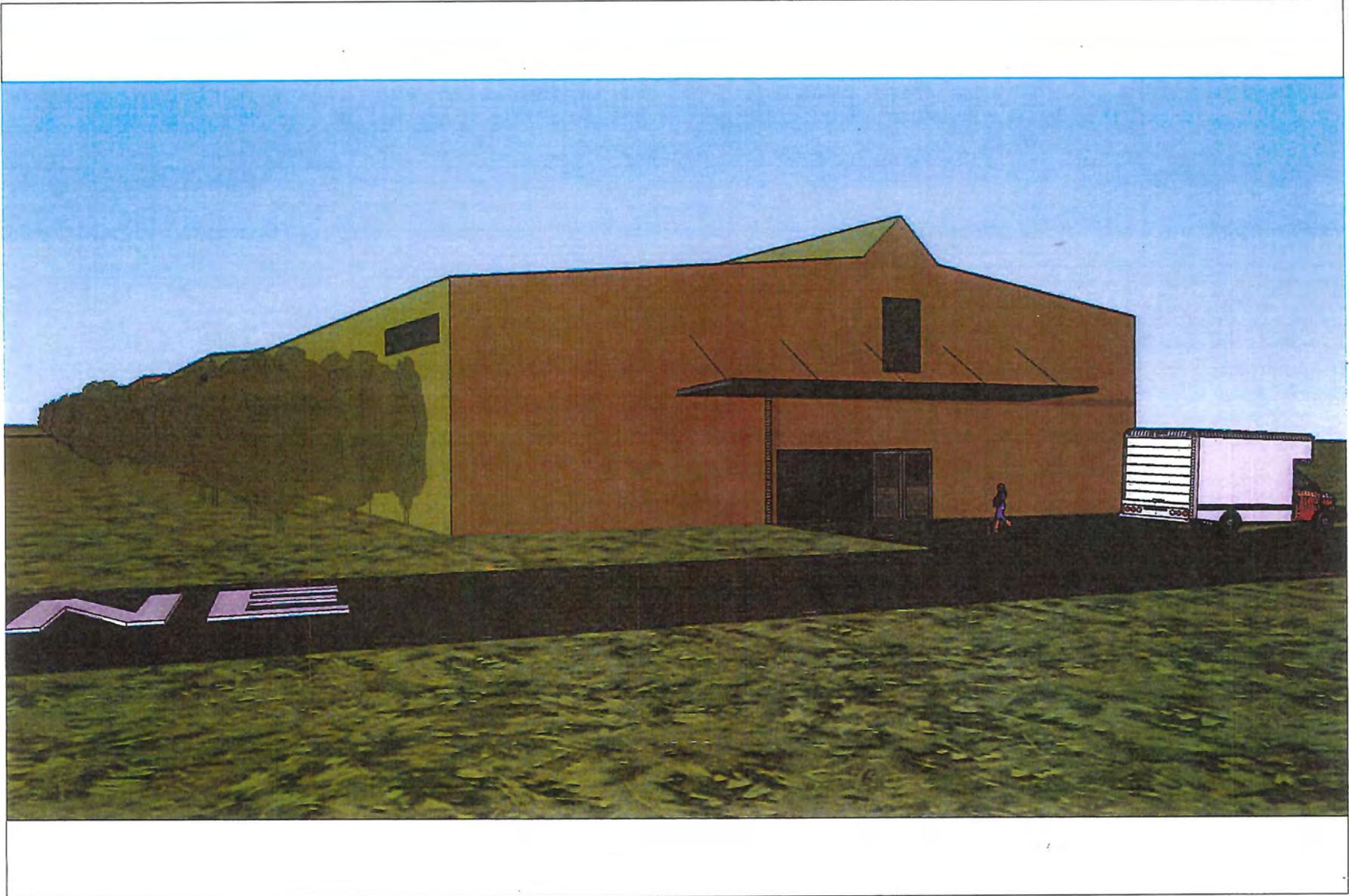
L	W	D	P
LIPSON WARNER DESIGN & PLANNING			
20 EAST VALLEY RD BASALT, CO 81621			
T: 970.921.4140 F: 970.921.4141 www.lwdesign.com			

**DAVIDCO LLC**  
 BASALT MINI STORAGE EXPANSION  
 BASALT, CO 81621

DATE ISSUED  
 12.14.2016

**NE VIEW**

**A-201**



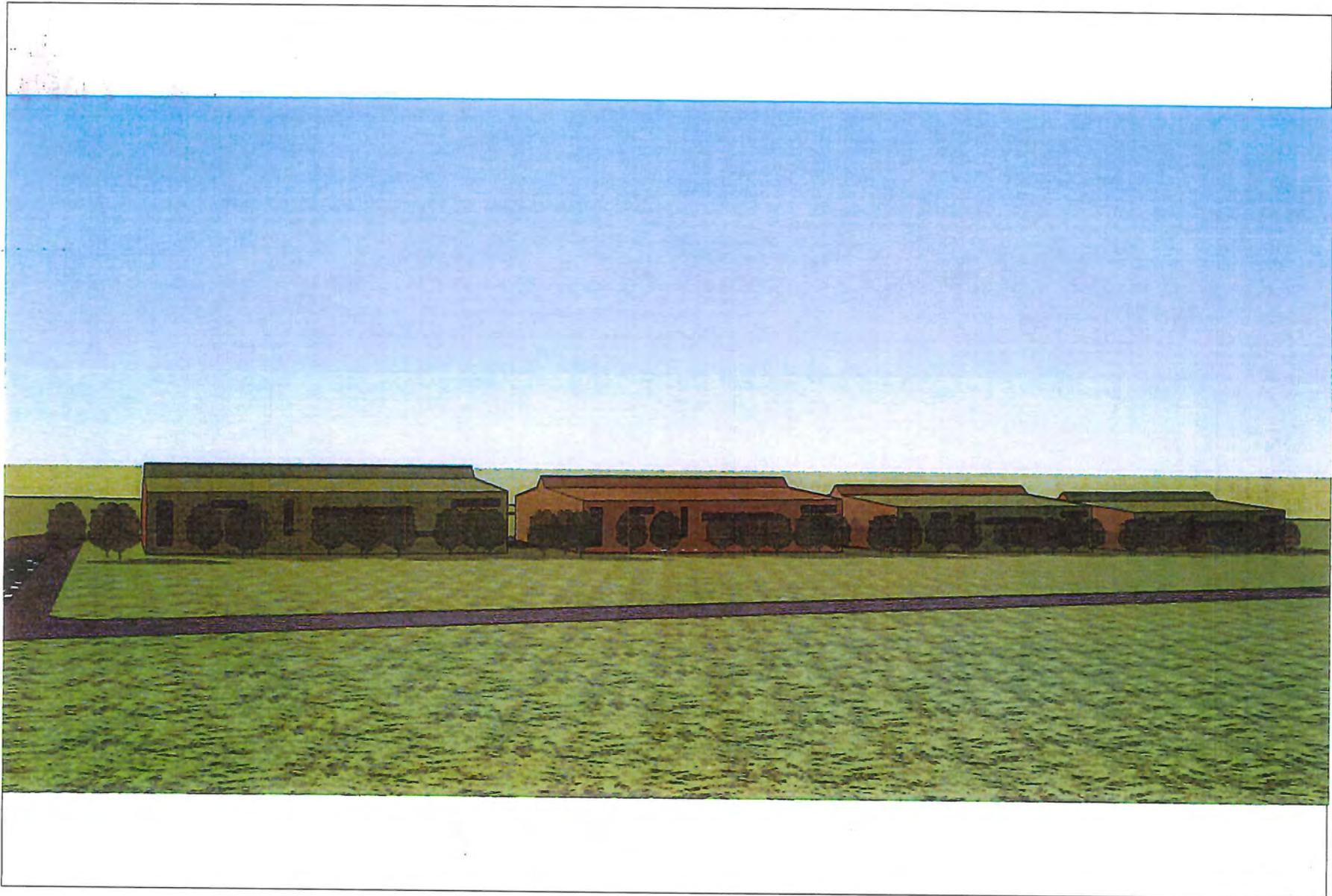
L	W
D	P
LIPKIN WARNER DESIGN & PLANNING	
201 WEST VALLEY RD	
BASALT, CO 81621	
T: 970.321.4475	
F: 970.321.4475	
www.lipkinwarnerdpa.com	

**DAVIDCO LLC**  
 BASALT MINI STORAGE EXPANSION  
 BASALT, CO 81621

DATE: 08/09/2017  
 SCALE: 1/8"=1'-0"

**N VIEW**

**A-202**



L	W
D	P

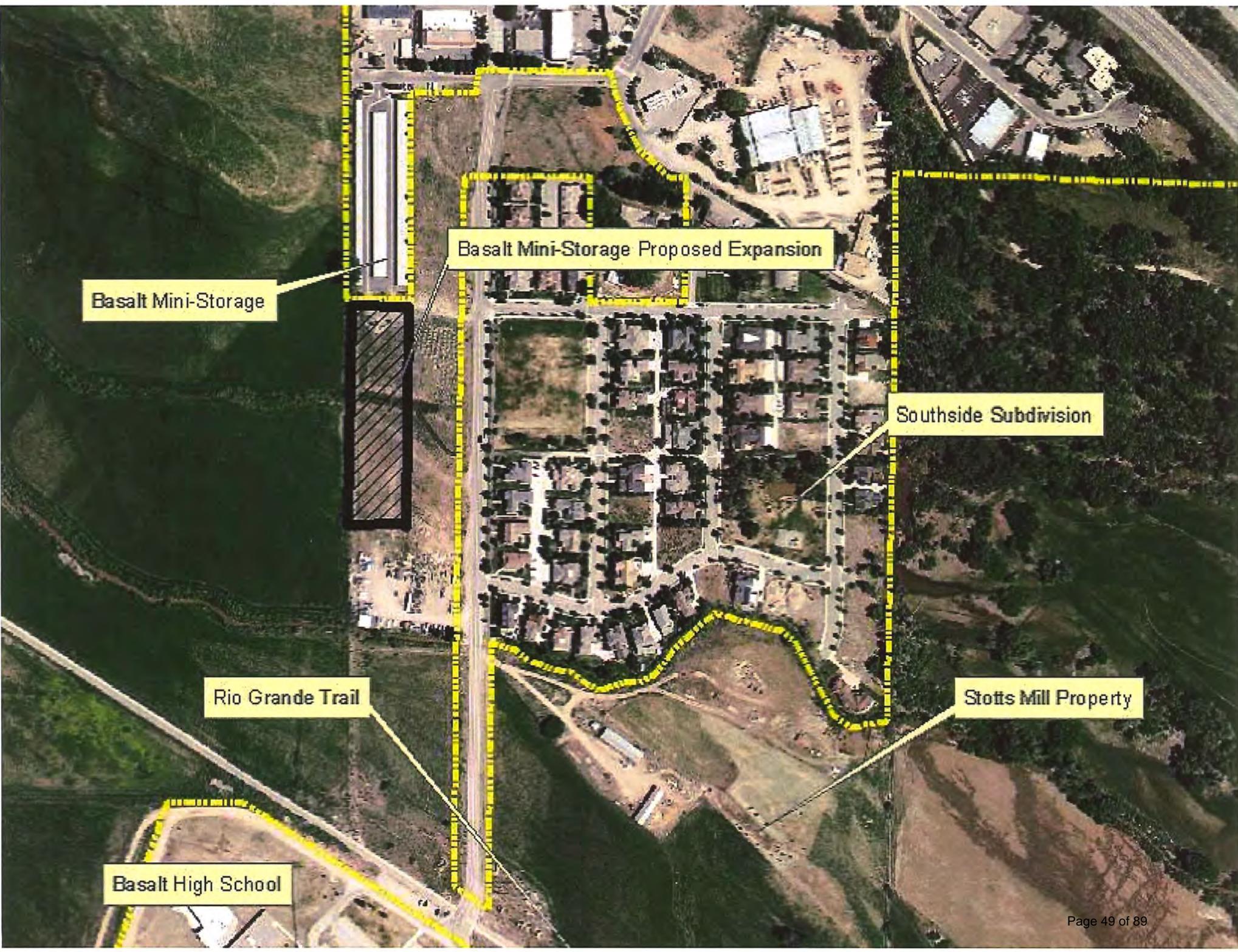
LIPKIN WARNER DESIGN & PLANNING  
701 EAST VALLEY RD  
SUITE 201  
BASALT, CO 81621  
T: 970.921.4473  
F: 970.921.4473  
E: jlipkin@lwdp.com

**DAVIDCO LLC**  
BASALT MINI STORAGE EXPANSION  
BASALT, CO 81621

DATE ISSUED BY  
12.14.16 RBERGERS

**E VIEW**

**A-206**



Basalt Mini-Storage

Basalt Mini-Storage Proposed Expansion

Southside Subdivision

Rio Grande Trail

Stotts Mill Property

Basalt High School

# E) Pitkin County Comments

Pitkin County Community Development Dept.  
130 S. Galena St.  
Aspen, Colorado  
81611

James Lindt  
Assistant Planning Director  
Town of Basalt  
101 Midland Avenue  
Basalt, CO 81621  
james.lindt@basalt.net

Re: DavidCo LLC Annexation and MSP1 LLC Annexation Petitions

March 17, 2016

Dear James,

Thank you for the public notices regarding the DavidCo LLC Annexation Petition and the MSP1 LLC Annexation Petition. The following Community Development Department Staff comments are specific only to eligibility for annexation based on State statutes. The Pitkin County Commissioners will provide comments prior to final annexation, at such time as development review for each of the respective annexation parcels is under way, and referral comments are requested by the Town.

Based upon information provided by the Town, both respective parcels comply with applicable requirements of Colorado Revised Statutes 31-12-104 and 31-12-105, and appear to be eligible for annexation. They both have contiguity, are within the Town's 3 Mile Plan and Urban Growth boundary areas, and are in substantial compliance with the Future Land Use Map within Basalt's Master Plan. On that basis Pitkin County has no objection to a finding of eligibility for annexation.

Please take the following issues into consideration moving into review of specific development proposals and development of any pre-annexation or annexation agreements:

1. *Regarding the DavidCo LLC Basalt Design District property proposal to accommodate the addition of four more mini storage buildings to the existing mini storage facility, we recommend that any final annexation agreement be*

contingent upon site development review and approval, and a determination by the Town that the following issues can be satisfactorily resolved to address mitigation of anticipated impacts:

- Affordable housing needs generated by development and/or housing mitigation previously agreed to by the applicant and the Town;
- Traffic generation and road/traffic implications for the Basalt Avenue intersection and proposed pedestrian underpass.

2. *Regarding the MSP 1 LLC Stotts Mill PUD proposal to accommodate 155 residential dwelling units, parkland and daycare space on 18 acres of land, we recommend that any final annexation agreement be contingent upon site development review and approval, and a determination by the Town that the following issues can be satisfactorily resolved to address mitigation of anticipated impacts:*

- Affordable housing needs generated by development;
- Traffic generation and road/traffic implications for the Basalt Avenue intersection and proposed pedestrian underpass; Also traffic generation as it relates to the addition of autos to Highway 82 in this already congested mid-valley location;
- Daycare space needs;
- RE1 School District impacts;
- RFTA impacts;
- Interface with adjacent Rio Grande Trail.

Thanks again for the opportunity to weigh in. Give a call if you have any questions!

Ellen Sassano  
Senior Long Range Planner  
Pitkin County Community Development Department  
Ph.: 970-920-5098  
E-mail: ellen.sassano@pitkincounty.com

<p><b>TOWN OF BASALT</b> <b>Action Item</b></p>	<p><b>Date:</b> March 22, 2016 <b>From:</b> James Lindt, Assistant Planning Director Susan Philp, Planning Director</p>
---	---

**SUBJECT:** Consideration of the following items:  
  
Resolution No. 14, Series of 2016- Annexation Eligibility for Stott's Mill Annexation

**Land Use Actions Requested this meeting:**  
Annexation Eligibility

**Associated Land Use Actions to be Considered in Future:**  
PUD Amendment and Reinstatement, Subdivision, Sketch and Final Site Plan Review, and Zoning

**Proposal:** To Construct 156 Dwelling Units, of which 96 are proposed as Multi-Family Apartment Units and 60 are proposed as Single-Family and Duplex Units



**Related Town Statute and or Town Actions:** Town Code Chapter 15, *Annexation*, Article VI, Chapter 16, *Site Plan Review*, Section 16-267, *Official Zoning Map Amendments*, Chapter 17, *Subdivision*

**Last Review by Town Council:** The Council approved a Final PUD Approval in 2009 for 110 dwelling units on the Property. Since the 2009 approvals were not developed, the approval lapsed. The Council also approved Resolution No. 52, Series of 2015, approving a Pre-Development Agreement with the Applicant and Resolution No. 07, Series of 2016, determining substantial compliance of the annexation petition and annexation map with the State Annexation requirements.

**Financial Implications:** Provisions are included in the pre-development agreement to require the Applicant to pay for the analysis of the project's fiscal impact on the Town determined necessary by the Town Manager.

**TOWN OF BASALT**  
**Action Item**

**Date:** March 22, 2016  
**From:** James Lindt AICP, Assistant Planning Director  
Susan Philp AICP, Planning Director

**SUBJECT:** Council consideration of Resolution No. 14, Series of 2016, that would find the Stott's Mill Property eligible for consideration as an annexation to the Town of Basalt.

**RECOMMENDATION:** Staff recommends that Council approve the attached resolution.

**DETAILS:** MSP1 LLC, on behalf of Alice Stott has submitted a petition for annexation and a corresponding annexation map for approximately 18 acres of the property known as the Stott's Mill Property to annex such property for the development of 156 dwelling units. The Town approved a Pre-Development Agreement with MSP1 LLC, in November of 2015 pursuant to Resolution No. 52, Series of 2015. The Council also approved Resolution No. 07, Series of 2016, finding the petition and annexation map in substantial compliance with the State Annexation Act.

The attached resolution addresses the procedural and legal requirements mandated by the Colorado State Statutes that must be completed by the Town subsequent to receiving an annexation petition and prior to annexing the property. Consistent with Town Policy, the Town Council will hold the actual public hearing on the ordinance to annex the property during the final steps in the land use review process. The Town would annex the property, if the Town chooses to do so, immediately before the approval of the final development plan.

The Council is required by State Statutes to take action on whether the property is eligible for annexation, but after this step, the Council is not mandated to continue its review.

If the Council approves of this resolution, the Applicant will still be required to submit a complete development application addressing all of the submittal requirements necessary to evaluate the development and process a development and zoning application.

**RECOMMENDATIONS FROM OTHER BOARDS:** A recommendation from the P&Z is not required prior to the annexation eligibility hearing.

**RELATED TOWN STATUTE AND TOWN ACTIONS:** Town Code Chapter 15, *Annexations*; Municipal Annexation Act

**ATTACHMENTS:** A) Draft Resolution; B) Annexation Petition and Draft Annexation Map; C) Narrative, Map, and Drawings; D) Vicinity Map; E) Pitkin County Comments

Town of Basalt, Colorado  
Resolution No. 14  
Series of 2016

**RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF BASALT, COLORADO  
FINDING THE PROPERTY KNOWN AS THE STOTT'S MILL PROPERTY ELIGIBLE FOR  
ANNEXATION**

**RECITALS**

A. The Town of Basalt enacted Resolution No. 07, Series of 2016, finding the Petition for Annexation ("Petition") for property commonly known as the Stott's Mill Property and as more fully described on the legal description attached hereto as **Exhibit A** and incorporated herein by this reference (the "Property") in substantial compliance with the requirements of the Municipal Annexation Act, and set a date of March 22, 2016, for a hearing before the Town Council of the Town of Basalt ("Town Council") concerning the eligibility of the Property for annexation.

B. Four or more copies of an Annexation Map were filed with the Town and reviewed along with the petition as required by § 31-12-107, C.R.S.

C. The Property is greater than ten acres in size and therefore, an Annexation Impact Report was prepared and sent by certified mail to Pitkin County and all of the Special Districts in which the Property is currently located.

D. Pursuant to the requirements of Resolution No. 07, Series of 2016, the Town Clerk published notice of the hearing on eligibility for annexation in a newspaper of general circulation within the Town, once per week for four successive weeks, the first publication of which was at least thirty days prior to the date of the hearing on eligibility for annexation of the Property.

E. The Town Council held a public hearing on the eligibility of the Property for annexation on March 22, 2016. At such hearing, any person permitted to appear pursuant to § 31-12-109(1), C.R.S. was given an opportunity to appear and present evidence on any matter to be determined by the Town Council.

F. The Basalt Town Council heard the statements of Town staff, petitioners and members of the public.

**NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF BASALT, COLORADO, FINDS AND RESOLVES AS FOLLOWS:**

1. The above recitals and all exhibits are incorporated herein by this reference, and the Town Council makes all of the findings of fact, determinations and conclusions contained herein.

2. In accordance with requirements of § 31-12-110(1), C.R.S., the Town Council finds the applicable requirements of §§ 31-12-104 and §§ 31-12-105, C.R.S., have been met, including the following:

a. Not less than one-sixth of the perimeter of the Property is contiguous with the Town;

b. Based upon contiguity only, as provided in §31-12-104(1)(b), C.R.S., a community of interest exists between the Property and the Town;

c. Based upon contiguity only, as provided in §31-12-104(1)(b), C.R.S., the Property is urban or will be urbanized in the near future;

d. Based upon contiguity only, as provided in §31-12-104(1)(b), C.R.S., the Property is integrated with or capable of being integrated with the Town;

e. No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate is to be divided into separate parts or parcels without the written consent of the land owners;

f. No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, comprising 20 acres or more with an assessed valuation including buildings and improvements in excess of \$200,000.00 for ad valorem taxes, is included without the written consent of the land owners;

g. No petition for annexation of the Property has been commenced in another municipality;

h. No area to be annexed would result in the detachment of area from any school district;

i. Annexation of the Property would not have the effect of extending the municipal boundary of the Town more than three miles in one year;

j. The Town has in place an annexation plan for the area within three miles of the boundaries of the Town; and

k. The entire width of any platted street or alley to be annexed with the Property shall be included with the area annexed.

l. Contiguity for this Property is not achieved by annexing a platted street or other public properties and the notice requirements of § 31-12-105(e.3), C.R.S. are not applicable.

3. The Town Council finds an election is not required pursuant to § 31-12-107(2), C.R.S.

4. The Town Council determines that no additional terms and conditions are to be imposed on the Property with respect to annexation of the Property, except as may be set forth in a written annexation agreement and other development agreement approved and signed by the Town and 100% of the owners of the Property.

5. The Town Council finds that the proposed annexation will not result in a change to any county boundary.

6. The Town Council finds that none of the area proposed to be annexed to the Town is presently a part of any incorporated city, city and county, or town and is not contiguous to any other incorporated city, city and county, or town.

7. The Town Council finds that the names and mailing addresses of the signers of the Petition, dates of signing the Petition, and the legal description of the Property owned by each petitioner is attached to the Petition. Further, no signature on the Petition is dated more than 180 days prior to the date of filing of the Petition with the Town Clerk.

8. The Town Council finds that the property is in the Town's Urban Growth Boundary (UGB) as shown on the future land use map in the Town's 2007 Master Plan.

9. The Town Council concludes, determines and resolves that the Property is eligible for annexation pursuant to the requirements of the Municipal Annexation Act.

10. This Resolution shall not form the basis for any reliance by the owner of the Property, and this Resolution shall not constitute an agreement or promise by the Town to Annex the Property to the Town.

11. The Applicant shall file a complete Sketch Plan Application generally consistent with the development program representations that have been made in the

annexation hearings, within one year of the approval of this resolution or the annexation eligibility granted herein will be null and void. The Town Planner may extend this deadline if it is determined that the Applicant has made substantial progress towards assembling a Sketch Plan Application for submittal.

12. If for any reason the Sketch Plan Application is denied or withdrawn, the eligibility for annexation granted herein shall be null and void.

This Resolution was introduced, read, passed, and adopted by the Town Council by a vote of \_\_ to \_\_ on March 22, 2016.

TOWN OF BASALT, COLORADO

By: \_\_\_\_\_  
Jacque R. Whitsitt, Mayor

ATTEST:

\_\_\_\_\_  
Pamela K. Schilling, Town Clerk

Res14-StottsMillAnnexEligibility

**EXHIBIT A**  
Legal Description

A parcel of land situated in Government Tract 59, Section 18, Township 8 South, Range 86 West of the Sixth Principal Meridian, County of Pitkin, State of Colorado lying Northerly of the Denver and Rio Grande Western Railroad northerly right-of-way, Southerly of the Home Supply Ditch Centerline, Westerly of the Easterly boundary of said Tract 59, and Easterly of the Easterly right-of-way boundary of Southside drive, also located in said Section, and being more particularly described as follows:

Commencing at Angle Point No. 7 of said Tract 59, a brass cap found in place; thence N 00°48'57" E 468.71 feet along said Tract 59 Easterly boundary to a point on said Denver and Rio Grande Western Railroad right-of-way, the point of beginning; thence leaving said boundary N.57°19'47"W., along the northerly boundary line of said Denver and Rio Grande Western Railroad right-of-way, a distance of 1,080.27 feet to a point on the Easterly right of way of South Side Drive; thence leaving said Railroad right-of-way N.00°56'41"E., along the easterly right-of-way of South Side Drive a distance of 617.68 feet to a point in the centerline of the Home Supply Ditch; thence leaving said Easterly right of way the following twenty-two (22) courses along the centerline of said ditch:

1. S.71°30'44"E., a distance of 56.82 feet
2. S.52°47'38"E., a distance of 45.26 feet
3. S.71°16'14"E., a distance of 45.18 feet
4. S.77°30'53"E., a distance of 51.82 feet
5. S.55°29'58"E., a distance of 42.09 feet
6. S.64°52'48"E., a distance of 35.10 feet
7. N.77°18'12"E., a distance of 44.99 feet
8. N.84°16'01"E., a distance of 47.61 feet
9. N.62°06'35"E., a distance of 31.56 feet
10. N.38°04'24"E., a distance of 78.37 feet
11. N.50°24'51"E., a distance of 50.37 feet
12. N.44°49'09"E., a distance of 50.79 feet
13. N.54°25'44"E., a distance of 33.75 feet
14. S.70°22'45"E., a distance of 50.06 feet
15. S.77°27'06"E., a distance of 60.23 feet
16. S.76°09'47"E., a distance of 44.40 feet
17. S.50°00'52"E., a distance of 30.88 feet
18. S.28°25'48"E., a distance of 51.32 feet
19. S.26°14'19"E., a distance of 98.77 feet
20. S.31°09'46"E., a distance of 51.73 feet
21. S.58°48'51"E., a distance of 51.97 feet
22. N.82°37'03"E., a distance of 82.93 feet to a point on the

easterly boundary of said Tract 59; thence leaving the centerline of said ditch S.00°48'57"W., along said tract boundary a distance of 1,015.25 feet to the point of beginning.

Said parcel of land containing 18.014 acres, more or less.

B) Petition and  
Draft Annexation  
Map

PETITION FOR ANNEXATION

TO THE TOWN CLERK AND THE TOWN COUNCIL OF THE TOWN OF  
BASALT, COLORADO:

Re: 18.014 Acre parcel Owned by Alice Stott

PURSUANT to the Municipal Annexation Act of 1965, Part 1, Article 12, Title 31, of the Colorado Revised Statutes, as amended (the "Act"), the undersigned hereby petitions and requests the Town Council of the Town of Basalt, Colorado, to approve and complete the annexation of that certain unincorporated territory located in the County of Pitkin, State of Colorado, described below and referred to herein as the "Annexation Parcel."

IN SUPPORT OF THIS PETITION, THE PETITIONER ALLEGES:

1. It is desirable and necessary that the Annexation Parcel as described on Exhibit A be annexed to the Town of Basalt, Colorado;
2. All requirements of Sections 31-12-104 and 31-12-105 of the Act, and in particular those relating to contiguity, exist or have been met;
3. The signers of the petition comprise the landowners of more than fifty percent of the territory included in the area proposed to be annexed;
4. This annexation will not have the effect of extending a portion of the municipal boundary more than three (3) miles from the point of such municipal boundary;
5. A community of interest exists between the area proposed to be annexed and the Town of Basalt, Colorado;
6. The area proposed to be annexed is urban or will be urbanized in the near future;
7. The area proposed to be annexed is integrated with or is capable of being integrated with the Town of Basalt, Colorado;
8. As set forth in the Act, in establishing the boundaries of any territory to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, is divided into separate parts or parcels without the written consent of the landowners thereof unless such tracts or parcels are separated by a dedicated street, road or other public way. By signing this Petition, the undersigned landowners hereby give the written consent, in the event it is required (NA);

9. As set forth in the Act, in establishing the boundaries of the territory to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, comprising twenty (20) acres or more (which, together with the buildings and improvements situated thereon, has a valuation for assessment in excess of Two Hundred Thousand Dollars for ad valorem tax purposes for the year next preceding the annexation) is included without the written consent of the landowners unless such tract of land is situated entirely within the outer boundaries of the annexing municipality as they exist at the time of annexation. By signing this Petition, the undersigned landowners hereby give the written consent in the event it is required (NA);
10. No annexation proceedings have been commenced for the annexation to any municipality other than the Town of Basalt of all or part of the territory described below;
11. The annexation proposed in this Petition will not result in the detachment of any area from any school district and the attachment of the same area to another school district;
12. The signatures of all the landowners included within the area proposed to be annexed, the mailing address of each such signer, the legal description of the land owned by such signer and the date of signing of each signature are set forth below and all of the petitioners signed this Petition for Annexation within 180 days prior to the date of its filing with the Town of Basalt;
13. In establishing the boundaries of the area proposed to be annexed, if a portion of a platted street or alley is annexed, the entire width of such street or alley is included within the area annexed (NA);
14. This Petition for Annexation satisfies the requirements of Article 11, Section 30, of the Colorado Constitution in that it is signed by persons comprising more than 50% of the land owners of the area proposed to be annexed who own more than 50% of said area, excluding public streets and alleys;
15. In the event an Annexation Agreement satisfactory to both the petitioners and the Town of Basalt, Colorado, is not entered into and fully executed on or before the date that the ordinance to effectuate the annexation contemplated in this Petition for Annexation is finally adopted, the petitioners may withdraw their signatures from this Petition for Annexation, the effect of which shall be as if no Petition had been executed and filed with the Town of Basalt;

16. This Petition is accompanied by an Annexation Map containing, among other things, the following information:
  - a. A written legal description of the boundaries of the Annexation Parcel and the total area proposed to be annexed to the Town of Basalt, Colorado.
  - b. A map showing the boundary of each Annexation Parcel and the total area proposed to be annexed to the Town of Basalt, Colorado;
  - c. Within the annexation boundary map, a showing of the location of each ownership tract of unplatted land and the boundaries and plat numbers of all platted lands; and
  - d. Next to the boundary of each Annexation Parcel is a drawing of the contiguous boundary of the Town.
18. None of the territory proposed to be annexed to the Town of Basalt, Colorado, is presently a part of any incorporated city, city and county, or town;
19. Attached to this Petition is the affidavit of each circulator of this Petition stating that each signature hereon is the signature of the person whose name it purports to be.
20. Whenever from the context it appears appropriate, each term stated in either the singular or plural will include the other, and pronouns stated in either the masculine, feminine, or neuter gender will include each of the other genders.

THEREFORE, the petitioners respectfully request that following a public hearing on this Petition for Annexation, the Town Council of the Town of Basalt, Colorado, approve the annexation of the Annexation Parcel to said Town.

NAME, MAILING ADDRESS, SIGNATURE AND DATE OF SIGNING OF EACH OWNER AND PURCHASER OF THE ANNEXATION PARCEL.

OWNER/PETITIONER:

Basalt, CO 81621

By: Alice Stott

Alice Stott

1/22/2016

Date

AFFIDAVIT OF CIRCULATOR

STATE OF COLORADO )  
 )ss  
COUNTY OF GARFIELD )

Affiant, Bryson Peterson, being of lawful age and first being sworn upon oath, deposes and says:

1. Affiant is the circulator of the foregoing Petition for Annexation consisting of 5 pages, including this page.
2. Affiant provided the signatory with both a copy of the Petition for Annexation and the attached Annexation Map to be filed with the Town of Basalt, as referred to in said Petition.
3. Affiant personally witnessed the signature(s) appearing on the foregoing Petition for Annexation and the signature appearing thereon is the signature of the person whose name it purports to be.

Further, Affiant sayeth not.

Dated this 22 day of JAN, 2009.

[Signature]

Affiant / Circulator

STATE OF COLORADO )  
 )ss  
COUNTY OF Eagle )

Subscribed and sworn to before me this 22 day of January 2010 by Alice Stott.

Witness my hand and official seal.

My commission expires: 6/11/18

Notary Public

[Signature: Lucinda O. Westerlund]



C) Narrative + Map

## SECTION 2

### INTRODUCTION, PROJECT BACKGROUND, SUPPORTIVE INFORMATION AND JUSTIFICATION

#### INTRODUCTION – BACKGROUND

The 18.014 acre Stott's Mill Property is located between the Southside PUD subdivision and the Basalt High School. There have been a number of proposals for what is commonly known as the Stott Property since 2000. This particular project is very similar to the Stott's Mill Project proposed by MSP 1 that was approved in 2009 (by virtue of adoption of ordinance 18-2009). For a number of reasons various approval documents were not recorded and the property was not annexed into the Town. There was a subsequent proposal for development submitted by the Aspen Valley Medical Foundation which was approved a few years after Stott's Mill. For different reasons, that project, though approved was also not recorded and annexation did not take place. MSP 1 is now proposing an updated development plan for the parcel.

This project is very similar to the one approved in 2009. There is still a small lot – single-family area on the eastern two thirds of the property and a multifamily component along Southside Drive on the western portion of the property. The road system is nearly identical, and the open space plan is identical. The only change in the proposal from a land use perspective is that the proposed multifamily area now includes an apartment – style concept as opposed to a mix of small multifamily and townhome style units. Overall density is now proposed at 156 units as opposed to the previously approved 110.

As such, MSP 1 is interested in reinstating the original, approved PUD plan with necessary amendments so that a development plan can move forward on the site. The Town and Developer into a Predevelopment Agreement that was signed in November 2015.

## **TYPE OF APPLICATION**

This particular land use submittal is a request for annexation only. As the application for annexation is being processed, MSP 1 intends to submit a series of land use applications that will be reviewed by Town staff, Planning and Zoning Commission and the Town Council. We intend to provide within the next month a Minor PUD Amendment Review and Extension to Reinstate 2009 development approvals for Phase 1 as well as a sketch plan concept for Phase 2.

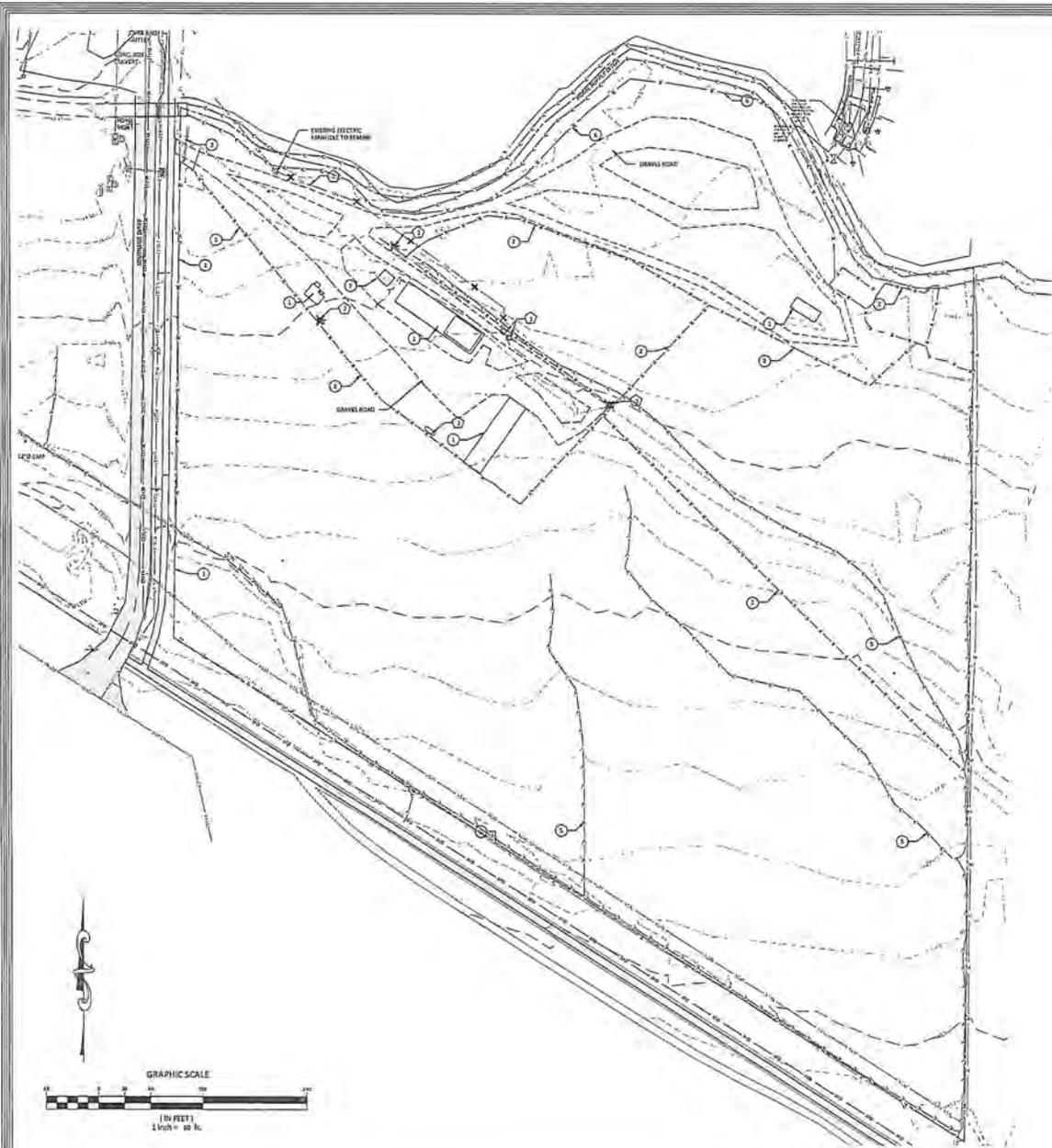
## **PROJECT SITE**

The 18 acre Stott's Mill property is located on the east side of Southside Drive between the Southside PUD Subdivision and the Basalt High school. A vicinity map is included in the technical documents section of the application. The parcel is relatively flat and has no geologic hazards. It is one of the largest undeveloped parcels that lie within the Basalt Urban Growth Boundary (UGB). It is bounded on the north by the Home Supply Ditch; on the east by agricultural land; on the south by the Rio Grande Trail/RFTA right-of-way and on the west by Southside Drive. The site has most recently been the home of the Stott's Lumber Mill Yard, though this has been not active for a number of years. Prior to the lumber and sawmill activities, the land was used for agricultural purposes. The property has access from Southside Drive and can be connected to the Southside Subdivision via a connection to Allison Drive. Town utilities are located in Southside Drive

## **PROPOSED PROJECT/SITE PLAN**

Stott's Mill is a new urbanist development which features a grid system laid out on an east-west axis. Alley access is provided for the heart of the project, which allows the streetscape to accommodate parallel parking on both sides of the streets. This not only provides a streetscape where the architectural design is oriented with front porches and living areas, but eliminates street cuts and provides ample parking. A total of 156 units are being proposed. The majority of





**GENERAL UTILITY NOTES:**

1. EXISTING CONDITIONS BASED UPON IMPROVEMENT SURVEY BY SOMER ENGINEERING LLC, DATED SEP 14/11.
2. THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN PLOTTED BASED ON UTILITY MAPS, LOCATES OR OTHER INFORMATION PROVIDED BY UTILITY COMPANIES AND ACTUAL FIELD LOCATIONS AS LOCATED INTENTIONS. THESE UTILITIES AS SHOWN MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL UTILITY COMPANIES FOR FIELD LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.
3. ALL UTILITIES, BOTH UNDERGROUND AND OVERHEAD, SHALL BE MAINTAINED IN CONTINUOUS SERVICE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY DAMAGES TO, OR INTERUPTION OF, SERVICES CAUSED BY THE CONSTRUCTION.
4. THE CONTRACTOR SHALL CONTAIN RECONSTRUCTION OPERATIONS TO THE SITE BOUNDARIES AND SURROUNDING RIGHT-OF-WAY. THE CONTRACTOR SHALL NOT OPERATE OUTSIDE THIS AREA WITHOUT THE PRIOR EXPRESSED CONSENT OF THE OWNER OR DEVELOPER IN WRITING.
5. CONTRACTOR TO COORDINATE ALL UTILITY WORK WITH THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.
6. ALL UTILITY SERVICES SHALL REMAIN IN SERVICE TO EXISTING USES. A 24 HOUR NOTICE SHALL BE GIVEN PRIOR TO ANY TEMPORARY SHUT DOWN FOR UTILITY RELOCATION.

**SITE UTILITY NOTES:**

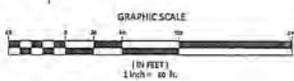
1. EXISTING STRUCTURE TO BE REMOVED
2. EXISTING FENCE TO BE REMOVED
3. EXISTING CONCRETE TO BE REMOVED
4. REMOVE AND REMOVE EXISTING ASPHALT; COORDINATE CONSTRUCTION TO MAINTAIN PEDESTRIAN AND VEHICULAR ACCESS.
5. REMOVE EXISTING DRAINAGE DITCH
6. EXISTING FENCE TO BE REMOVED AFTER LANDSCAPE FENCING AND PRIVATE DRIVEWAYS HAVE BEEN COMPLETED.
7. EXISTING HISTORIC GASH TO BE RELOCATED TO THE NORTH EAST, REFER TO LANDSCAPE PLANS FOR LOCATION AND DETAILS.

**UTILITY ABANDONMENT NOTES:**

1. CONTRACTOR TO COORDINATE ABANDONMENT AND/OR RELOCATION OF THE EXISTING UNDERGROUND UTILITIES WITH THE UTILITY PROVIDER. THE UTILITY PROVIDER IS TO PERFORM ALL UTILITY WORK NECESSARY. CONTRACTOR TO PROVIDE TRENCHING, RECONSTRUCT BARRIALL, NECESSARY FOR LANDSCAPE.
2. CONTRACTOR TO LOCATE THE EXISTING PRIVATE WATER SYSTEM TRENCHES AND VERIFY SIZE AND LOCATION PRIOR TO CONSTRUCTION. CONTRACTOR TO FURD AND MANHOLES ALL PRIVATE WATER LINES ON SITE.
3. CONTRACTOR TO COORDINATE ABANDONMENT OF THE EXISTING GAS WITH THE GAS PROVIDER. THE GAS COMPANY IS TO PERFORM ALL WORK NECESSARY FOR GAS ABANDONMENT.
4. CONTRACTOR TO RELOCATE THE EXISTING LATERAL IRRIGATION DITCH USING AN UNDERGROUND IRRIGATION SYSTEM. CONTRACTOR TO INSTALL 6" IPS DRIP BARRIALL AND 1/2" IPS DRIP PIPE OR EQUIVALENT WITH A FLARED END SYSTEM UPSTREAM, AND THE INTO THE EXISTING 1/2" DOWNSTREAM CONDUIT. CONTRACTOR TO COORDINATE IRRIGATION ADJUST TO THE HIGH PRESSURE GAS LINE WITH THE GAS COMPANY, REFER TO IRRIGATION PLANS/SCHEDULE SHEET C14 FOR DETAILS.

**EXISTING LEGEND**

---	EXISTING CENTERLINE
---	EXISTING CENTERLINE INTERVAL
---	EXISTING WATER MAIN
---	EXISTING 1/2" SANITARY SEWER MAIN
---	EXISTING 6" TEL. CABLE, GAS
---	EXISTING 6" TEL. CABLE
---	EXISTING 6" GAS
---	EXISTING FENCELINE
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING CABLE
---	EXISTING PUMP DITCH
---	EXISTING IRRIGATION PIPE
---	EXISTING DRAINAGE DITCH
---	EXISTING DRAINAGE
---	EXISTING PROPERTY LINE
---	EXISTING LOT/TRACT BOUNDARY
---	EXISTING FENCE
---	EXISTING TOP OF SLOPE
---	EXISTING HOSE FENCE
---	EXISTING ROCK WALL
---	EXISTING ELECTRIC MANHOLE
---	EXISTING DRAINAGE MANHOLE
---	EXISTING SEWER MANHOLE
---	EXISTING TELEPHONE MANHOLE
---	EXISTING UTILITY MANHOLE
---	EXISTING WATER VALVE
---	EXISTING CURB STOP
---	EXISTING 6" METERS
---	EXISTING ELECTRIC TRANSFORMER
---	EXISTING ELECTRIC VESTER
---	EXISTING TELEPHONE RECEPTACLE
---	EXISTING CANY PRESISTAL
---	EXISTING SEWER CLEANOUT
---	EXISTING LOT/TRACT FILE
---	EXISTING SIGN
---	EXISTING STORM DRAIN



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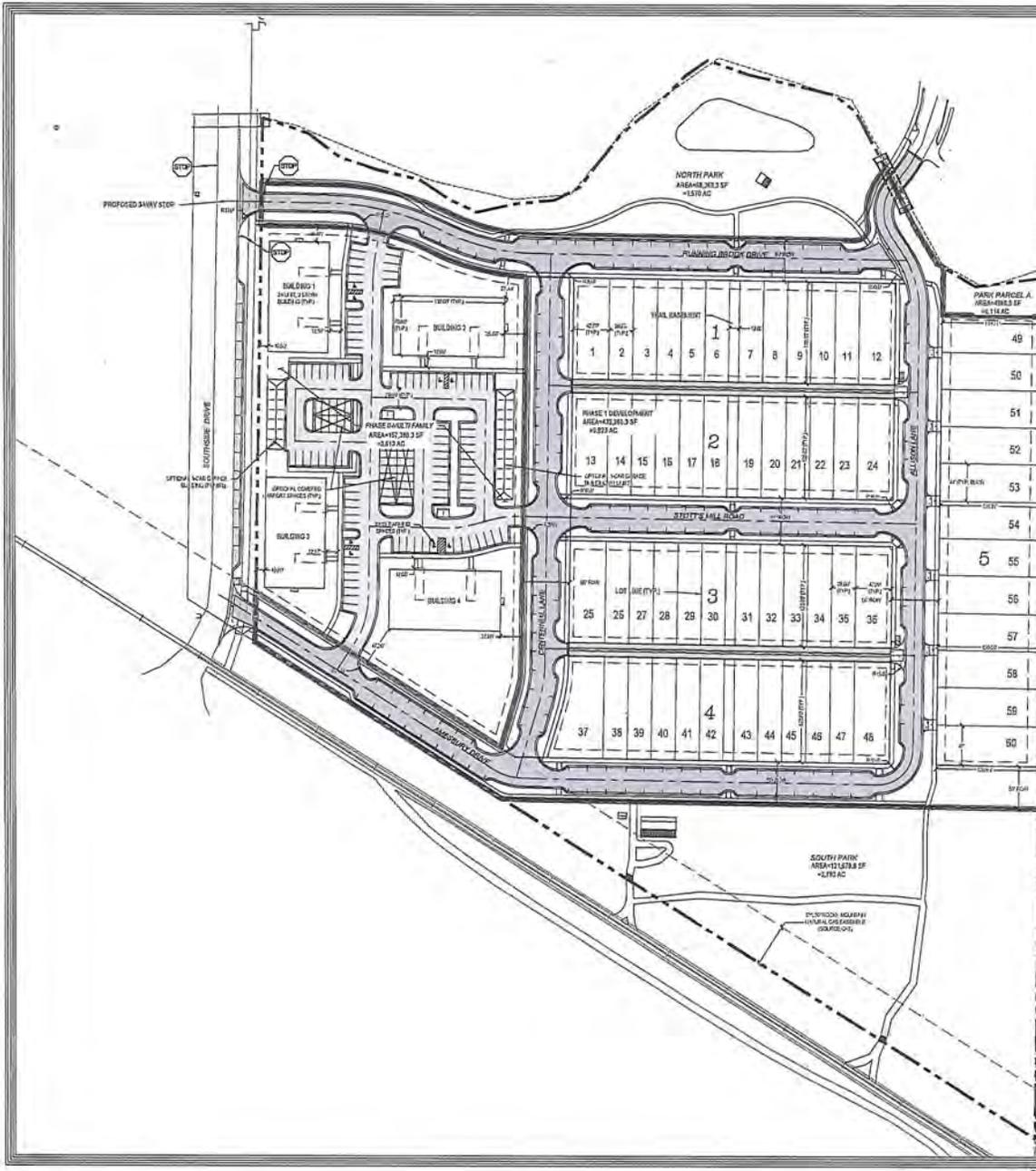
DATE	ISSUED	DATE
BY	DESIGNED BY	DATE
REVISION	CHECKED BY	DATE
DATE	APPROVED BY	DATE
STOTT'S MILL PUD BASALT, COLORADO EXISTING CONDITION / SITE DEMOLITION PLAN ANNEAULTION SUBMITTAL		
DATE	15-07-2015	
JOB NO.	15115	
SHEET	C13	

project design is very similar to the Stott's Mill Plan that was proposed and approved in 2009.

## **Single – Family Component**

The heart of the project is the east/west grid pattern which is proposed to comprise of 60 units on relatively small single - family lots. 40 of these lots are 28 feet in width by 120 feet in length. The remaining lots are slightly larger, varying in width from 42 feet to 47 feet – with the largest lot being slightly more than 5000 ft.<sup>2</sup> in size. This area is designed to provide builders and occupants with a grid pattern that is most similar to Old Town Basalt. The majority of lots will be accessed off of the paved alley. For the 28 foot wide lots, home sizes are intended to range from 1328 SF to 2000 SF in size, with front porches to help frame the streetscape. Houses and zoning requirements would generally conform to the R-3 Traditional Neighborhood/Hill District standards, but no FAR is being proposed. Instead, there will be dimensional criteria which outline the setback requirements. 10 foot wide utility easements are proposed along the front lot lines and 7 foot wide utility easements along the rear. Side yard setback shall be a minimum of 5 feet, with 10 feet being the minimum between residential structures. Home occupations for this zone district are pegged at 15% of the living space.

The Development Program for this narrow lot area is slightly different for homes that are corner lots or along the eastern boundary of Stott's Mill. The corner lots will allow for a slightly larger home size. The lots along the eastern boundary are also relatively narrow – between 44 feet and 47 feet in width and are oriented on an east - west axis. This is slightly different than the previous development program which proposed eight lots along this area that were somewhat larger in size. The development program is slightly different here due to a number of factors. One factor was that with the previous proposal, there was considerable pushback related to this slightly larger house size. A second factor is that the

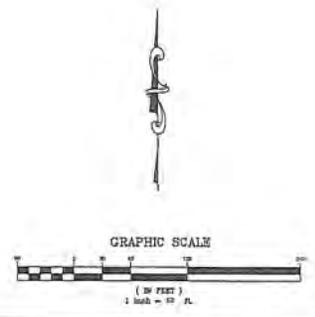


STOTT'S MILL DENSITY SUMMARY TABLE

STOTT'S MILL	DESCRIPTION	AREA (SF)	AREA (AC)	UNITS	UNIT TYPE	DENSITY (UNITS/ACR)
PHASE 1	BLOCK 1	45,120	1.04	12	SINGLE FAMILY	11.59
	BLOCK 2	45,120	1.04	12	SINGLE FAMILY	11.59
	BLOCK 3	45,120	1.04	12	SINGLE FAMILY	11.59
	BLOCK 4	45,120	1.04	12	SINGLE FAMILY	11.59
	BLOCK 5	67,017	1.47	32	SF/COMPLEX	8.16
ROW	156,874	4.27	N/A			
TOTAL	432,283	9.92	60		6.05	
PHASE 1	NORTH PARK	63,328	1.57	PASSIVE/UTILITIES		
	PARKS	4,987	0.11	PASSIVE/UTILITIES		
PHASE 2	SOUTH PARK	121,675	2.79	ACTIVE		
	DESCRIPTION	AREA (SF)	AREA (AC)	UNITS	UNIT TYPE	DENSITY (UNITS/ACR)
TOTAL AREA	MULTIFAMILY	177,388	8.61	26	APARTMENTS	26.97
		764,581	18.01			

STOTT'S MILL PARKING SUMMARY TABLE

PHASE 1	UNITS	PARKING REQUIRED	LOT	STREETS	TOTAL	N/A
BLOCK 1	12	35	24	19	43	7
BLOCK 2	12	35	24	25	44	8
BLOCK 3	12	34	24	22	44	8
BLOCK 4	12	35	24	21	45	9
BLOCK 5	12	33	26	0	26	0
PH1 SUB TOTAL	60	189	132	85	212	32
PHASE 2	26	182	118	44	169	1
NORTH PARK	N/A	N/A	N/A	15	15	15
SOUTH PARK	N/A	N/A	N/A	23	23	23
TOTAL	156	271	281	147	444	72



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DATE	11/18/2015
DESIGNED BY	
DRAWN BY	
CHECKED BY	
PROJECT NO.	15118
SHEET	001 1

**SOPRIS ENGINEERING, LLC.**  
CIVIL CONSULTANTS  
100 LAMAR STREET  
COLORADO SPRING  
FAC: (719) 449-0113

**STOTT'S MILL PUD**  
BASALT, COLORADO  
SITE PLAN - LAND USE & PARKING TABLES  
PRE-DEVELOPMENT AGREEMENT

Developer wishes to maximize the good views, nearby agricultural setting and river bottom area that is characteristic of land to the east of Stott's Mill.

### **Multifamily Component**

The west part of the project adjacent to Southside Drive is proposed to be a single parcel approximately 3.6 acres in size. The conceptual plan is to build for multifamily apartment style buildings that could hold up to 24 units each – for a total of 96 units. The parcels are proposed to be entirely rental units with a dwelling unit mix of one and two bedroom units. The underlying zone district for this part of the project is proposed to be R-4 MD Zone Distinct. The units will not be built to accommodate future condominiumization. The plan calls for home occupations to be allowed as per the underlying zoning.

This multifamily lot will have access from a number of points – though no direct driveway cuts to Southside Drive. Vehicular access can occur from the north on Running Brook Drive, along the southern Boundary of the Project Adjacent to the Proposed Amesbury Drive or along the eastern flank of the project via Stott's Mill Road. All required parking is proposed to be provided on private property. 15 on-street parking places are proposed to be placed within the eastern edge of the Southside Dr. right-of-way. Approximately 40 of the parking spaces are proposed to be either covered carports or in some kind of single-story structure.

### **Circulation**

The interior of the single-family area will have a grid street pattern which features three streets on an east-west axis and two streets oriented in a north/south direction. These rights-of-way range from 50 to 55 feet with. The circulation plan proposes two vehicular access points to the project from Southside Drive. There is one proposed right-of-way connection with the property to the east for purposes of future access.

Alley width is proposed to be 16 feet to allow for adequate turning movements to garage/Carports, which will be required by zoning to be set back 7 feet from the property line. Required parking for most lots is provided off of the alleys, with no driveway cuts being allowed on the formal streets with the exception of the row of lots (12 units) along the eastern boundary. Streets are proposed to have parallel parking lanes and sidewalks on both sides. A connecting point is also provided to the Southside PUD the Allison Drive.

Pedestrian bulb-outs are being proposed for street intersections in order to facilitate pedestrian safety. An open space parcel is proposed at the northeast corner of the project, and this would allow for a pedestrian connection to the property to the east if it is ever developed. There is a 12 foot wide trail/pedestrian easement through the project within the single-family area on a north-south access to facilitate pedestrian access and which links the north and south park open space areas.

## **Open Space**

A total of 4.48 acres of open space is being provided in three distinct parcels. The "North Park" section is approximately 1.57 acres in size and backs up to the Home Supply Ditch and the South side PUD. North Park is designed as a passive open space, with paths and the relocation of the historic log structure that presently is situated on the Stott's Mill property. Vegetation replacement/planting along the Ditch will comply with the conditions from the 2009 Stott's Mill approval. The area called "South Park" is approximately 2.79 acres in size and abuts the RFTA right-of-way. Paths throughout South Park, a restroom facility and a small storage facility for the Town Public Works Department or to accommodate trail grooming equipment is also being proposed (consistent with the 2007 submittal). Some active recreation facilities were discussed for the eastern portion of South Park. These are open for discussion. Please note that there is a 50 foot wide Source Gas easement hat runs adjacent

to the RFTA right-of-way along the southern boundary of Stott's Mill. North and South Park were originally designed to contain a shallow, depressed grassy area for storm tension purposes. Both these areas can double as small play areas for children or noncompetitive sports for adults.

Finally, there is an open space parcel 4987 ft.<sup>2</sup> in size at the northeast corner of the project that was previously mentioned to provide pedestrian access, if ever needed, for the parcel to the east. This parcel will also be landscaped, and will only have passive recreation potential or pedestrian uses due to its small size.

### **Existing Zoning and Adjoining Land Uses**

Existing Zoning. The Stott's Mill property lies at the southern fringe of the town of Basalt and lies in Pitkin County. The property is currently zoned AFR-10 (Agriculture/Forestry/Residential). This zone district allows agricultural uses and residential uses can be built at a density of one unit or 10 acres.

Existing Land Use. The property has most recently been used as a sawmill and as an agricultural operation. The sawmill operation ceased a number of years ago. There is also some storage under a pole barn and some miscellaneous equipment stored at the northwest corner of the property.

Adjoining Land Uses. The subject property is bounded on the south by the RFTA Corridor/Rio Grande Trail and the Basalt High School, on the west by Southside Drive and agricultural operations, on the north by the Home Supply Ditch and the Southside PUD, and on the east by agricultural land. A list of property owners within 300 feet is included with the other technical documents (section 4).

## Project Summary Data

Site Area:	18.014 acres
Max number of Residential Units:	156
Max number of Multi family:	96
Max number of SFD:	60
Density (Gross)	8.7 units/acre
Public Open Space:	4.47 ac. (24.8%)
Parking provided at parks:	39
On- street parking:	124
Right-of-way dedicated	4.29 ac.

## SUPPORTIVE INFORMATION

**Geotech/Soils Description.** A Preliminary Geotechnical Study was previously performed on the Stott's Mill Property and subject to the report dated October, 2007. . This was previously provided to the town and will be resubmitted under separate cover.

### **Mailing Directly Addresses Of All Property Within 300 Feet.**

Provided in the Miscellaneous Documents section (section 3).

**Water Use and Water Rights.** A Water Rights Dedication Report and Update was completed on December 6, 2008 by Resource Engineering, Inc.. This Water Rights report was done for the number of units negotiated as part of the 2009 approval for the project. This report will be updated once all parties confirm the number of units that will be accepted as part of this land use application. The Developer will also investigate the irrigation activities that have occurred on the property since 2011.

**Title Commitment.** A Title Commitment was submitted to the town with the previous application. A new title commitment has been ordered and will be sent under separate cover. As an FYI, there is an amended Source Gas Easement for the property that was recorded as reception number 543557. This allows a paved road and related appurtenances to be constructed within the easement. This document was provided to the Town with the Stott's Mill final plan in December 2008. We would be happy to send another

**Statement on Community Need for Proposed Annexation and Zoning.** Stott's Mill is located within the Basalt Urban Growth Boundary, is in general compliance with the Basalt Master Plan of 2007, and represents a logical

extension of the town boundaries. Compliance with Master Plan Goals and Policies on a point by point basis is included in section 4.

### **Other Information Requested By the Planning Department**

**Removal of “Lumberyard Activities”.** The lumberyard structures and other stored items on the property will be removed as part of the first phase of development – with mobilization and installation of physical infrastructure. The small cabin presently located on the site that may have been used as a storage shed and/or playhouse will be relocated to the North Park area and will be incorporated into North Park as a playhouse, if the town wishes to utilize the structure. Others structures will be demolished unless other appropriate uses or purchasers become evident. Soils test and observations will be made in the vicinity of the fuel tanks to see if any “environmentally safe removal techniques” are required.

**Square Footage of Streets to Be Maintained By the Town.** Final measurement being refined.

**Status on Any Agreements Related to Provision of Water, Sewer and Southside Drive.** At this time, there are no existing agreements related to provision of water, sewer and Southside Drive that have been independently made by Stott’s Mill representatives or owners. The Developer will comply with any cost recapture requirements for the Southside Water tank and/or other agreements that are of record. With the previous Stott’s Mill application, the Developer underwent proceedings for inclusion into the Basalt Sanitation District. All items were completed with the exception of signing the Inclusion Agreement itself. Stott’s Mill will be submitting plans and a Reimbursement Agreement with the Sanitation District for review of their plans.

**COMPLIANCE WITH SECTION 15-7, ANNEXATION AGREEMENT  
AND VARIOUS TOWN POLICIES**

This section of the application will address the issue of compliance with Section 15-7 of the Basalt Municipal Code.

**Annexation Agreement.** Developer will enter into an annexation agreement with the Town, assuming approval of the Land Use Application.

**Fees.** The Developer, as part of a Annexation Agreement will pay all required fees subject to the land Use process. The chart included below lists all known development related fees for the Stott's Mill land use application. Relevant code sections, amount required and comments are noted in the chart.

**Potential Stott's Mill Fee Schedule – November 2015**

ITEM	REQ./PROVISION	CODE SEC.	AMOUNT/COMMENT
Ped & Transp. Impact Fee	2009 Fee (Will have to be updated to today's dollars)  \$.85 per total square foot -Free Market Detached  \$.70 per total square foot- Free Market Attached  \$.45 per total square foot- Detached Community Housing  \$.35 per total square foot- Attached Community Housing	15-7	

Special Improvement Fee	\$1 per SF	15-7	
Affordable Housing	Being changed to 25% of residential square footage and 20% of units	15-7 & 16-411 to 16-420	New requirements are effective. Intend to provide with rental units.
School Land Dedication	Fee based on 1776 SF of land/student (0.54 SF/SF and 0.38 SF/MF).	15-7 & 17-16	<p>\$3,344 per free-market, multifamily unit</p> <p>\$4,753 per free-market single-family unit</p> <p>\$1,265 per AH multi-family</p> <p>\$1,805 per AH single-family</p> <p>Have contacted RE-1 regarding dedicating residential units in lieu of land or fees.</p>
Park Dedication/Open Space	Variable dedication requirements.	17-15, 16-73 & Master Plan	Proposal is to provide same open space as per 2009 approval.
Surcharge A	\$500 per tap	13-28	Removed from Code pursuant to Ordinance No. 18, Series of 2008
Surcharge B	\$500 per tap	13-28	Removed from Code pursuant to Ordinance No. 18, Series of 2008
Surcharge C	\$700 per EQR	13-28	For all connections to water main from Fiou Lane/Southside to Basalt H.S.
Surcharge D – Water Tank	\$1,880 Per EQR increasing 5% annually beginning on January 1, 2010	13-28	Established pursuant to Ordinance No. 18, Series of 2008
Water Tap Fees	\$5217 per EQR	13-26	On-line code suggests this has not

Basalt Mini-Storage

Southside Subdivision

Southside Drive

Stotts Mill Property

Basalt High School

Rio Grande Trail



# E) Pitkin County Comments

Pitkin County Community Development Dept.  
130 S. Galena St.  
Aspen, Colorado  
81611

James Lindt  
Assistant Planning Director  
Town of Basalt  
101 Midland Avenue  
Basalt, CO 81621  
james.lindt@basalt.net

Re: DavidCo LLC Annexation and MSP1 LLC Annexation Petitions

March 17, 2016

Dear James,

Thank you for the public notices regarding the DavidCo LLC Annexation Petition and the MSP1 LLC Annexation Petition. The following Community Development Department Staff comments are specific only to eligibility for annexation based on State statutes. The Pitkin County Commissioners will provide comments prior to final annexation, at such time as development review for each of the respective annexation parcels is under way, and referral comments are requested by the Town.

Based upon information provided by the Town, both respective parcels comply with applicable requirements of Colorado Revised Statutes 31-12-104 and 31-12-105, and appear to be eligible for annexation. They both have contiguity, are within the Town's 3 Mile Plan and Urban Growth boundary areas, and are in substantial compliance with the Future Land Use Map within Basalt's Master Plan. On that basis Pitkin County has no objection to a finding of eligibility for annexation.

Please take the following issues into consideration moving into review of specific development proposals and development of any pre-annexation or annexation agreements:

1. *Regarding the DavidCo LLC Basalt Design District property proposal to accommodate the addition of four more mini storage buildings to the existing mini storage facility, we recommend that any final annexation agreement be*

contingent upon site development review and approval, and a determination by the Town that the following issues can be satisfactorily resolved to address mitigation of anticipated impacts:

- Affordable housing needs generated by development and/or housing mitigation previously agreed to by the applicant and the Town;
- Traffic generation and road/traffic implications for the Basalt Avenue intersection and proposed pedestrian underpass.

2. *Regarding the MSP 1 LLC Stotts Mill PUD proposal to accommodate 155 residential dwelling units, parkland and daycare space on 18 acres of land, we recommend that any final annexation agreement be contingent upon site development review and approval, and a determination by the Town that the following issues can be satisfactorily resolved to address mitigation of anticipated impacts:*

- Affordable housing needs generated by development;
- Traffic generation and road/traffic implications for the Basalt Avenue intersection and proposed pedestrian underpass; Also traffic generation as it relates to the addition of autos to Highway 82 in this already congested mid-valley location;
- Daycare space needs;
- RE1 School District impacts;
- RFTA impacts;
- Interface with adjacent Rio Grande Trail.

Thanks again for the opportunity to weigh in. Give a call if you have any questions!

Ellen Sassano  
Senior Long Range Planner  
Pitkin County Community Development Department  
Ph.: 970-920-5098  
E-mail: [ellen.sassano@pitkincounty.com](mailto:ellen.sassano@pitkincounty.com)

<b>Town of Basalt</b> <b>Accounts Payable</b> <b>March 22, 2016</b>
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**GENERAL FUND****Reimbursable**

<b>Total Reimbursable</b>	308,304.51
<b>Non-reimbursable</b>	
Payroll 3/11/16, Health Insurance	128,946.23
Other Expenditures	274,754.41
<b>Sub Total General Fund Non-reimbursable</b>	<b>403,700.64</b>
<b>TOTAL GENERAL FUND</b>	<b>712,005.15</b>
<b>Bond Fund:</b>	<b>7,203.38</b>
<b>Total Bond Fund</b>	<b>7,203.38</b>
<b>Conservation Trust Fund:</b>	<b>0.00</b>
<b>Total Conservation Trust Fund</b>	<b>0.00</b>
<b>Water Fund:</b>	<b>5,563.86</b>
<b>Total Water Fund</b>	<b>5,563.86</b>
<b>TOTAL ALL FUNDS</b>	<b>724,772.39</b>

Report Criteria:

Report type: GL detail  
 Check Detail.Amount = {<->} 0

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Check Amount
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03/16	03/22/2016	37604	ALPINE BANK	HSA 12	10-22775	776.05
03/16	03/22/2016	37604	ALPINE BANK	HSA 3/	10-22775	799.30
03/16	03/22/2016	37605	ASPEN DAILY NEWS	910687	10-45-540	655.90
03/16	03/22/2016	37605	ASPEN DAILY NEWS	B01034	10-45-540	880.00
03/16	03/22/2016	37605	ASPEN DAILY NEWS	B01034	10-24488	45.00
03/16	03/22/2016	37605	ASPEN DAILY NEWS	B01034	10-45-540	203.25
03/16	03/22/2016	37606	ASPEN MAINTENANCE SUPPLY	305848	10-50-600	110.03
03/16	03/22/2016	37606	ASPEN MAINTENANCE SUPPLY	305848	10-50-600	59.72
03/16	03/22/2016	37607	AUSTIN, PEIRCE & SMITH, P.C.	1008-0	31-40-310	1,301.49
03/16	03/22/2016	37607	AUSTIN, PEIRCE & SMITH, P.C.	1008-0	10-45-310	2,696.92
03/16	03/22/2016	37607	AUSTIN, PEIRCE & SMITH, P.C.	1008-0	10-45-310	20.00
03/16	03/22/2016	37607	AUSTIN, PEIRCE & SMITH, P.C.	1008-0	10-45-315	9,827.25
03/16	03/22/2016	37607	AUSTIN, PEIRCE & SMITH, P.C.	1008-0	31-40-310	656.25
03/16	03/22/2016	37607	AUSTIN, PEIRCE & SMITH, P.C.	1008-0	10-24101	26.25
03/16	03/22/2016	37607	AUSTIN, PEIRCE & SMITH, P.C.	1219-0	10-24350	866.25
03/16	03/22/2016	37608	AV-TECH ELECTRONICS, INC.	VEHIC	10-54-690	54,621.61
03/16	03/22/2016	37609	BASALT PRINTING	001529	10-47-600	37.50
03/16	03/22/2016	37609	BASALT PRINTING	001529	10-41-670	219.50
03/16	03/22/2016	37610	BASALT SECURITY	15764	10-50-430	127.50
03/16	03/22/2016	37611	BBCW PROPERTY OWNERS AS	308	10-50-570	1,200.00
03/16	03/22/2016	37612	BEATTIE, CHADWICK & HOUPT,	11190	31-40-310	3,960.64
03/16	03/22/2016	37613	BLUE LAKE PRESCHOOL, INC.	MAR-M	10-41-670	4,440.00
03/16	03/22/2016	37614	BOYD BIERBAUM	MARC	10-62-530	30.00
03/16	03/22/2016	37615	C.A.R.E.	3	10-54-620	120.00
03/16	03/22/2016	37616	CASELLE	71448	51-45-325	436.92
03/16	03/22/2016	37616	CASELLE	71448	10-45-325	466.71
03/16	03/22/2016	37616	CASELLE	71448	10-42-325	89.37
03/16	03/22/2016	37617	CLARION ASSOCIATES	6487	10-47-330	1,900.00
03/16	03/22/2016	37618	COLO. EMPLOYER BENEFIT TR	001150	10-41-670	528.00
03/16	03/22/2016	37618	COLO. EMPLOYER BENEFIT TR	001150	10-45-230	3,209.95
03/16	03/22/2016	37618	COLO. EMPLOYER BENEFIT TR	001150	10-47-230	3,249.95
03/16	03/22/2016	37618	COLO. EMPLOYER BENEFIT TR	001150	10-50-230	3,288.90
03/16	03/22/2016	37618	COLO. EMPLOYER BENEFIT TR	001150	10-54-231	12,851.95
03/16	03/22/2016	37618	COLO. EMPLOYER BENEFIT TR	001150	10-58-230	1,745.95
03/16	03/22/2016	37618	COLO. EMPLOYER BENEFIT TR	001150	10-61-230	24.70
03/16	03/22/2016	37618	COLO. EMPLOYER BENEFIT TR	001150	10-60-230	12.35
03/16	03/22/2016	37618	COLO. EMPLOYER BENEFIT TR	001150	10-62-230	2,126.95
03/16	03/22/2016	37618	COLO. EMPLOYER BENEFIT TR	001150	10-64-230	1,428.95
03/16	03/22/2016	37618	COLO. EMPLOYER BENEFIT TR	001150	10-70-230	528.00
03/16	03/22/2016	37618	COLO. EMPLOYER BENEFIT TR	001150	51-45-230	2,886.25
03/16	03/22/2016	37619	COLORADO MTN. NEWS MEDIA	100335	10-47-600	538.50
03/16	03/22/2016	37620	Colorado POST	VIN IN	10-54-590	25.00
03/16	03/22/2016	37621	COMCAST	849750	10-70-530	191.46
03/16	03/22/2016	37622	COMPUTER SPECIALISTS	4710	10-45-390	180.00
03/16	03/22/2016	37623	DINA PRIETO	CONFE	10-54-590	690.12
03/16	03/22/2016	37624	DREAMTIME WATER DISTRIBU	399869	10-64-605	32.20
03/16	03/22/2016	37625	EHLERS	70058	31-40-310	1,092.50
03/16	03/22/2016	37625	EHLERS	70059	10-24350	747.50
03/16	03/22/2016	37625	EHLERS	70060	10-41-670	1,380.00
03/16	03/22/2016	37626	ELECTION SYSTEMS & SOFTW	954570	10-46-600	703.44
03/16	03/22/2016	37627	FAMILY SUPPORT REGISTRY	BLEVI	10-22770	240.00

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Check Amount
03/16	03/22/2016	37627	FAMILY SUPPORT REGISTRY	MARTI	10-22770	200.00
03/16	03/22/2016	37627	FAMILY SUPPORT REGISTRY	SANTI	10-22770	54.16
03/16	03/22/2016	37628	GLENWOOD SPRINGS FORD	PATRO	10-54-690	93,567.00
03/16	03/22/2016	37629	GROWING YEARS SCHOOL	SPRIN	10-41-670	1,080.00
03/16	03/22/2016	37630	HOLY CROSS ENERGY ASSOC.	MAR 1	10-60-412	708.78
03/16	03/22/2016	37630	HOLY CROSS ENERGY ASSOC.	MAR 2	10-50-410	151.17
03/16	03/22/2016	37630	HOLY CROSS ENERGY ASSOC.	MAR 2	10-70-410	198.41
03/16	03/22/2016	37630	HOLY CROSS ENERGY ASSOC.	MAR 2	10-66-410	541.49
03/16	03/22/2016	37630	HOLY CROSS ENERGY ASSOC.	MAR 2	51-72-410	946.36
03/16	03/22/2016	37630	HOLY CROSS ENERGY ASSOC.	MAR 2	51-73-410	647.18
03/16	03/22/2016	37631	HONEY TREE, LLC	SPRIN	10-41-670	4,515.00
03/16	03/22/2016	37632	JEFF BLEVINS	MARC	51-45-530	30.00
03/16	03/22/2016	37633	JOE GASPER	TRAINI	10-54-590	331.98
03/16	03/22/2016	37634	KIDS FIRST	SPRIN	10-41-670	2,925.00
03/16	03/22/2016	37635	ROBERT LARSON	MARC	10-62-350	30.00
03/16	03/22/2016	37636	MICHAEL J. KINSLEY	125	10-41-670	1,150.00
03/16	03/22/2016	37637	MICHAEL SCANLON	MARC	10-45-530	150.00
03/16	03/22/2016	37637	MICHAEL SCANLON	MARC	10-45-580	600.00
03/16	03/22/2016	37638	MID VALLEY METRO	MARC	10-50-410	145.81
03/16	03/22/2016	37638	MID VALLEY METRO	MARC	10-70-410	145.60
03/16	03/22/2016	37639	MOUNTAIN WASTE & RECYCLI	49019	10-50-415	298.88
03/16	03/22/2016	37639	MOUNTAIN WASTE & RECYCLI	49687	10-50-435	65.00
03/16	03/22/2016	37640	NAPA AUTO PARTS	150357	10-61-580	97.62
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03/16	03/22/2016	37640	NAPA AUTO PARTS	150512	10-61-430	108.18
03/16	03/22/2016	37640	NAPA AUTO PARTS	151501	10-61-580	30.70
03/16	03/22/2016	37640	NAPA AUTO PARTS	151523	10-61-580	88.37
03/16	03/22/2016	37640	NAPA AUTO PARTS	151730	10-60-431	28.52
03/16	03/22/2016	37640	NAPA AUTO PARTS	151735	10-60-431	19.57
03/16	03/22/2016	37640	NAPA AUTO PARTS	151737	10-60-431	104.86
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03/16	03/22/2016	37641	NEIL-GARING AGENCY, INC	SCHILL	10-45-520	100.00
03/16	03/22/2016	37642	NJS HOBBY FARM, LLC	SPRIN	10-41-670	1,728.00
03/16	03/22/2016	37643	PITKIN COUNTY	2016-1	10-54-590	5,703.00
03/16	03/22/2016	37644	RIVER RESTORATION.ORG	715	10-75-700	1,823.50
03/16	03/22/2016	37645	RIVER VIEW PLAZA HOA	4567/4	10-54-410	1,957.82
03/16	03/22/2016	37646	ROARING FORK VALLEY CO-O	70291	31-40-315	192.50
03/16	03/22/2016	37647	Sandy's Office Supply	165472	10-45-600	8.02
03/16	03/22/2016	37647	Sandy's Office Supply	168086	10-54-600	37.18
03/16	03/22/2016	37648	SCHILLING, PAMELA	LUNCH	10-46-600	58.00
03/16	03/22/2016	37649	SCHMUESER GORDON MEYER	90040B	51-45-330	160.00
03/16	03/22/2016	37649	SCHMUESER GORDON MEYER	90040B	10-60-432	544.00
03/16	03/22/2016	37649	SCHMUESER GORDON MEYER	9004E-	10-59-330	732.50
03/16	03/22/2016	37649	SCHMUESER GORDON MEYER	9004E-	10-59-430	1,426.50
03/16	03/22/2016	37649	SCHMUESER GORDON MEYER	9004E-	10-59-330	286.00
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03/16	03/22/2016	37649	SCHMUESER GORDON MEYER	9004E-	10-59-330	2,047.00
03/16	03/22/2016	37650	SOURCE GAS	MARC	10-70-410	112.04
03/16	03/22/2016	37650	SOURCE GAS	MARC	10-50-410	1,371.80
03/16	03/22/2016	37651	TG MALLOY CONSULTING, LLC	201600	10-47-330	2,903.01
03/16	03/22/2016	37651	TG MALLOY CONSULTING, LLC	201601	10-47-330	148.50
03/16	03/22/2016	37652	THE ARTS CENTER AT WILLITS	PO#1-2	10-41-670	1,222.50
03/16	03/22/2016	37653	THE ARTWORKS UNLIMITED, I	MARKI	10-54-690	1,600.00
03/16	03/22/2016	37654	THREE BEARS INN LTD	2971	10-41-670	2,000.00
03/16	03/22/2016	37655	JUDITH TIPPETTS	EOTC	10-45-600	105.90

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Check Amount
03/16	03/22/2016	37655	JUDITH TIPPETTS	MARC	10-45-530	75.00
03/16	03/22/2016	37656	TOKAY SOFTWARE	15600	51-45-325	400.00
03/16	03/22/2016	37657	TREVOR LALONDE	MARC	10-70-530	30.00
03/16	03/22/2016	37658	UNCC	216020	51-45-570	11.44
03/16	03/22/2016	37659	UNITED STATES PLASTIC COR	474175	51-72-405	45.71
03/16	03/22/2016	37660	VALLEY LUMBER COMPANY	55008	10-50-435	111.73
03/16	03/22/2016	37660	VALLEY LUMBER COMPANY	55021	10-50-430	13.48
03/16	03/22/2016	37660	VALLEY LUMBER COMPANY	55052	10-50-430	18.46
03/16	03/22/2016	37660	VALLEY LUMBER COMPANY	55340	10-60-600	46.89
03/16	03/22/2016	37660	VALLEY LUMBER COMPANY	55353	10-60-600	27.99
03/16	03/22/2016	37660	VALLEY LUMBER COMPANY	55591	10-60-431	3.98
03/16	03/22/2016	37660	VALLEY LUMBER COMPANY	55632	10-60-600	21.94
03/16	03/22/2016	37661	VISION DESIGN	388	10-47-600	472.00
03/16	03/22/2016	37661	VISION DESIGN	388	10-47-330	365.00
03/16	03/22/2016	37662	MATT WAGNER	MARC	10-62-530	30.00
03/16	03/22/2016	37663	WASTE MANAGEMENT	089229	10-50-415	57.20
03/16	03/22/2016	37664	WESSELLING, RYAN	MARC	10-62-530	30.00
03/16	03/22/2016	37665	WILLITS TOWN CENTER, LLC	RETA 2	10-32-248	304,550.00
Grand Totals:						<u>582,786.07</u>

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
1020200	28.17	582,814.24-	582,786.07-
10-22770	494.16	.00	494.16
10-22775	1,575.35	.00	1,575.35
10-24101	26.25	.00	26.25
10-24350	1,613.75	.00	1,613.75
10-24488	45.00	.00	45.00
10-32-248	304,550.00	.00	304,550.00
10-41-670	21,188.00	.00	21,188.00
10-42-325	89.37	.00	89.37
10-45-230	3,209.95	.00	3,209.95
10-45-310	2,716.92	.00	2,716.92
10-45-315	9,827.25	.00	9,827.25
10-45-325	466.71	.00	466.71
10-45-390	180.00	.00	180.00
10-45-520	100.00	.00	100.00
10-45-530	225.00	.00	225.00
10-45-540	1,739.15	.00	1,739.15
10-45-580	600.00	.00	600.00
10-45-600	113.92	.00	113.92
10-46-600	761.44	.00	761.44
10-47-230	3,249.95	.00	3,249.95
10-47-330	9,460.51	.00	9,460.51
10-47-600	1,048.00	.00	1,048.00
10-50-230	3,286.90	.00	3,286.90
10-50-410	1,668.78	.00	1,668.78
10-50-415	354.08	.00	354.08
10-50-430	159.44	.00	159.44
10-50-435	176.73	.00	176.73
10-50-570	1,200.00	.00	1,200.00

GL Account	Debit	Credit	Proof
10-50-600	169.75	.00	169.75
10-54-231	12,851.95	.00	12,851.95
10-54-410	1,957.82	.00	1,957.82
10-54-590	6,750.10	.00	6,750.10
10-54-600	37.18	.00	37.18
10-54-620	120.00	.00	120.00
10-54-690	149,788.61	.00	149,788.61
10-58-230	1,745.95	.00	1,745.95
10-59-330	3,423.50	.00	3,423.50
10-59-430	1,426.50	.00	1,426.50
10-60-230	12.35	.00	12.35
10-60-412	708.76	.00	708.76
10-60-431	156.93	14.26-	142.67
10-60-432	544.00	.00	544.00
10-60-600	96.82	.00	96.82
10-61-230	24.70	.00	24.70
10-61-430	108.18	.00	108.18
10-61-580	216.69	13.91-	202.78
10-62-230	2,126.95	.00	2,126.95
10-62-350	30.00	.00	30.00
10-62-530	90.00	.00	90.00
10-64-230	1,428.95	.00	1,428.95
10-64-605	32.20	.00	32.20
10-66-410	541.49	.00	541.49
10-68-709	12,500.00	.00	12,500.00
10-70-230	528.00	.00	528.00
10-70-410	456.05	.00	456.05
10-70-530	221.46	.00	221.46
10-75-700	1,823.50	.00	1,823.50
31-40-310	7,010.88	.00	7,010.88
31-40-315	192.50	.00	192.50
51-45-230	2,886.25	.00	2,886.25
51-45-325	836.92	.00	836.92
51-45-330	160.00	.00	160.00
51-45-530	30.00	.00	30.00
51-45-570	11.44	.00	11.44
51-72-405	45.71	.00	45.71
51-72-410	946.36	.00	946.36
51-73-410	647.18	.00	647.18
Grand Totals	582,842.41	582,842.41-	.00

Report Criteria:

Report type: GL detail  
 Check Detail.Amount = {<>} 0

March 18, 2016

**2016 Council Calendar**  
**Potential Upcoming Schedules – Subject to Change**

**3/29/2016 P&Z & Council Jt. Worksession**

- CSC Zoning for Our Town Planning Properties

**4/12/2016**

- Worksession – TACAW
- Special Event Activity Permit – National Honor Society 5K
- Resolution Sunday Market Approval

**4/26/20**

- 1<sup>st</sup> Reading -309 Sopris Special Review
- 1<sup>st</sup> Reading – Recycling Ordinance
- Swearing in of Mayor and Councilors
- Appoint – Mayor Pro-Tem, Town Manager, Town Attorney, Municipal Judge

**5/10/16 Worksession**

- Worksession - BDBA and Chamber
- Worksession – Introduce Green Team’s Recycling Ordinance

**5/13/2016 and 5/14/16 Council Retreat**

**5/24/16 Worksession and Legislative**

- Resolution – Council reaffirms direction from Feb 23rd resolution
- 1<sup>st</sup> Reading PH on CSC Zoning
- 1<sup>st</sup> Reading Recycle Ordinance
- 2<sup>nd</sup> Review 309 Sopris Special Review
- 2<sup>nd</sup> Reading Recycle Ordinance

**6/14/2016**

- 2<sup>nd</sup> Reading CSC Zone District

**6/24/16**

- Cont. 2<sup>nd</sup> Reading & PH on CSC Zoning if necessary

**7/12/16**

- Council discussion expenditures for River Park per Reso. No. 4 - Possible 1<sup>st</sup> Reading of Ordinance for funding & possible bond

**LAND USE APPLICATIONS – to be scheduled when and if ready**

Arbaney Kittle PUD Amendment- Pursuant to pre-development agreement

Roaring Fork Conservancy LU & Development Agreement – pursuant to pre-development agreement

234 Midland Avenue Special Review Amend Approvals

RFC Suites – minor PUD Amendment

Town Park Arts Parcel – TACAW Approvals

Basalt Mini-Storage Expansion Sketch Plan

Stott’s Mill PUD Amend and Reinstate & Sketch Plan

March 18, 2016

**TO BE SCHEDULED**

Police Emergency Services Dispatch

BACH and Affordable Housing

Adopting the 5 Yr Capital Improvements Plan

Valley Rd/El Jebel Road Alignment

Update from Green Team

Code amendment Chapter 8 – Parking rules

Public Works Manual

Joint Meetings with Pitkin County and Eagle County Commissioners

**MEMORANDUM**

**TO:** Mayor Whitsitt and Basalt Town Council  
**FROM:** Pamela Schilling, Town Clerk  
**DATE:** March 22, 2016  
**RE:** **Recent Administrative Liquor Review/Approvals**

The Town Clerk has administratively approved the following liquor licenses/permits:

- Special Event Permit for Art Base
- El Korita
- Basalt Store
- Issued Temporary Permit for Bri's Booze, LLC dba Jimbo's (as part of a Transfer of Ownership from Jimbo's to Bri's Booze)
- Ho Palace
- Riverside Grill
- K'Gen