



101 Midland Avenue, Basalt, CO 81621

Meeting Date: July 12, 2016
Location: Town Council Chambers

Time: 6:00 p.m.

5:00 Worksession: TOB Council and POST to review estimated costs for Basalt Riverfront Park and Discuss next steps

TOWN COUNCIL MEETING AGENDA

6:30 1. Call to Order (Mayor Whitsitt)

6:31 2. Roll Call (Pam Schilling)

6:32 3. Consent Agenda (Mayor Whitsitt)

3A. Minutes: June 28, 2016

Motion to Consider:

Mayor, I move that the Town Council approve the Consent Agenda as published Item 3A.

6:33 4. Council Comments, Reports, Disclosures

- 4A.** Council Comments
- 4B.** Town Manager's Report
- 4C.** Gnome Village

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

6:40 6. ITEMS FOR COUNCIL CONSIDERATION

6A. Basalt Mini-Storage Expansion: Application Introduction (James Lindt)

7:00 7. RESOLUTIONS

7A. Resolution No. 27, Series of 2016: Direction to Staff related to expansion of zoning districts where marijuana could be sold and to consider the Town's four license locations to be either retail or medical (Mike Scanlon)

Motion to Consider:

Mayor, I move that the Town Council Approve Resolution No. 27, Series of 2016.

7:20 8. FIRST READINGS OF ORDINANCES:

8A. First Reading of Ordinance No. 15, Series 2016: An Ordinance of the Town Council of Basalt, Colorado: Approving Revised Plans for the Roaring Fork Conservancy's Proposed River Center and Old Pond Park (Susan Philp)

Motion to Consider:

Mayor, I move that the Town Council Approve Ordinance No.15, Series of 2016 on first reading and set the public hearing and second reading for July 26, 2016.

8B. First Reading of Ordinance No. 16, Series 2016: An Ordinance of the Town Council of Basalt, Colorado: Approving a Minor PUD Amendment to Add Kitchens to Ten (10) of the Roaring Fork Club Suites, Lot 2, Block 1, Roaring Fork Club PUD (James Lindt)

Motion to Consider:

Mayor, I move that the Town Council Approve Ordinance No.16, Series of 2016 on first reading and set the public hearing and second reading for July 26, 2016.

8C. First Reading of Ordinance No. 17, Series 2016: An Ordinance of the Town Council of Basalt, Colorado: Amending the Town's Community Housing Guidelines to Change the Composition of the Special Housing Evaluation Committee (SHEC) (James Lindt)

Motion to Consider:

Mayor, I move that the Town Council Approve Ordinance No. 17, Series of 2016 on first reading and set the public hearing and second reading for July 26, 2016.

8:00 9. EXECUTIVE SESSION:

Motion to Consider:

Mayor, I move that the Town Council enter Executive Session for the purposes of:

- A conference with our attorney for the purpose of receiving legal advice on specific legal questions in accordance with C.R.S. 24-6-402(4)(b).
- The purchase, acquisition, lease, transfer or sale of property interests in accordance with C.R.S. 24-6-402(4)(a).
- Determining positions relative to matters that are or may become subject to negotiations in accordance with C.R.S. 24-6-402(4)(e).

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

- a. Accounts Payable
- b. Advanced Agendas

11. ADJOURNMENT

Motion to Consider:

Mayor, I move that the Town Council

TOWN OF BASALT COUNCIL WORKSESSION WITH POST	Date: July 12, 2016 From: Susan Philp, AICP, Planning Director Mike Scanlon, Town Manager
	Town Manager Review: MS approved 07-07-16

SUBJECT: Worksession with POST on Basalt River Park – costs and next steps

RECOMMENDATION: Council Discussion and Direction

DETAIL:

POST is presenting the estimated costs to make the Basalt River Park improvements to the Council to help the Town Council to decide what its next steps will be. POST has been presenting the improvements to the river park for some time now, most recently at the Council's June 14th Worksession. The park improvements have been very well received by the Council. This is the first time the Council will be seeing the estimated costs for the improvements.

Back on February 9th, the Council directed POST to prepare conceptual plans and cost estimates and present them at the July 12th meeting. The purpose of the July 12th date, is to give the Council information so that it has enough time to decide whether to place a ballot question before the voters to fund the park improvements for the November 8th election or to go in a different direction.

Town Manager, Mike Scanlon, presented a schedule to the Council at the last meeting (attached). Another Worksession is currently scheduled for Monday July 18th. His schedule has the Council reviewing an ordinance at 1st reading at the Council's August 9th meeting. The last regular meeting date for finalizing the ordinance is August 23rd because the Council has to finalize the ballot language and send to the counties by September 13th.

Although a couple of the architectural ideas were included in the June 14th Worksession Packet, the Council also has not previously viewed the architectural sketches for structures proposed for the park.

The following is proposed for the Worksession:

1. Staff Introduction/ framework for worksession
2. HTA presentation on architecture ideas. *This is new information* for Council
3. DHM & Staff - Description of how costs were developed and how costs are organized for Council review
4. General Q&A on cost estimates
5. Focused Council answers to key questions
6. Additional Council comments and direction

Related Town Statute and or Town Actions: DAAC Report, 2014 Town of Basalt "Our Town" Planning Survey; Several OTP Resolutions (See list of Resolutions adopted for our Town planning effort included in the Council's June 14th packet).

Other information: Additional information can be obtained by reviewing the Council packet materials for its February 9, February 23, and June 14th meetings found on the Basalt website <http://www.basalt.net/AgendaCenter> and on the OTP project website www.ourtownplanning.org.

KEY Question –

Does the Council want to move forward with seeking voter approval for a tax increase to build the proposed Basalt River Park Improvements?

To confirm that the answer is YES we are proposing that the Councilors answer the following questions.

1. Are there any other improvements which the Council would like to discuss more before including in a bond?

2. Does the Council need any additional cost information before directing Staff to prepare an ordinance including draft language for the ballot question.

3. Are the improvements in the “polygon/ pavilion” (now referred to as the “Amenities Hub”) part of the Town’s proposed improvements?

or are they proposed to be part of the future development parcel (Regardless of whether that is a For-Profit Developer or a Friends of the Pan & Fork Project)?

4. The costs don’t include the price for the land – What is the strategy for acquiring the land for the park?

River Park Cost Estimates

List of Attachments

Summary A

Basalt River Park-Cost Estimate Summary B

Key Map Showing Location of Improvements..... C

Basalt River Park – Cost Estimate Summary Narrative D

Proposed Basalt River Park Plan E

 Overall Basalt River Park Plan

 Base level Design Basalt River Park Plan

 Full Design Basalt River Park Plan

 Children’s Play Area

 Fishing Pier in Old Pond Park

 Architectural Sketches of Band Shell and Park Amenities Hub

Schedule of Meetings and Open Houses F

Summary

Basalt River Park Cost Estimates Summary Sheet – This sheet shows the cost for each of the 5 recommended park components in the first column of numbers. The second column shows the cumulative total of those costs.

- The total cost of all of the improvements recommended by the POST plan is **\$7.97 million**
- The location of each of the park components is shown on the map key – Basalt River Park Cost Estimate Scope Diagram
- The **Base Level Design** is the minimum improvements recommended by POST to make a functional river park. See map showing site plan for base level design. It would allow the additional park amenities to be built later when funds are available. POST feels that some of the improvements need to be in the base level design to prevent tearing up the park to make future improvements – e.g. the Two River’s Road Transformation. The cost numbers are shown in today’s dollars so the cost for the park amenities could be much higher in the future.
- The **Full Design** is the additional incremental cost to achieve all of the amenities proposed for the river park except for the architectural features – band shell, “Basalt River Amenities Hub” and bus stop shelters.

NOT INCLUDED: The \$7,975,198 price tag does not include the following:

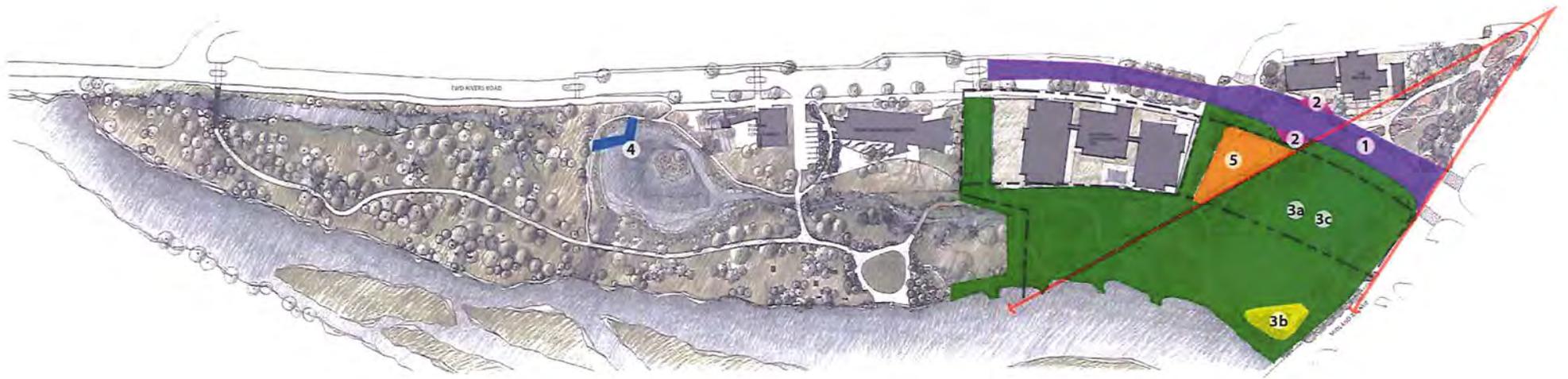
- Land Cost
- Base level design features related to Old Pond Park and River Center. POST proposed for this exercise that the Old Pond improvements left to be made and the Two Rivers Roadway reconfiguration which is part of the Conservancy River Center/Old Pond Park Improvements would be funded by the Town from POST and other restricted funds. This includes the 5- foot trail around Old Pond Park, grading and landscaping the area between the River Center and Old Pond Park. The Town’s share of the Two River’s Road west portion of the improvements is approximately \$176 K; the Old Pond Park baseline improvements are approximately \$260 K. Confirmation that there are enough funds for the base level design will need to be confirmed before the Town finalizes its strategy for what is included in a bond.
- The Wetland Garden and Outdoor Classroom proposed between the River Center and Pond. POST thought this would be a good project for Conservancy donors or a grant from GOCO or others. This improvement is estimated to cost approximately \$330,000
- The exclusions listed on the last page of the DHM narrative – such as geotechnical, legal and other items that we already are committed to such as wetland monitoring.
- 1% for Public Art whereby 1% of the cost of a capital project is set aside for public art. Allowed exceptions will be a future discussion item.

Basalt River Park - Cost Estimate Summary

July 12, 2016

		Component \$	Cumulative \$
1	Transformation of Two Rivers Road East	\$522,602.30	\$522,602.30
2	Bus Stop Structures	\$307,403.00	\$830,005.30
3	Basalt River Park, Base Level Design	\$2,595,552.00	\$3,425,557.30
3B	Band Shell Structure	\$572,816.00	\$3,998,373.30
4	Basalt River Park, Full Design	\$1,715,952.00	\$5,714,325.30
4	Old Pond Fishing Pier (Accessible to All)	\$187,066.78	\$5,901,392.08
5	Basalt River Park, Amenities Hub	\$2,073,806.00	\$7,975,198.08

Note: Totals include all design fees and an overall contingency of 15%.



1	Transformation of Two Rivers Road East
2	Bus Stop Structures
3A	Basalt River Park, Base Level Design
3B	Band Shell Structure
3C	Basalt River Park, Full Design
4	Old Pond Fishing Pier (Accessible to All)
5	Basalt River Park, Amenities Hub

Basalt River Park Cost Estimate Scope Diagram

Basalt River Park- Cost Estimate Narrative

July 12, 2016

1. Transformation of Two Rivers Road East - \$ 522,602.30

- Includes improvements to road from the East side of RMI to the Midland Ave. intersection.
- Includes the narrowing of Two Rivers Road, elimination of on street parking adjacent to the Basalt River Park and Lions Park and the relocation of the bus stops and pull- outs further to the West away from the intersection.
- Assumes the sidewalk at Lions Park will remain. Includes grading and landscaping between the new back of curb and the existing sidewalk. (\$84,312)
- Includes road improvements from curb to curb in front of the development parcel but excludes parking and sidewalks where future design will depend on type of development.
- Includes temporary gravel trail along back of curb extending from the end of the Park improvements to the sidewalk at RMI to create interim connection.

2. Bus Stop Structures - \$307,403

- 2 Bus Stops structures located west of the current Bust Stop location on Two Rivers Road
- Design and cost estimate information provided by Harry Teague Architects
- Materials and character of architecture to match pavilion structure.
- Enclosed structure includes, bench seating, glass walls and basic electrical service for signs.

3. Basalt River Park

A. Base Level Design- \$ 2,595,552

- Sod, topsoil, irrigation and scaled back planting for park including trees and shrubs in select locations and perennial planting at park entrance points.
- Includes network of pathways paved in gravel.
- Includes earthwork and civil infrastructure for future park build-out.
- Includes scaled back park lighting plan with fixtures strategically located for park safety.
- Includes water resource improvements as required by Town Water Attorney
- Excludes children's play area, water feature at pavilion, event lawn terracing and boardwalk path through wetlands.
- Excluded improvements to existing Midland Ave. sidewalk.
- Excludes all Architecture

B. Band Shell Structure -\$572,816

- Band Shell Park Structure to be located in the River Park near the Midland Ave. bridge
- Design and cost estimate information provided by Harry Teague Architects.
- Curved wood structure with concrete stage surface, enclosed back of house facility, one unisex bathroom, basic lighting, light bar with electrical power, and adequate electrical service for a medium to large production.
- Site work includes two site retaining walls and a concrete dancing floor surface in front of the stage.
- Excludes sound board, sound system and mechanical conditioning except for bathroom.

C. Full Design - \$ 1,715,952 in addition to base level design fee for a total cost of \$4,311,504 (without buildings)

- Estimate for full park design as developed by POST
- Great lawn with stone terraces to provide built in seating for concerts and events.
- Stream water feature extends from plaza adjacent to Midland Spur intersection down into the children's play area, leading visitors into the park.
- Children's play area water feature built into existing stream channel with cobble and log structures that can be moved to redirect water for natural play. Includes civic style steps for seating and gathering along the north side of play area. The steam water feature from the plaza flows down the middle of the steps and into the play area.
- Seating/ gathering areas adjacent to the Jetty's along the waterfront.
- Includes an additional path and boardwalk connection providing access to natural wetland areas within the site.
- Full planting plan including trees, shrubs and perennial areas within the park.
- Park lighting per Alpenglow conceptual design.
- Water Resource improvements as required by Town Water Attorney.
- Removal of existing rail and wall and improvements to Midland Avenue sidewalk.

4. Old Pond Fishing Pier (Accessible to All) , \$187,066.78

- Additional Park feature to be added to basic landscape improvements around Old Pond in conjunction with the Roaring Fork Conservancy River Center development.
- ADA accessible fishing pier in Old Pond.
- "L" shape design allows for multiple users and decreases conflicts with back-casting.

5. Basalt River Park, Amenities Hub- \$2,073,806

- Park amenities and restaurant structure to be located along Two Rivers Road outside of the view plain.
- Design and cost estimate information provided by Harry Teague Architects
- Covered structure with three enclosed main level "street food" style restaurant spaces.
- Event/ rental space on second level. Open air space that can be tented for events.
- Restaurants to have plumbing/ sinks/ countertops and tenant fit out
- ADA men's and women's restrooms with 3 stalls each.
- Concrete curved ramp leads to upper level deck which includes an enclosed bar space with refrigeration and plumbing
- Photovoltaic system
- Includes utility trenching and hook up, adequate electrical service, simple and efficient lighting.
- Finishes are basic and minimal in nature.

Related Improvements Not Included in the Bond

Two Rivers Road West- \$336,797.13 total (\$176,364 Town of Basalt contribution plus \$160,427.30 Roaring Fork Conservancy contribution)

- Town's portion of the improvements to Two Rivers Road. Excludes parking and sidewalks which are the responsibility of Roaring Fork Conservancy.
- Road Improvements extend from the west side of RMI to the West side of the Old Pond Park Property.

Old Pond Park Improvements

A. Baseline Park and ADA Trail Improvements \$ 259,590

- Estimate for improvements on Town property have been updated based on the Land Use Application Plans for the River Center.
- RMCL has provided an updated Bid/ Proposal for the Park improvements.
- Includes an ADA accessible pathway from Two Rivers Road around the pond, planting and irrigation improvements and new park benches and trash receptacles to match existing at the redesigned Old Pond Park riverfront.
- Includes 2 footbridges along the pathway.
- Includes bollard path lighting in Old Pond trail network leading from Homestead Drive pedestrian bridge to Basalt River Park and along the new path circling the pond. (\$25,000)
- Includes construction administration.
- \$92,320 deduct if Town procured boulders can be used.

B. Wetland Demonstration Garden and Outdoor Classroom \$330,000

- Additional Park features to be added to basic landscape improvements listed above.
- Wetland Garden and Outdoor classroom located to the West of the Roaring Fork Conservancy River Center building.
- Provides educational opportunities in support of the mission of the River Center as well as a public amenity and outdoor teaching and gathering area for use by the community.
- ADA accessible pathways into demonstration garden, wetland gardens fed by a recirculating water source from old pond and a teaching platform and a terraced seating area built into the slope adjacent to the River Center building.

Waterline Improvements- \$273,000

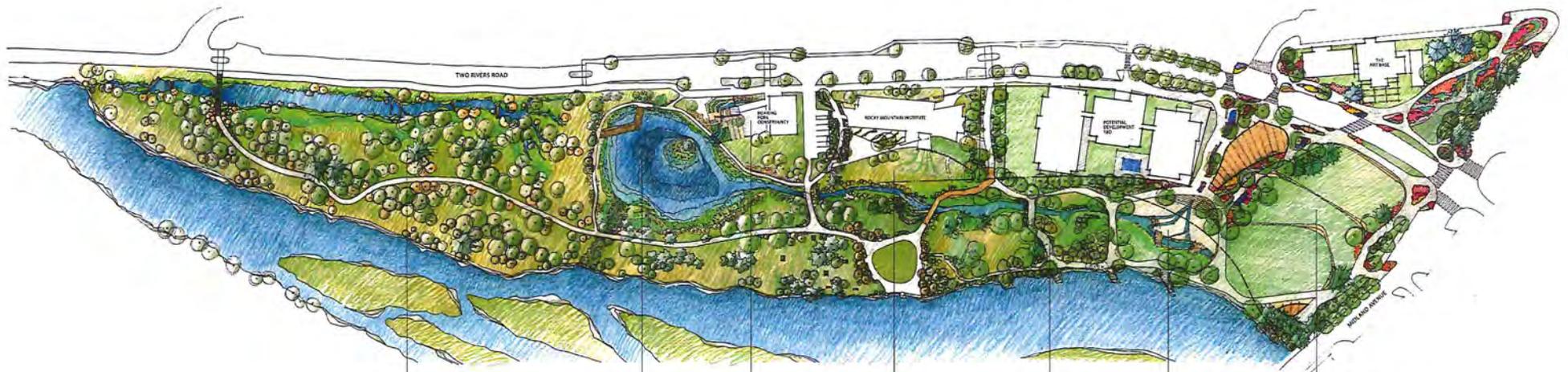
- Improvements to the Town's water supply infrastructure.
- Considered a Town of Basalt improvement, unrelated to the park design.
- Includes dewatering
- Line will be easier to install before rather than after park improvements.

Basalt River Park- Cost Estimate Exclusions

July 12th, 2016

The cost estimates and narratives provide estimates for the project costs based on known factors as of today. The estimates do not include the following items which are provided as exclusions:

- Underground Parking
- Signage
- Sidewalk Extension along Two Rivers Road
- Land Purchase
- Improvements to CDC Parcel
- Sanitation District Fees
- Town Permit Fees
- Phasing
- Contingency for Inflation or Escalation
- LOMR, Recertification Process, Additional work on the part of Matrix Engineering
- Spillway improvements at Old Pond
- Additional Legal Fees
- Geo Tech Report
- Maintenance Protocol, Budget or Manual
- 2016 Construction Administration Fees
- Compensatory Mitigation Monitoring for 2016 through 2020 as Required by USACE
- RFOV Support Services
- Previously Approved Fees
- Additional Request from the Town
- Additional Public Process/ Meetings



BACKWATER PRESERVE
 The wetlands in the natural preserve will be kept intact and restored. The trail will create a continuous touch along the river to town.

OLD POND PARK / ROARING FORK CONSERVANCY
 The Roaring Fork Conservancy is in the process of creating a new visitor and education center. Landscaping will include a wetland oriented interpret garden, viewing platforms, open lawns, and access to the adjacent Old Pond Park. The wetland edge of Old Pond Park will be restored and enhanced, creating multiple areas for fishing and canoeing.

ROCKY MOUNTAIN INSTITUTE / OLD POND PARK WATERFRONT
 The Rocky Mountain Institute building is complete. Landscaping for the north side of the waterfront is in progress. Access to the river will be restored and enhanced to include picnic areas, restored gardens, trails and fishing areas.

PARK WETLANDS
 Existing wetlands have been preserved. Through a series of boardwalks and walkways, the public will be able to better enjoy the fragile ecosystem.

CHILDRENS PLAY AREA
 Children's play area situated on a slope overlooking the river. The play area will include a variety of play equipment, including slides, swings, and water features.

TOWN OF BASALT RIVER PARK
 The Basalt River Park will allow for a diversity of activities, including a large event space, pavilion, play area, permanent garden, and river architecture. The park is designed to accept periodic flooding.





BASE LEVEL IMPROVEMENTS INCLUDE:
Earthwork and civil infrastructure for future park build out, gravel pathways, sod, topsoil, irrigation and scaled back planting and park lighting.



FULL PARK IMPROVEMENTS INCLUDE:
Children's play area and stream water feature extending from Two Rivers Road into the park, great lawn with stone terraces, gathering areas along the waterfront, additional boardwalk connection through wetland areas, full planting plan and park lighting.

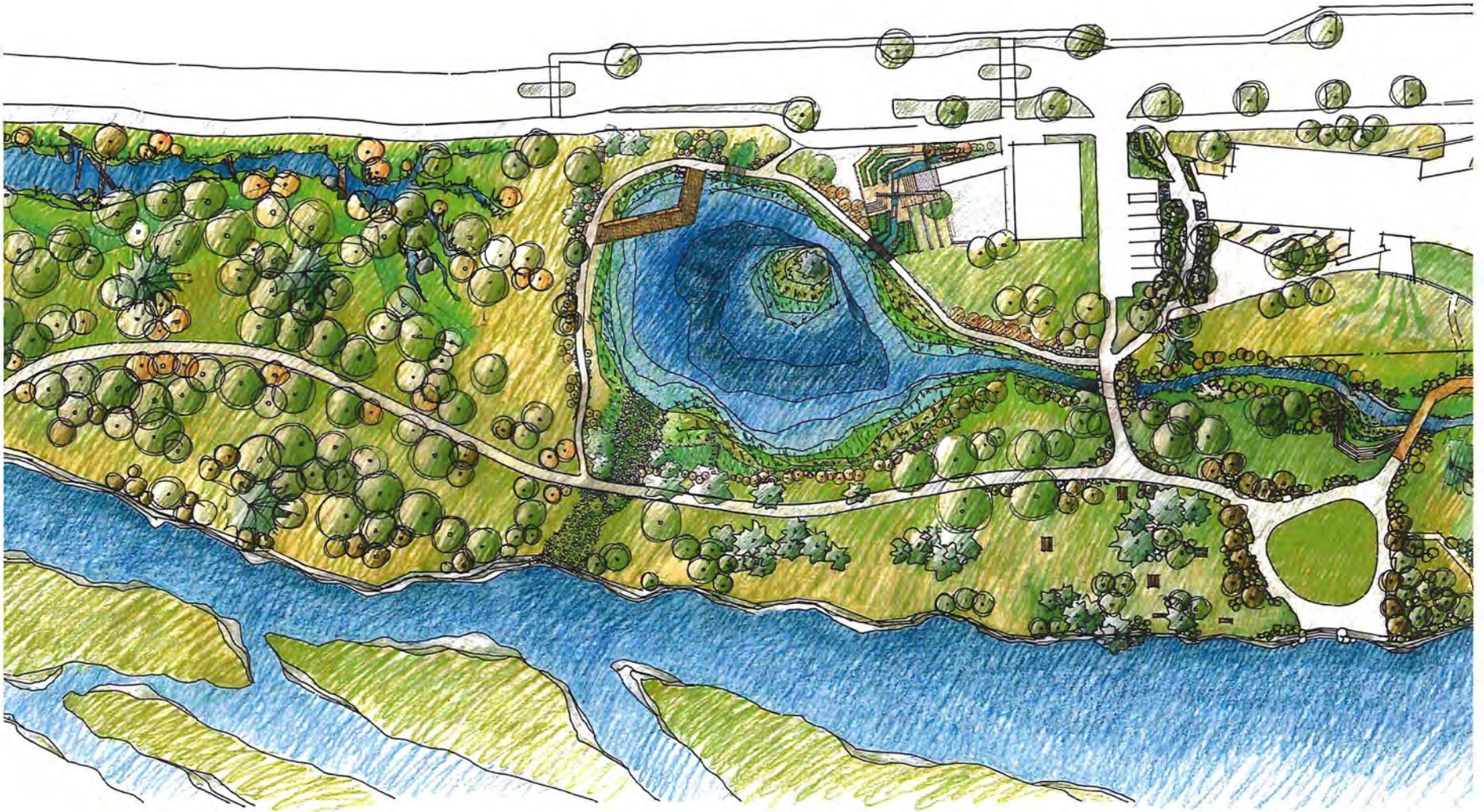


LAWN

WATER CHANNEL

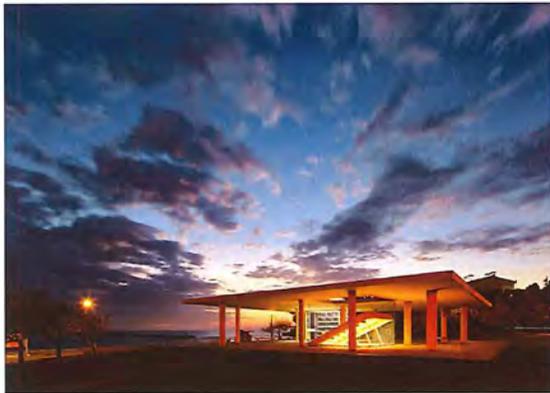
CHILDREN'S PLAY AREA

STONE STEPS



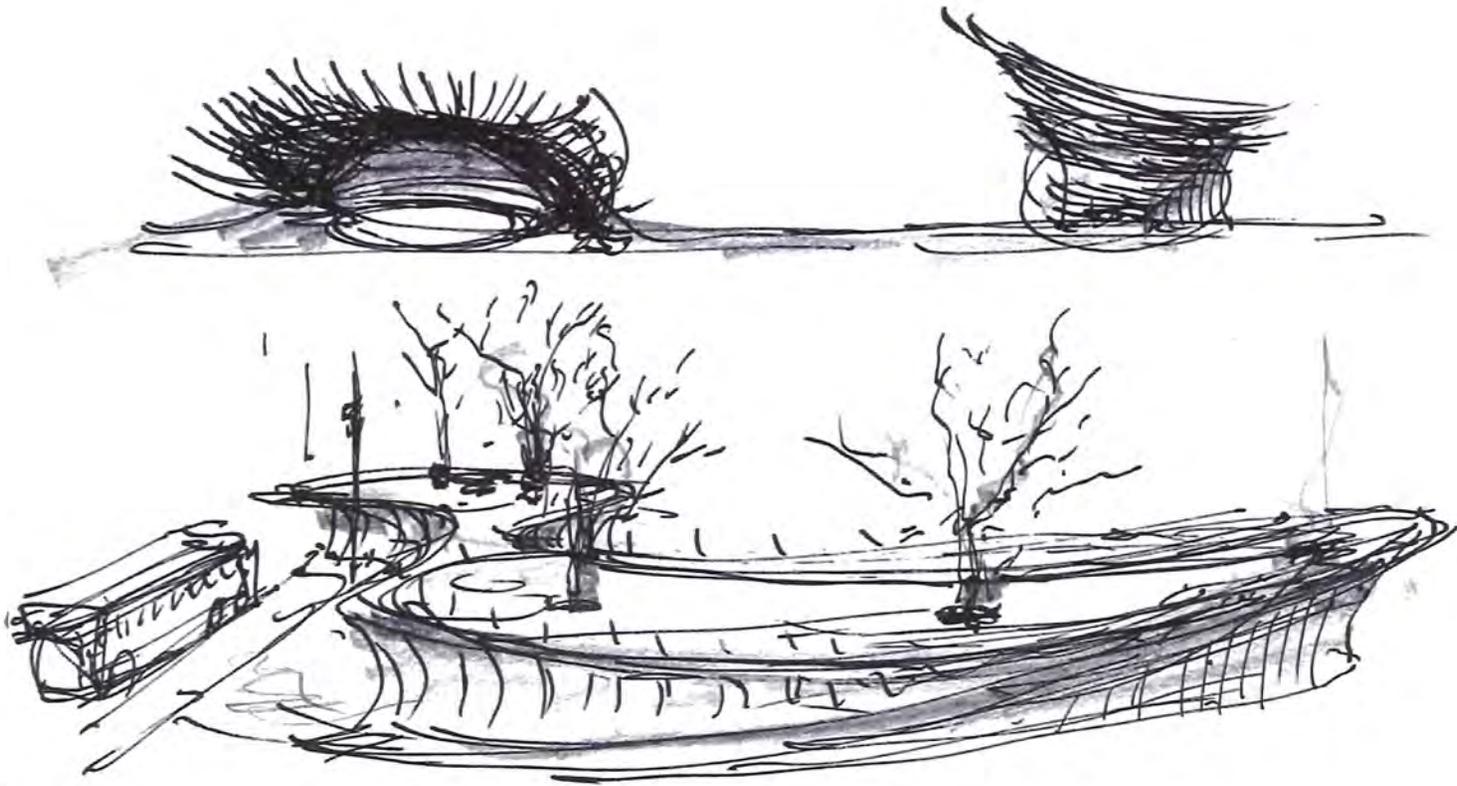


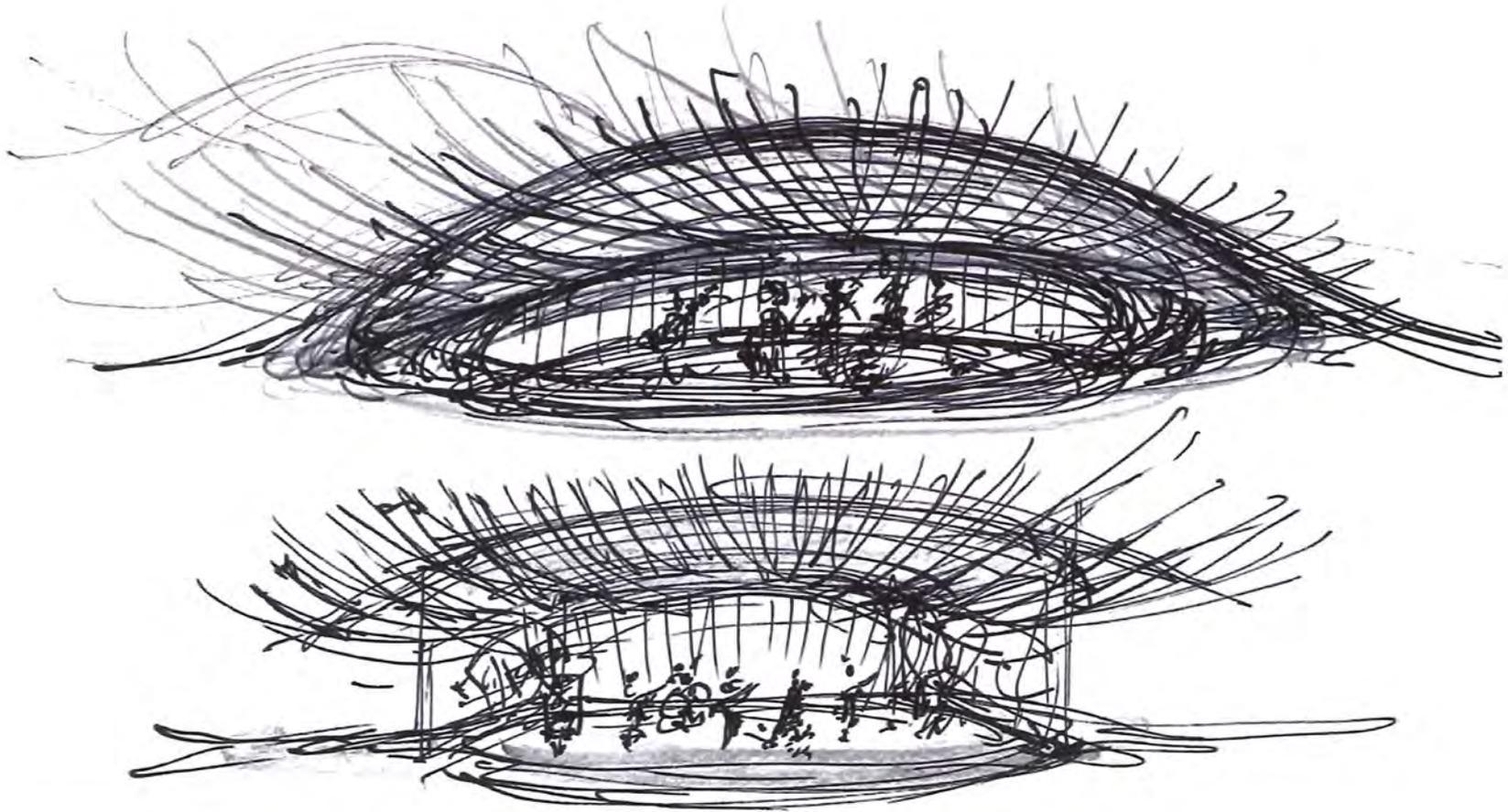
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concept images
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Basalt River Park
6/1/16





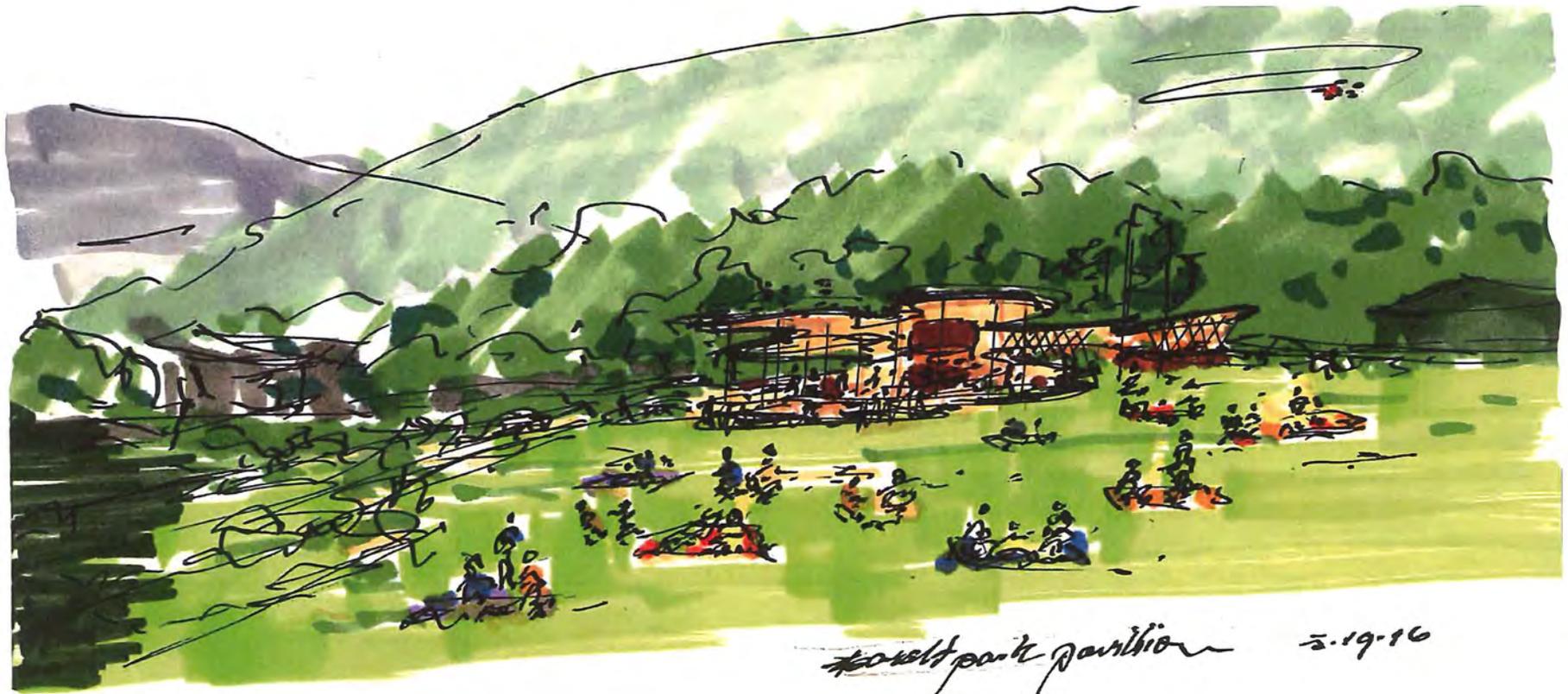


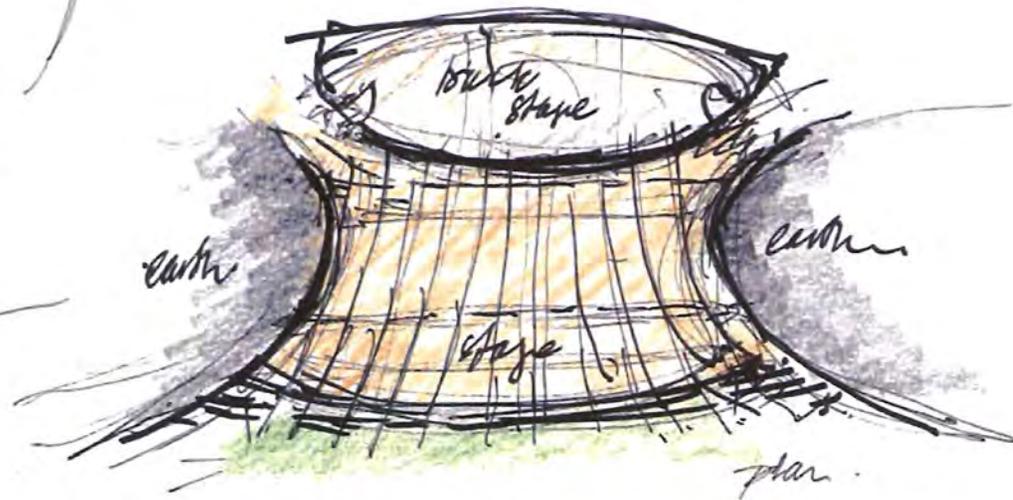
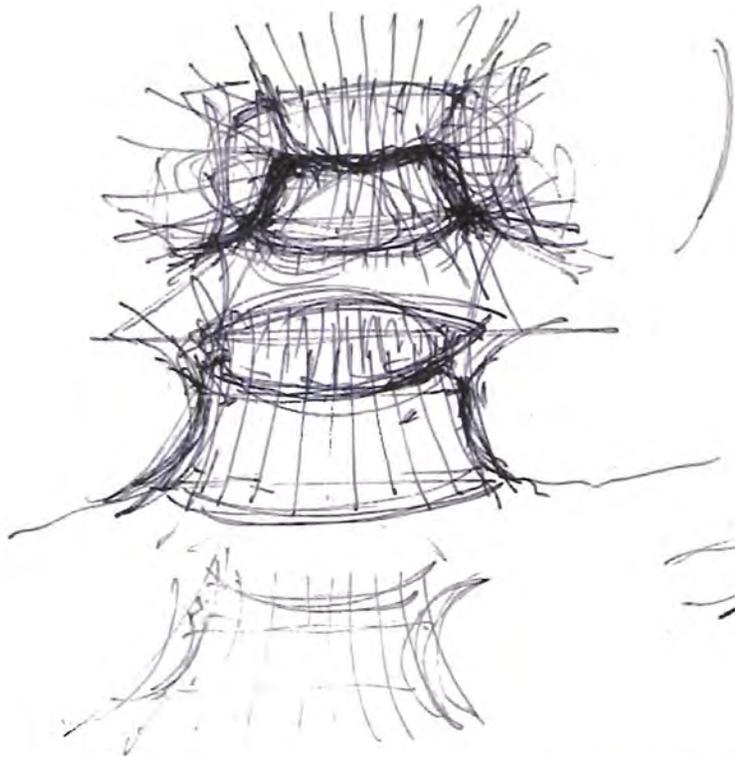


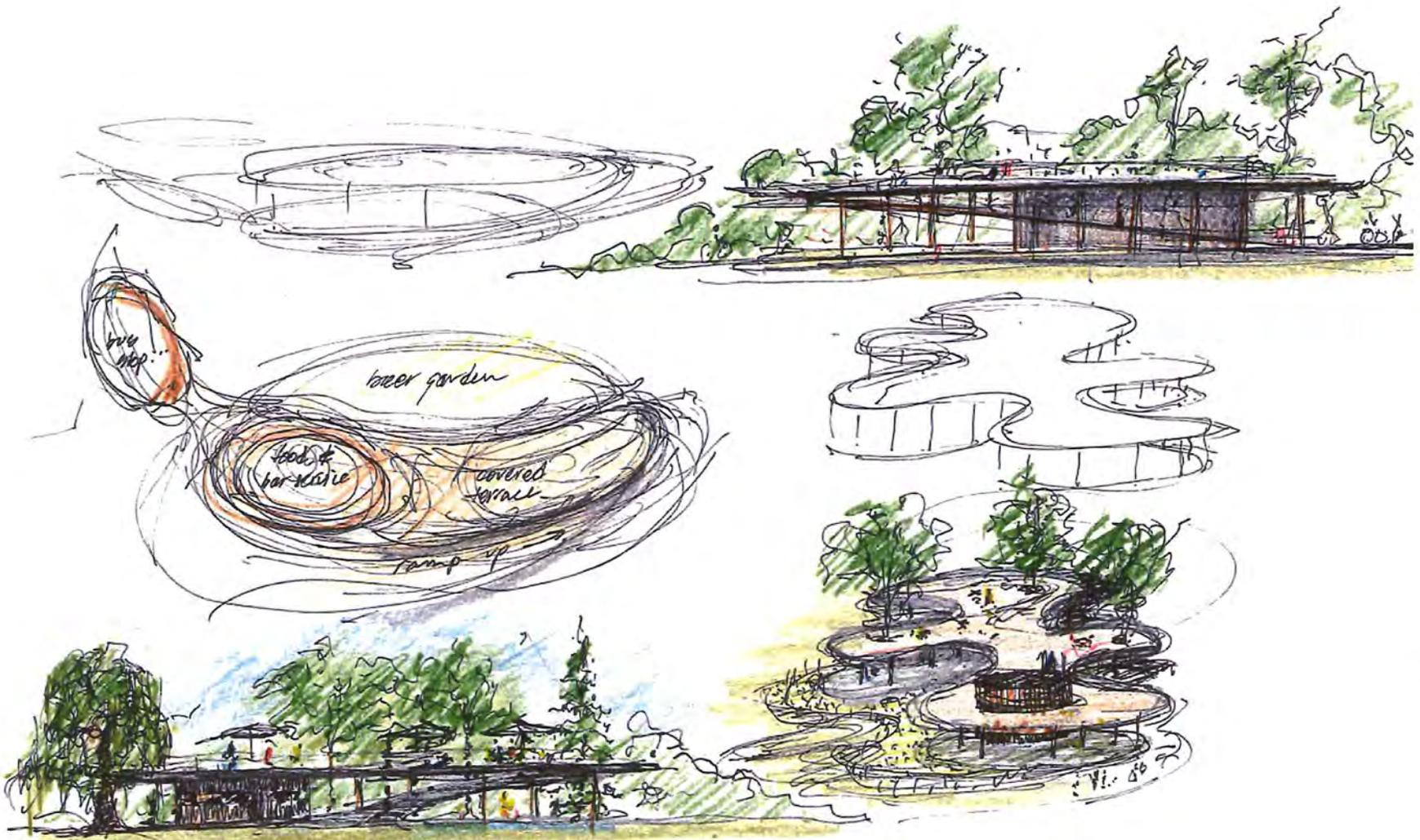
Basalt River Park Band Shell
5/10/16



boulders park pavilion
5-13-16









Basalt River Park - Pavilion
1"=20' ground level - 6.1.16

pavillion plan scheme 2
A-4.32
Basalt River Park
6/1/16



Basalt River Park Pavilion
Upper deck: 1" = 50' 6.1.16



pavillion plan scheme 2
A-4.33
Basalt River Park
8/1/16

Pan & Fork - Timeline

F

July 12, 2016 Town Council Meeting

- Presentation of Cost Estimates for park components
 - Direction from Town Council on further refinement of park components

July 18, 2016 MONDAY Special Town Council Meeting

- Second presentation of Cost Estimates for park components this is **REFINEMENT**
- Presentation on current debt structures and obligations, possible re-financings, and the integration of new debt into the funding for park components.
- Cost estimates for Operation and Maintenances (O&M)
- Property Tax implications given the various components and associated O&M Costs

July 26, 2016 Town Council Meeting

- Resolution directing staff on the following items
 - Finalization of revisions to the CSC Zoning District
 - Finalization of the Park Components
 - Finalization of the Funding/Financing of the Park
 - Finalization of the proposed purchase of the Park

Public Outreach - Did we get it right? What do you support?

- Thursday, July 28, 2016
 - Saturday, July 30, 2016
 - Thursday, August 4, 2016
 - Saturday, August 6, 2016
-

August 9, 2016 Town Council Meeting

- First Reading and setting Public Hearing on Election and Bond Ordinance for the Park Improvements
- First Reading and setting Public Hearing on Amendments to the CSC Zoning District

August 23, 2016 Town Council Meeting

- Public Hearing and Second Reading on Election and Bond Ordinance for the Park Improvements
- Public Hearing and Second Reading on Amendments to the CSC Zoning District



101 Midland Avenue, Basalt, CO 81621

Meeting Date: June 28, 2016
Location: Town Council Chambers

4:00 – 5:30 pm Meeting of the Eagle County Commissioners, Pitkin County Commissioners and the Basalt Town Council: RMI Innovation Center – 22826 Two Rivers Road (see separate agenda)

Basalt Town Council Meeting Minutes

1. Call to Order (Mayor Whitsitt)

The regular meeting of the Basalt Town Council was called to order at 6:02 pm on Tuesday, June 28, 2016 at the Basalt Town Hall.

2. Roll Call (Pam Schilling)

Board members present were Gary Tennenbaum, Jennifer Riffle, Katie Schworer, Auden Schendler, Bernie Grauer and Mark Kittle.

3. Consent Agenda (Mayor Whitsitt)

3A. Minutes: June 14, 2016

3B. Basalt Half Marathon Special Event Activity Permit (James Lindt)

3C. Resolution No. 23, Series of 2016, Approving the Basalt Summer Cinema Series Special Event Activity Permit (James Lindt)

3D. Resolution No. 24, Series of 2016: Approving the Wednesday Night Summer Concert Series Special Event Activity Permit (James Lindt)

M/S COUNCILOR KITTLE AND GRAUER THAT THE COUNCIL APPROVE THE CONSENT AGENDA ITEMS 3A THROUGH 3D. THE MOTION CARRIED 7-0.

4. Citizen Comments: for Items Not on the Agenda and Items Added to the Agenda After the Deadline

There were no citizen comments presented this evening.

5. Council Comments, Reports, Disclosures

5A. Council Comments, Reports, Disclosures

Jennifer Riffle reported on her first two meeting with the BACH (Basalt Affordable Community Housing), the most recent meeting being a joint meeting with BACH, Aspen/Pitkin and Eagle County Affordable Housing Committees and the Ski Company to have a roundtable to keep the line of communication open in regard to affordable housing. Next meeting around August 8th will focus on strategic talking points on this regional issue.

Gary Tennenbaum said he had received a lot of community comments from citizens regarding the RE-1 Red Brick. Gary thanked Mike and Tom for keeping it moving forward and thanked everyone who worked on it.

Jacque Whitsitt reported on the Council retreat held last Wednesday, thanking the Council for their time and thanking Chris Gates for his excellent facilitation of the day.

5B. SGM – Engineer’s Report

Louis Meyer, SGM, updated Council on the Basalt Underpass, the southside Traffic Study, the West Sopris Drive road and drainage work, and the southside tank stabilization.

5C. Town Manager’s Report

Mike Scanlon said he would be bringing back issues raised by citizens and their resolutions. He asked Chief Greg Knott to update Council on Russell Fritz’s concern about traffic calming. Mike noted that Deb Pattison had been hired as an Administrative Assistant at Town Hall and he was working to figure out how to shift and share the workload.

6. ITEMS FOR COUNCIL CONSIDERATION AND INFORMATION

6A. Regional Communication – Radio Upgrade: (Phyllis Mattice, Assistant County Manager, Pitkin County and Jeff Krueger, Communication Site Manager)

Phyllis Mattice, Assistant Pitkin County Manager and Jeff Krueger, Communication Site Manager, were present to discuss the Digital Trunk Radio System with Council, along with Jon Peacock, Pitkin County Manager.

Jennifer Riffle asked to pull item 8C and place on a future agenda as Council had not had an opportunity to review all the materials.

M/S RIFFLE AND GRAUER THAT THE TOWN COUNCIL PULL ITEM C FROM THIS AGENDA FOR PLACEMENT ON A FUTURE AGENDA. THE MOTION CARRIED 5-2 WITH COUNCILORS KITTLE AND SCHENDLER OPPOSED.

Mayor Whitsitt recused herself from item 7A.

7. SECOND READING OF ORDINANCES:

7A. Public Hearing and Second Reading of Ordinance No. 14, Series 2016: An Ordinance Rescinding the Site-Specific Approval for a Dentist Office and Residential Unit Granted by Ordinance No. 04, Series of 2007, and Approving an Exemption from the

Community Vitality Zone Requirements to Temporarily Permit a Business Office Use on the First Floor of the Property Located at 234 Midland Avenue (James Lindt)

Applicant representative Eric Gross and James Lindt were present to discuss this item with Council.

Mayor Pro tem Gary Tennenbaum opened the public hearing at 6:56 pm. There were no comments and the public hearing was closed.

M/S COUNCILORS KITTLE AND GRAUER THAT COUNCIL APPROVE ORDINANCE NO 14, SERIES OF 2016 ON SECOND READING. THE MOTION CARRIED 6-0.

Mayor Whitsitt rejoined the meeting at this time.

8. RESOLUTIONS

8A. Resolution No. 25, Series of 2016: Resolution of the Town Council of Basalt, Colorado, Approving a Policy for Administering Town-Owned Employee Housing Units and Directing Staff to Bring Forward Amendments to the Community Housing Guidelines to Change the Composition of the Special Housing Evaluation Committee (James Lindt)

M/S COUNCILORS RIFFLE AND SCHWORER THAT THE TOWN COUNCIL APPROVE RESOLUTION NO. 25, SERIES OF 2016 WITH THE REQUEST THAT BACH (BASALT AFFORDABLE COMMUNITY HOUSING) MAKE ADDITIONAL RECOMMENDATIONS FOR CHANGES TO THE POLICY TO ADDRESS: A. THE SITUATION WHEN THE EMPLOYEE RECEIVING A TOWN-OWNED UNIT ALSO RECEIVES A HOUSING ALLOWANCE; B. CHANGING THE PRIORITIES TO ELEVATE SCHOOL DISTRICT EMPLOYEES AND COMBINING OTHER GOVERNMENTAL EMPLOYEES WITH OTHER QUALIFYING FULL-TIME EMPLOYEES IN THE EMPLOYMENT AREA; C. AMENDING AND CLARIFYING THE CURRENT ONE-QUALIFIED EMPLOYEE PER BEDROOM REQUIREMENT TO ADDRESS FAMILIES AND TO PROVIDE THAT AN EMPLOYEE MAY NOT RENT THE EXTRA BEDROOM TO A NON-QUALIFIED EMPLOYEE; D. AMENDING AND CLARIFYING THAT THE AREA A QUALIFIED PERSON MUST NOT OWN DEVELOPED REAL ESTATE IS TO INCLUDE MESA COUNTY; AND THAT THE CESSATION OF EMPLOYEE HOUSING LEASE SHALL NOT BE SET EARLIER THAN 90 DAYS FROM THE SEPARATION OF EMPLOYMENT. THE MOTION CARRIED 7-0.

8B. Resolution No. 26, Series of 2016: Resolution of the Town Council of Basalt, Colorado, Approving a Change in the Times of Outdoor Live Music for Midland Avenue Businesses that Maintain a Valid Liquor License (Mike Scanlon)

Heather Lujan, representing Heather's, was present to request an extension of outdoor music from 10:00 to 10:30 pm.

M/S COUNCILORS KITTLE AND TENNENBAUM TO EXTEND OUTDOOR MUSIC FROM 10:00 TO 10:30 PM ON THURSDAYS, FRIDAYS AND SATURDAYS FROM MEMORIAL DAY TO LABOR DAY. THE MOTION CARRIED 6-0. (Jennifer Riffle was out of the room at the time of the vote.)

8C. Resolution No. 27, Series of 2016: Direction to Staff related to expansion of zoning districts where marijuana could be sold and to consider the Town's four license locations to be either retail or medical (Mike Scanlon)

Item 8C was removed from this agenda to be placed on a future agenda.

9. RECOMMENDATIONS FROM THE FINANCE COMMITTEE

Town Manager Mike Scanlon outlined the items in the memo included in the packet. The next meeting of the Council Finance Committee is July 11.

9A. Minutes of the Finance Committee

9B. Approve Resolution Approving IGA – Pitkin County and RFTA related to project management of the Basalt Underpass Construction Project per Committee Recommendation

9B - Motion to Consider: Mayor, I move that the Town Council uphold the recommendation of the Finance Committee and approve Resolution No. 28, Series of 2016, Approving the IGA with Pitkin County and RFTA related to project management of the Basalt Underpass Construction pending final changes and approval of the Town Attorney.

9C. Quarterly Reporting Framework

9C - Motion to Consider: Mayor, I move that the Town Council uphold the recommendation of the Finance Committee and approve the Quarterly Reporting Framework with the changes recommended by the Committee.

9D. Basalt Avenue Underpass Cash Flow and Certificate of Participation

9D - Motion to Consider: Mayor, I move that the Town Council uphold the recommendation of the Finance Committee and approve the Basalt Avenue Cash Flow and Certificate of Participation (COP) planned offering.

MOTION ON ITEMS 9B, 9C AND 9D:

M/S COUNCILORS TENNENBAUM AND KITTLE THAT THE TOWN COUNCIL APPROVE ITEMS 9B, 9C AND 9D OF THE COUNCIL FINANCE COMMITTEE AS PRESENTED. THE MOTION CARRIED 7-0.

The Executive Session was cancelled. There were no items to discuss.

10. EXECUTIVE SESSION

Motion to Consider:

Mayor, I move that the Town Council enter Executive Session for the purposes of:

- A conference with our attorney for the purpose of receiving legal advice on specific legal questions in accordance with C.R.S. 24-6-402(4)(b).
- The purchase, acquisition, lease, transfer or sale of property interests in accordance with C.R.S. 24-6-402(4)(a).

- Determining positions relative to matters that are or may become subject to negotiations in accordance with C.R.S. 24-6-402(4)(e).

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

- 11A. Accounts Payable
- 11B. Advanced Agendas
- 11C. Town Clerk Administrative Liquor Actions

12. ADJOURNMENT

M/S COUNCILORS TENNENBAUM AND SCHWORER TO ADJOURN THE MEETING AT 7:26 PM. THE MOTION CARRIED 7-0.

The minutes of the June 28, 2016 meeting were read and approved this 12th day of July, 2016.

BASALT TOWN COUNCIL:

ATTEST:

By: _____
 Jacque Whitsitt, Mayor

 Pamela Schilling, Town Clerk

TOWN OF BASALT Action Item	Date: July 12, 2016 From: James Lindt AICP, Assistant Planning Director
	Town Manager Review: MS 7-8-16

SUBJECT: Introduction Meeting for Basalt Mini-Storage Expansion Request

DETAILS: Davidco LLC. ("Applicant") is requesting approval of Annexation, Sketch Site Plan and Sketch Subdivision to expand the existing Basalt Mini-Storage with approximately 80,000 square feet of additional mini-storage to the south of the existing mini-storage.

More specifically, the Applicant has applied to annex the property into the Town and construct approximately 80,000 square feet of additional self-storage in four buildings of approximately 20,000 square feet each. In association with the self-storage proposal, the Applicant is proposing to annex and dedicate portions of South Side Drive and Fiou Lane that were not previously annexed as clean-up item requested by Town Staff. The Applicant is proposing to pay cash-in-lieu of providing affordable housing.

During the P&Z's review, Staff identified the following discussion items that are more specifically analyzed in the attached memos to the P&Z:

1. Consistency with Master Plan
2. Consistency with Neighborhood Character
3. Compliance with Industrial Zone District Requirements
4. Vehicular Access
5. Affordable Housing
6. Traffic
7. Pedestrian Access
8. Phasing
9. Vested Rights

Staff suggests that this initial meeting be an introductory meeting to the proposal, discussion items and the draft conditions. Staff recommends that the Council hear a presentation from Staff and the Applicant, ask questions, take public comments, and then provide initial discussion. Ultimately, Staff recommends that the Council let Staff know if there is additional information that the Council needs with regards to reviewing the Application at the July 26th public hearing. The P&Z's recommended conditions are attached and they will be incorporated in a resolution for consideration at the July 26th public hearing.

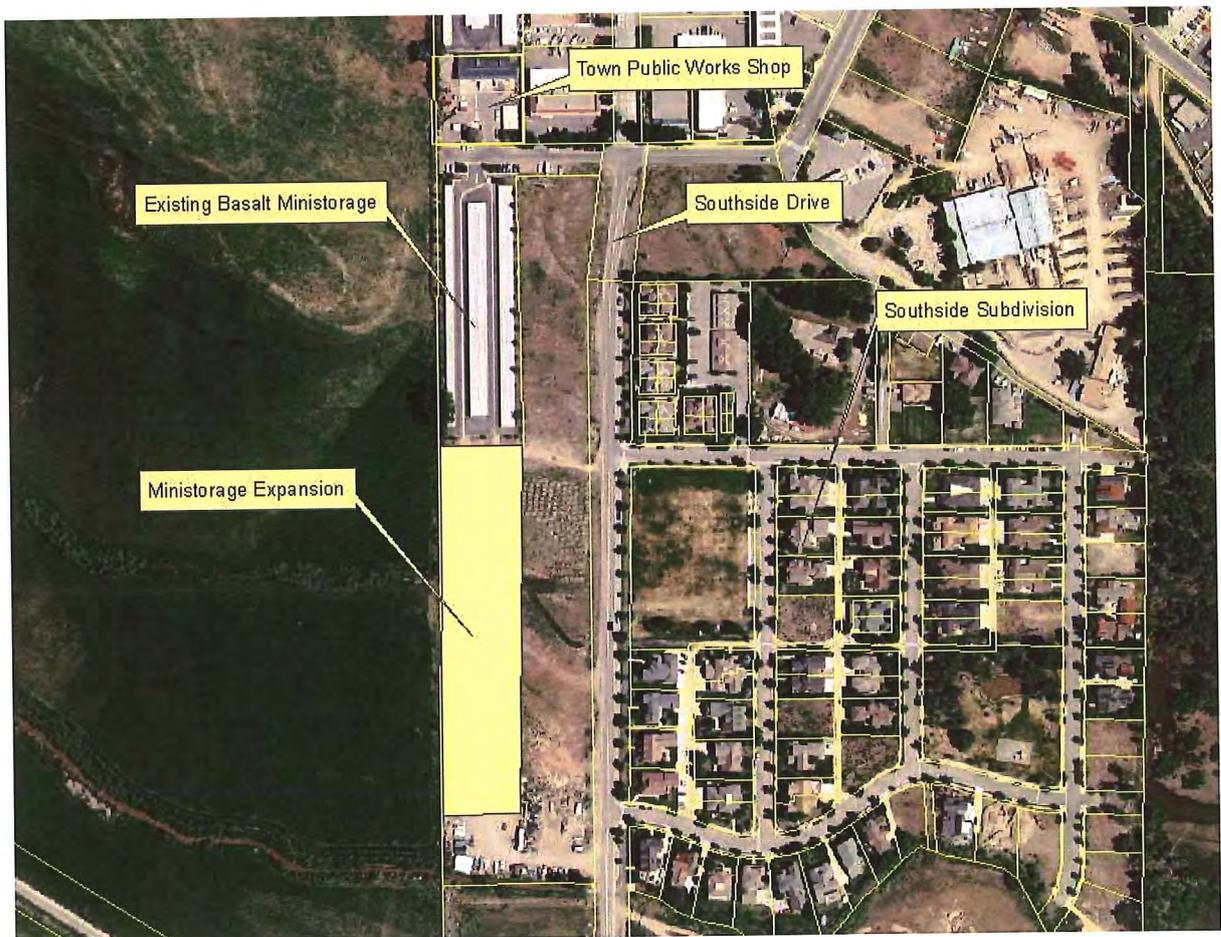
RECOMMENDATION: Staff recommends that the Council hear a presentation from Staff and the Applicant, ask questions, take public comments, and then provide initial discussion and identification of additional information needed to complete the review.

RELATED TOWN STATUTE AND TOWN ACTIONS: Town Code Chapter 15, *Annexation*, Town Code Section 16-24; *Supplemental Requirements for Industrial Zone District*; Town Code Section 16-25, *Procedures for permitted uses in Industrial Zone District*; Town Code Section 16-267, *Amendment Procedure*; Town Code

Chapter 16, Article VI, *Site Plan Review Requirements and Standards*; Chapter 16, Article XIX, *Housing Mitigation*

ATTACHMENTS: A) P&Z Recommended Conditions, B) Excerpts from Application and Additional Information Provided by Applicant about Ministorage Demand, C) P&Z Memos, D) P&Z Minutes, E) Public Correspondence

Vicinity Map



TOWN OF BASALT ACTION ITEM SUMMARY ADMINISTRATION	Item Number: 7a Date: July 7, 2016 From: Mike Scanlon, Town Manager
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SUBJECT: Resolution 27, Series 2016 - Direction to Staff related to expansion of zoning districts where marijuana could be sold and to consider the Town's four license locations to be either retail or medical.

RECOMMENDATION:

That the Town Council approve Resolution 27, Series 2016 giving direction to staff.

DETAILS:

See attached memo from the Town Manager.

Related State Statute and/or Town Actions: Multiple Colorado State Laws and Ordinances of the Town of Basalt

Amount Requested: None



TOWN MANAGER MEMO

Date: June 24, 2016
To: Mayor and Town Council
From: Mike Scanlon, Town Manager
Re: Marijuana Laws and Town Regulations

As I stated in my Memo to the Town Council in November, 2013 and I'm paraphrasing in parts, I said

....."in my over 30 years of working in local governments I've encountered several issues that mirror the discussions we're about to have regarding marijuana and town regulations. What I have found, is that these issues require us as staff and the Town Council to do three things,

1. Understand the history of the issue. Understanding the evolution of marijuana in Colorado and our community is helpful in understanding the past and current social acceptance of marijuana.
2. Take a moment and step back a bit and look at what we're trying to accomplish in regulating marijuana businesses. What are we attempting to regulate and why. It's either subjective or objective biases that influences how regulations are developed. What's real and what's not real in our biases?
3. Take what you understand about the history and where you're at and turn it into meaningful regulation."

As a community I think we've done that. We have been very pragmatic in allowing it in our community. Along the way we've loosened some of our regulations so that those businesses that undertake the sale of marijuana can be successful. Where appropriate we've changed our regulations.

What is clear now is that our zoning restrictions when overlayed with our current buffering requirements makes it almost impossible to locate a marijuana business in our community. Was that our intent?

Except for the one approved license we have at 165 Southside (Roots RX) we have through a combination of buffers and zoning restrictions created a virtual moratorium on marijuana businesses in Basalt.

Additionally, we've created an impression that by having a list and getting your name on it you will one day have the ability to have a marijuana business in Basalt. But nobody on the current list can find a location. So how long do I keep them on the

list? And when they attempt and fail at securing a location do they go to the bottom of the list or maintain their position? What is the point of the list if there are no possible locations?

Because our zoning and buffers are so rigid we as staff are constantly put in the position of people reinterpreting our codes or asking for rewrites of the code (Ordinance 3, Series 2015, Ordinance 12, Series 2015). Those two ordinances addressed ways to make it easier to locate a marijuana business by allowing a "portion of the building to be considered" and changing the measurement of a buffer by "direct pedestrian access." A year has gone by and still no locations have been identified.

We as Town Staff are asking that the Town Council consider two additional changes to our current marijuana regulations. The reason we're asking for these considerations is we don't believe by either the vote of the people of Basalt or by past actions of the Town Council that we as a community intended to ban marijuana businesses from our community.

The two changes we recommend if you want to allow for additional marijuana businesses are these.

1. A change in total number of licenses from two (2) Medical Marijuana Licenses and two (2) Retail Marijuana Licenses to four (4) total Licenses for marijuana businesses regardless of the type.
2. That we increase the number of zoning districts where marijuana businesses may be located. Acknowledging that our buffers are sufficient in nature to limit the risk/exposure to the youth that some people in our community feel are important.

If the Town Council feels conversely, I would recommend us to simply ban it entirely from the community with the exception of the one store location that has already been approved. Either action would greatly reduce our staff time applied to discussing possible locations with marijuana business owners that will never happen.

To continue this discussion I have crafted a very simple resolution identifying the two items above and directing staff and the Planning Commission to suggest additional zoning districts in which marijuana businesses can exist.

Additionally I've provided the following,

1. A table showing the various Ordinances/Resolutions passed by the Town Council related to marijuana businesses in Basalt.
2. The Memo I sent to Town Council in November, 2013.
3. **I'm having Pam place a link on the Town's website for the full application Roots RX had to submit to be considered. You need to**

understand the level of regulation currently in place to ensure that our collective public interests are protected.

Basalt Town Council Actions – Marijuana Businesses

Resolution/Ordinance	Subject	1 st Reading /2 nd Reading
Ordinance 28, Series 2013	Ordinance extending the moratorium on retail marijuana businesses	11/17/2013 12/10/2013
Ordinance 30, Series 2013	Ordinance establishing the Zoning Districts where medical marijuana business could be established	12/10/2013 01/14/2014
Ordinance 31, Series 2013	Ordinance establishing licensing and regulations for medical marijuana businesses and lifting the moratorium on medical marijuana (the moratorium had been in place roughly 37 months)	12/10/2013 01/14/2014
Ordinance 8, Series 2014	Ordinance relates to the Town's Criminal Code, Title 10, regulation of marijuana	02/25/2014 03/11/2014
Ordinance 9, Series 2014	Ordinance relates to the Town's Criminal Code, Title 10, regulation of drug paraphernalia	02/25/2014 03/11/2014
Ordinance 14, Series 2014	Ordinance establishing the Zoning Districts where retail marijuana business could be established	05/13/2014 05/27/2014

Resolution/Ordinance	Subject	1 st Reading /2 nd Reading
Ordinance 17, Series 2014	Ordinance establishing licensing and regulations for retail marijuana businesses	05/27/2014 06/10/2014
Resolution 34	Resolution directing staff to develop the necessary language for an Ordinance for placing a ballot issue before the voters for consideration of a sales tax on marijuana	06/24/2014
Ordinance 24, Series 2014	Ordinance of the Town Council calling for an election on 11/4/2014 to authorize a Municipal Sales Tax of up to 5% upon the sale of retail marijuana and retail marijuana products	08/12/2014 08/26/2014
Public Hearing Retail Marijuana Application	Public Hearing and approval of an application to allow for a retail marijuana store located at 165 Southside (Roots RX)	09/23/2014
Ordinance 3, Series 2015	Ordinance relating to the definition of buffers and application to a building. Originally it said , ".....the nearest portion of the building in which medical or retail marijuana is to be sold." Changed to, ".....the nearest portion of the section of the building in which medical retail marijuana is to be sold."	04/14/2015 04/28/2015

Resolution/Ordinance	Subject	1 st Reading /2 nd Reading
Ordinance 12, Series 2015	<p>Ordinance changed these items in the regulations</p> <p>Measurement: Measuring of buffers now defined as "using a route of direct pedestrian access."</p> <p>Days of Sales: Changed from: Monday - Saturday To: <u>Monday - Sunday</u></p> <p>Hours of Sales: Changed from 9:00 a.m. to 7:00 p.m. To: <u>8:00 a.m. to 12:00 a.m.</u></p>	<p>07/14/2015 07/28/2015</p>
Public Hearing Retail Marijuana Application	Public Hearing and approval of the renewal of the marijuana license located at 165 Southside (Roots RX)	11/10/2015

**RESOLUTION OF THE TOWN COUNCIL OF BASALT, COLORADO, RELATED TO
CONSIDERING AN EXPANSION OF ZONING DISTRICTS WHERE MARIJUANA
COULD BE SOLD AND TO CONSIDER THE TOWN'S FOUR ALLOWED LICENSE
LOCATIONS TO BE EITHER RETAIL OR MEDICAL MARIJUANA BUSINESSES.**

**Town of Basalt, Colorado
Resolution No. 27
Series of 2016**

RECITALS

1. The Town of Basalt has carefully crafted regulations to address marijuana businesses in our community.
2. The Town's residents through the various elections held state-wide on the issue of marijuana businesses and the Town Council by various actions related to the regulation of marijuana businesses have supported the establishment of marijuana businesses in our Town.
3. Through the evolution of regulation it appears that our current requirements on buffers and zoning districts creates a virtual moratorium on these businesses.

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

Section 1. The Town Council directs the following action,

- A. That the Planning and Zoning Commission be directed to expand the allowable zoning districts where marijuana businesses will be allowed.
- B. That staff be directed to rewrite the current Town Marijuana regulations to allow for four (4) licenses of any type of marijuana business.

READ AND ADOPTED by a vote of ___ to ___ on July 12, 2016.

TOWN OF BASALT, COLORADO

By: _____
Jacque R. Whitsitt, Mayor

ATTEST:

By: _____
Pam Schilling, Clerk



TOWN MANAGER MEMO

Date: November 19, 2013
To: Mayor and Town Council
From: Mike Scanlon, Town Manager
Re: Marijuana Laws and Town Regulations

Over my 30 years working in local governments I've encountered several issues that mirror the discussions we were about to have regarding marijuana and town regulations.

What I have found is that these issues require us as staff and the Town Council to do three things,

1. Understand the history of the issue. You will find attached a history of Marijuana in the State of Colorado, Towns and Cities in Colorado, and the Town of Basalt (BLUE). See attached History.
2. Take a moment and step back a bit and look at what we're trying to accomplish. What are our Town, Town Council and Staff goals? Similarly, what are our biases and why? What have the voters said in past elections?
3. How do we take what we've learned in #1 add it to what we understand about #2 and turn it into a meaningful set of regulations.

What I'm proposing is that we take a very pragmatic approach to the discussion of marijuana regulations and our role in regulating the industry. I would propose that we would rescind our moratorium on medical marijuana and rewrite our regulations to be simpler and easier to enforce and leave it to the will of the people if we got it right. We need to let the initiative and referendum portions of our laws play out. We would at the same time extend our moratorium on recreational marijuana to two years. The recreational marijuana area of law and regulation is still evolving and we should give ourselves time to understand the issues on the recreational side.

Medical Marijuana

The Election Results:

The medical marijuana vote in Eagle and Pitkin County on November 7, 2000 was a follows,

Eagle County (69% Yes / 31% No)

Pitkin County (81% Yes / 19% No)

It wasn't until 2010 and the passage of SB 109 and HB 1284 that there was a state-wide licensing program

We have had a Medical Marijuana Ordinance on our books since September 8, 2009. The actual ordinance was only in effect from November 11, 2009 (accounting for the first moratorium) through October 26, 2010. Since that time we have had a moratorium on Medical Marijuana Facilities. Our second moratorium was for two years and was from October 26, 2010 through October 26, 2012 (Ordinance 18 - 2010). Our third moratorium was from October 23, 2012 through October 23, 2014 (Ordinance 17 - 2012). **We have had a moratorium for 37 of the 48 months (or 77% of the time) since we passed our medical marijuana regulations.**

Our two moratoriums state the following,

Ordinance 18 - 2010: and Ordinance 17 - 2012:

Section 3. Staff and Attorney to Investigate and Prepare Proposed Regulations. Before the expiration of the effective period, the Town Staff, working with the Town Attorney, shall carefully review the legal authority of the Town to regulate the growth, production, distribution, and sale of medical marijuana pursuant to Article 18, Section 14 of the Colorado Constitution and the regulations adopted by the Colorado Department of Revenue pursuant to the Medical marijuana Code. Such investigations shall be completed promptly and with due diligence. The Town Attorney shall prepare appropriate new regulations for consideration by the Town Council.

It would appear that we've simply "kicked the can" down the road over the last 37 months.

If you look at other communities in Colorado and the positions they've taken on medical marijuana as of May, 2013 this is what it looks like,

Elections		Number of Towns/Cities	
Prohibit MM		40	
Allow MM		7	
Council Action		Number of Towns/Cities	
Prohibit MM		70	
Allow MM		36	

We are the only Colorado Town or City that currently has a moratorium on medical marijuana. (per Colorado Municipal League (CML) Database)

Our proposed new Medical Marijuana Ordinance would create a regulatory framework based on these four areas

- Time
- Place
- Manner
- Number

Time: We regulate the times that a medical marijuana facility can be open. *(We would recommend 9:00am - 4:00 pm).*

Place: We regulate the place that a medical marijuana facility can be established. *(Map to be provided at meeting- primarily industrial zoned areas)*

Manner: We augment State regulations with a set of "common sense" enforceable regulations that we can monitor. *(Regulations that the Chief will provide tonight)*

Number: We limit the number of medical marijuana facilities that can be established. *(The number we recommend is two)*

We then rely primarily on the State of Colorado to regulate the licenses of the Medical Marijuana facilities, this would be no different than the enforcement of State Liquor laws.

Marijuana's History (State, Cities and Towns, Town of Basalt)

1919:

Colorado makes marijuana illegal, one of the first states to do so. Concern had been growing in the western states because pot was associated with Mexicans moving into the region, an influx that fueled racial tensions.

1929:

After it is reported that a young girl was murdered by her marijuana-smoking stepfather, a man who happens to be Mexican, Colorado governor William Adams signs a bill increasing penalties for sale, possession and production of marijuana.

1937:

The Marihuana Tax Act leads to the federal criminalization of marijuana.

1975:

The Colorado General Assembly downgrades the penalty for possessing an ounce or less of marijuana, following in the footsteps of similar measures passed in Oregon two years earlier.

1997:

Local and national marijuana advocates begin preparing an initiative to legalize medical marijuana in Colorado, patterned after the medical marijuana law passed in California the year before.

1998:

Coloradans vote on Amendment 19, which would legalize medical marijuana -- but Secretary of State Vicki Buckley refuses to count the votes after determining that proponents collected an insufficient number of signatures to put the measure on the ballot.

2000:

After the Colorado Supreme Court rules that Buckley had erred in not counting the votes in 1998, the medical marijuana measure is once again put in front of voters as Amendment 20 -- and passes with 53 percent of the vote.

May 2001:

Then-attorney general Ken Salazar warns doctors that they could face federal charges if they participated in the state's medical marijuana program.

June 2001:

The Colorado Department of Public Health and Environment (CDPHE) launches the Medical Marijuana Registry Program, which licenses patients to use medical marijuana. The program grows slowly; in the first four years, just over 500 people apply for a license.

2004:

The CDPHE's Board of Health institutes a rule limiting each medical marijuana caregiver to a maximum of five patients.

2004:

Denver residents Thomas and Larissa Lawrence open the Colorado Compassion Club, possibly the state's first marijuana dispensary.

2005:

With the help of the newly founded marijuana-reform organization SAFER, students at the University of Colorado at Boulder and Colorado State University pass initiatives that call for the penalties for marijuana violations to be no harsher than those for alcohol. Neither school's administration has yet to change its policies.

November 2005:

54 percent of Denver voters approve a measure decriminalizing adult possession of up to an ounce of marijuana, making Denver the first major city in the country to do so. At the same time, a ballot measure in Telluride that would have made marijuana the lowest law-enforcement priority loses with 49 percent of the vote.

November 2006:

A statewide attempt to decriminalize adult possession of up to an ounce of marijuana fails at the polls with 41 percent of the vote.

July 2007:

Chief Denver District Judge Larry Naves suspends the Board of Health's five-patients-per-caregiver rule on the grounds that the board lacked public input on the matter. Now caregivers are allowed to take on as many patients as they want.

November 2007:

57 percent of Denver voters approve a new city ordinance designating adult marijuana possession the city's lowest law-enforcement priority and calling for the creation of a city review panel on the issue.

December 2007:

Mayor John Hickenlooper appoints the Denver Marijuana Policy Review Panel to study marijuana prosecutions in the city.

May 2008:

The Denver Marijuana Policy Review Panel recommends that the Denver City Attorney's Office no longer prosecute cases of private adult marijuana possession, a change the City Attorney's Office has yet to implement.

January 2009:

The number of patients on the state's medical marijuana registry crests at 5,000, twice what it was a year earlier; in the same amount of time, the number of dispensaries statewide explodes from two to about thirty.

March 2009:

U.S. Attorney General Eric Holder announces new policy changes that would end federal raids on medical marijuana dispensaries.

July 2009:

The Board of Health considers reinstating the five-patients-per-caregiver rule. But at the end of a packed, day-long hearing, the board votes against implementing the limit, and instead broadens the definition of who can be considered a marijuana caregiver.

AUGUST 11, 2009:

Ordinance 12, 2009 – Approved on first reading:

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BASALT, COLORADO, APPROVING AMENDMENTS TO PORTIONS OF CHAPTER 16, ZONING, OF THE MUNICIPAL CODE OF THE TOWN OF BASALT, COLORADO, CONCERNING MEDICAL FACILITIES, INCLUDING OFFICES, CLINICS, CENTERS, AND MEDICAL MARIJUANA FACILITIES

Ordinance 13, 2009 – Approved on first reading

ORDINANCE OF THE TOWN COUNCIL OF BASALT, COLORADO, ADDING A NEW ARTICLE V TO CHAPTER 6, BUSINESS LICENSES AND REGULATIONS, OF THE MUNICIPAL CODE OF THE TOWN OF BASALT, COLORADO CONCERNING LICENSE REQUIREMENTS FOR MEDICAL MARIJUANA FACILITIES

Ordinance 14, 2009 – Approved Emergency Ordinance

Section 1. Imposition of Temporary Moratorium on Applications for Permits, Licenses, and Land Use Approvals Related to Persons that Grow, Produce, or Sell Medical Marijuana. Upon the adoption of this ordinance, a moratorium is imposed upon the submission, acceptance, processing, and approval of all applications for permits, licenses, and land use approvals by the Town of Basalt related to a person that grows, produces or sells, or proposes to grow, produce or sell medical marijuana pursuant to the authority granted by Article 18, Section 14 of the Colorado Constitution. The Town Staff, is directed to refuse to accept for filing, and not to process or review any such new applications during the moratorium period.

Section 2. Effective Dates of Moratorium. The moratorium imposed by this ordinance shall commence as of the date of the adoption of this ordinance, and shall expire ninety (90) days thereafter, unless sooner repealed and the period of effectiveness of this Ordinance is referred to herein as the "Effective Period".

AUGUST 25, 2009:

Continued Ords 12 and 13 to September 8, 2009

SEPTEMBER 8, 2009:

Executive Session on Marijuana legislation and medical marijuana zoning, licensins and regulation.

Ordinance 12: Adopted as amended (not including 8,000 square foot amendment)

Ordinance 13: Adopted as amended (to reflect CBI background checks)

September 2009:

Since the July hearing, the state's medical marijuana registry has swelled to more than 10,000 applicants, with the state receiving more than 400 new applications each day. To meet demand, at least seventy Colorado dispensaries are opened, forty in the metro area alone.

OCTOBER 27, 2009:

First reading of Ordinance 17:

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BASALT, COLORADO, REVISING THE MUNICIPAL CODE OF THE TOWN OF BASALT, CHAPTER 10, GENERAL OFFENCES, SECTION 10-27 "UNLAWFUL POSSESSION OF MARIJUANA" AND SECTION 10-28 "UNLAWFUL POSSESSION OF DRUG PARAPHERNALIA," TO ACCOMMODATE LAWFUL USE AND POSSESSION OF MEDICAL MARIJUANA AND REVISING THE SCHEDULE OF FINES, PENALTIES, AND ADMINISTRATIVE FEES FOR THE POLICE DEPARTMENT

October 2009:

A new Justice Department policy instructs federal prosecutors to not charge people who use or provide medical marijuana if they are in compliance with state laws.

NOVEMBER 10, 2009:

Second reading of Ordinance 17. Adopted.

November 2009:

- In response to a Court of Appeals decision that a caregiver has to do more than provide a patient with marijuana, the Board of Health strikes the definition of a marijuana caregiver from state rules at a last-minute contentious hearing, throwing the medical-marijuana industry into turmoil.
- Chief Denver District Judge Larry Naves voids the Board of Health's rule change a week after it is implemented, finding that the board once again did not solicit enough public input. The Board of Health has yet to reconsider the issue.
- A ballot measure in Breckenridge to legalize adult possession of up to an ounce of marijuana passes with 71 percent of the vote.

January 2010:

While some municipalities ban dispensaries altogether, Denver passes broad new regulations that allow the businesses as long as they aren't within 1,000 feet of one another or schools; their owners pass background checks; and the operations pay the city several thousand dollars in licensing fees.

CDPHE's vital statistics department is receiving more than 1,500 medical marijuana applications a day.

February 2010:

- The Denver City Attorney's Office announces that 1,694 adults were prosecuted for marijuana possession in 2009, slightly higher than the

number prosecuted the year before the city's decriminalization measure went into effect.

- DEA agents raid a suburban grow operation in Highlands Ranch run by Chris Bartkowicz after they learn about it from a television news story.

March 2010:

- 235 businesses apply for the new Denver dispensary license before the deadline expires for existing dispensaries, providing the city with more than a million dollars in new fees in three weeks.
- SAFER executive director Mason Tvert files preliminary language to place a measure on the November ballot that would legalize and regulate adult use of marijuana statewide.

April 2010:

- By a vote of 259 to 218, Nederland voters remove all criminal penalties for anyone 21 or older for buying, selling, possessing, consuming, growing or transporting marijuana.
- Having received between 60,000 and 70,000 medical marijuana applications and getting thousands more each week, the CDPHE's vital statistics department acquires new budget funding to increase its staff, from three permanent and three temporary employees to ten permanent and ten temporary workers.
- Students at Fort Lewis College in Durango overwhelmingly pass a referendum calling on university marijuana penalties to be no greater than those for alcohol.

May 2010:

Legislators pass Senate Bill 109, which regulates medical-marijuana doctor-patient relationships, as well as House Bill 1284, making Colorado the first state in the country to formalize a statewide medical marijuana dispensary system.

June 2010:

- Eagle County Board of Commissioners adopts more restrictive temporary regulations to control cultivation and production of medical marijuana in effect until December 2010.
- Gov. Bill Ritter signs a bill that gives local governments the right to regulate or ban dispensaries.

July 2010:

- Town of Avon bans medical marijuana dispensaries.
- Town of Vail bans medical marijuana dispensaries.
- City of Glenwood Springs passes a one-year moratorium on new medical marijuana dispensaries. Nine medical marijuana centers had already opened within the city.

AUGUST 10, 2010:

Work session on Amendments 60, 61 and Proposition 101.

SEPTEMBER 14, 2010:

Public Hearing and Appeal of Medical Marijuana License for Basalt Alternative Medicine. Council directed staff to work with BAM in the amendment of the original DHC license and subject to all the requirements thereof. License was denied on August 25, 2010.

September 2010:

- Town of Gypsum passes an ordinance banning medical marijuana dispensaries.

OCTOBER 26, 2010:

Ordinance 18: Request for Emergency Ordinance re: Licensing of Medical Marijuana Facilities.

M/S COUNCILORS TEAGUE AND FREEDMAN TO ADOPT ORDINANCE NO. 18, SERIES OF 2010 BY TITLE AS AN EMERGENCY MEASURE: AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BASALT, COLORADO, IMPOSING A TWO-YEAR MORATORIUM ON THE ACCEPTANCE, PROCESSING, AND REVIEW OF APPLICATIONS FOR APPROVAL OF MEDICAL MARIJUANA FACILITIES. THE MOTION CARRIED UNANIMOUSLY - 4 TO 0.

November, 2010:

- Majority of voters in Eagle County confirm that a properly regulated medical marijuana industry should be allowed to operate in unincorporated Eagle County.
- Town of Minturn residents vote to allow medical marijuana shops in town, but the town cites federal law in not allowing business applications.

July 1, 2011:

- Colorado HB11-1043, "an act concerning medical marijuana, and making an appropriation therefor," amending Colorado medical marijuana code, becomes effective.

March 27, 2012:

- Breckenridge Town Council adopts an ordinance that amends its local medical marijuana policies on licenses and regulations in response to changing state medical marijuana laws. New state laws include changing the application fee from a two-year permit to a one-year permit; increasing the setback from schools and daycare centers from 500 feet to 1,000 feet and establishing application fees for changes of ownership, location or corporate structure.

June 2012:

- Town of Minturn passes an ordinance banning medical marijuana businesses.

July 1, 2012:

- All preexisting medical marijuana dispensaries, cultivation operations and production of medical marijuana-infused food products need to become licensed through the state by this date.

Nov. 6, 2012:

- Colorado voters approve Amendment 64, legalizing the recreational use of marijuana by adults 21 and older and permitting the retail sale, cultivation, manufacturing and testing of marijuana. The amendment makes legal the growing and possession of marijuana for personal use and authorizes local jurisdictions to regulate marijuana businesses.

April 2013:

- Summit County commissioners vote to allow recreational marijuana sales and cultivation.

May 2013:

Governor John Hickenlooper signs three bills into law that address Amendment 64.

July 1, 2013:

- Colorado's State Licensing Authority passes emergency rules and a deadline of Oct. 1, 2013 for local jurisdictions to either ban retail marijuana businesses or adopt regulations for such businesses. Many jurisdictions choose to put moratoriums in place as a way to extend the deadline on making a decision.

August 2013:

- City of Glenwood Springs extends its moratorium on retail marijuana applications through Dec. 31.
- Garfield County commissioners ban all commercial marijuana operations for recreational purposes in unincorporated areas of the county.
- Town of Red Cliff approves future retail marijuana businesses to open.

September 2013:

- Town of Frisco passes rules for retail marijuana establishments, allowing them in town but under strict zoning requirements.
- Town of Silverthorne passes regulations for retail marijuana establishments.
- Town of Dillon extends a moratorium on retail marijuana establishments with a sunset date of Oct. 1, 2014.
- Town of Breckenridge votes for no new medical or retail marijuana shops in the downtown overlay district. The lone downtown store already open can continue to operate until its lease expires in September 2014.
- Town of Carbondale approves an ordinance that will allow marijuana businesses — including retail, cultivation, manufacturing and testing — to open in town.
- Town of Eagle passes a temporary moratorium on retail marijuana shops and creates ballot language for the upcoming November election that asks

voters whether the town should allow retail marijuana operations.

- Colorado State Licensing Authority adopts permanent rules for retail marijuana and revised rules for medical marijuana.

October 2013:

- City of Aspen set to vote Oct. 15 on whether the number of recreational marijuana retailers in Aspen should be no greater than the number of medical dispensaries that were established by Oct. 1, 2013.

November 2013:

Colorado citizens will vote on Proposition AA, which, if approved, would:

- Impose a 15 percent state excise tax on the average wholesale price of retail marijuana when the product is first sold or transferred by a retail marijuana cultivation facility, with public school construction to receive the first \$40 million of any annual tax revenues collected;
- Impose a 10 percent state sales tax on retail marijuana and retail marijuana products, in addition to the existing 2.9 percent state sales tax, to increase funding for the regulation and enforcement of the retail marijuana industry and to fund related health, education and public safety costs; • Direct 15 percent of the revenue collected from the 10 percent state sales tax to cities and counties where retail marijuana sales occur
- Allow the state legislature to increase or decrease the excise and sales taxes on retail marijuana so long as the rate of either tax does not exceed 15 percent.

Jan. 1, 2014:

Once approved by state and local jurisdictions, medical marijuana

business owners will be allowed to open retail marijuana businesses on or after this date.

- Direct 15 percent of the revenue collected from the 10 percent state sales tax to cities and counties where retail marijuana sales occur
- Allow the state legislature to increase or decrease the excise and sales taxes on retail marijuana so long as the rate of either tax does not exceed 15 percent.

Jan. 1, 2014:

Once approved by state and local jurisdictions, medical marijuana business owners will be allowed to open retail marijuana businesses on or after this date.

TOWN OF BASALT ACTION ITEMS	Date: July 12, 2016
	From: Susan Philp AICP, Planning Director
	MS approved: 07-08-15

SUBJECT: 1st Reading of Ordinance No. 15, Series of 2016 Granting Land Use Approvals for River Center and Old Pond Park

RECOMMENDATION: Approve Ordinance at 1st Reading and set 2nd Reading and Public Hearing for July 26, 2016

DETAIL:

The Town owns the property included in this approval. The Roaring Fork Conservancy has a lease agreement over a portion to build a River Center. The Conservancy and the Town are co-applicants.

The Conservancy is seeking amended approvals to construct a 6,200 square foot River Center in two phases. The first phase is 4,000 square feet and the second phase is 2,000. This approval is set up so that after the Town Council approval by this ordinance, the Final Plan application materials would be forwarded to the P&Z for action without the necessity of going onto the Council for Phase I of the Application unless the Applicant wants to appeal the P&Z determination to the Council. Phase II would require the Final Plan application to be reviewed by both the P&Z and Town Council.

The Town is seeking to amend its prior Site Plan and Environmentally Sensitive Area (ESA) approvals for Old Pond Park to include additional amenities including the Fishing Pier, which is accessible to all ages and abilities, and the Wetland Garden and Outdoor Classrooms.

In its prior discussions the Council has acknowledged that the Conservancy River Center proposed adjacent to RMI and the recent River and Old Pond Park improvements are key elements of implementing the Town goals defined in the Our Town Planning Process.

The Conservancy and the Town entered into a pre-development agreement on August 29, 2014. A predevelopment agreement and Resolution No. 36, Series of 2015 established a framework of how the Town could help the Conservancy through the land use and development process and kick off the construction of the River Center. The ultimate strategy as outlined in that resolution was for the Council to purchase back the Conservancy parcel for \$400,000 and then lease the property needed for the River Center back to the Conservancy. In addition, the Town would contribute \$100,000 toward improvements. The Town took title to the Conservancy property in April and simultaneously leased back a portion to the Conservancy to build a river center.

There are a number of prior land use approvals that affect the River Center and the development of Old Pond Park. The proposed ordinance amends the prior conditions to reflect the current plans for the Conservancy and Old Pond Park.

The Conservancy has spent the last few years continuing to refine its building to meet its needs and to raise funds to build the River Center. The building is now smaller and has less of a footprint than originally approved by the Town.

Staff identified 9 discussion items for the P&Z: 1. Consistency with the Master Plan; 2. Support from the Town for the River Center; 3. Proposed Building Architecture and Relationship to Old Pond; 4. Two Rivers Road Configuration and Parking; 5. Pedestrian Connections; 6. Phasing; and 7. ESA Floodplain and Environmental. The item that needs the Town Council check in is

parking and the configuration of Two Rivers Road per the adopted Two Rivers Greenway Master Plan. See July 5, 2016 Staff memorandum and draft minutes.

Exhibit C shows the division of responsibilities between the Conservancy and the Town to make infrastructure and landscaping improvements. Note that the responsibility for constructing the Wetland Garden and Outdoor Classroom is to be determined.

Recommendation From Other Boards: POST has been working on the park plans for Old Pond Park concurrently with its planning efforts for the Basalt River Park. The Full Design includes the Wetland Garden and Outdoor Classroom and the Fishing Pier. The area will be grassed until those improvements are made.

The P&Z voted to recommend approval of the Application at its July 5th meeting per Staff recommendations and further examination of the parking options. See draft P&Z minutes. Staff will present an update on our review of various parking options at the meeting.

Related Town Statute and or Town Actions Two Rivers Road Greenway Plan, Town's "Fix the Fork" Project, Town's action on RMI approvals, Pre-development Agreement, Resolution No. 36, Series of 2015; Ordinance No. 01 and No. 02, Series of 2016 authorizing the purchase of the property and lease to the Conservancy.

Attachments: Draft Ordinance No 15, Series of 2016; July 5, 2016 Staff memorandum to P&Z; Draft July 5, 2016 P&Z minutes. Excerpts from application. The application can be downloaded from the Planning Department's page on the Town's website, www.basalt.net

Vicinity Map



**Town of Basalt, Colorado
Ordinance No. 15
Series of 2016**

**AN ORDINANCE OF THE TOWN COUNCIL OF BASALT, COLORADO, APPROVING
REVISED PLANS FOR THE ROARING FORK CONSERVANCY'S PROPOSED
RIVER CENTER AND OLD POND PARK**

RECITALS

1. The Roaring Fork Conservancy and the Town of Basalt (Collectively "Applicant"), submitted an application on May 20, 2016 for several land use approvals for the property owned by the Town of Basalt (The "Property") in order to build the Roaring Fork Conservancy River Center, make additional improvements to Old Pond Park and Two Rivers Road. The application proposes to modify several prior approvals of the Town of Basalt.

2. The ESA portions of the Application were reviewed by the TRC on June 30, 2016, who found and determined that the Old Pond Park improvements are located in an ESA because the Property is in the 100-year floodplain and contains wetlands and riparian areas, and (b) the Riverfront Park is an integral part of implementation of the 2002 Roaring Fork River Stewardship Master Plan and Basalt Master Plan. The TRC recommended to the Town Council that it approve the Site Plan for the Riverfront Park and grant an exemption from ESA restrictions pursuant to Section 16-463(b)(4)a of the Municipal Code of the Town of Basalt ("Town Code"), subject to certain conditions contained herein. Further the TRC confirmed the earlier finding that neither the north/south stormwater ditch nor the east/west storm water ditch satisfy the definition of a year round stream or river under Section 16-461(a)(1), Town Code.

3. The Planning and Zoning Commission considered the application at public hearing on July 5, 2016. Throughout the meeting, evidence and testimony was offered by the Applicant, staff and members of the public. The Planning and Zoning Commission recommended that the Town Council approve the Application with conditions on July 5, 2016.

4. The Basalt Town Council considered the application at a public meeting on July 12, 2016 when evidence and testimony was offered by the Applicant, staff and members of the public. The ordinance was approved on first reading on July 12, 2016 at

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

which time the Town Council set a public hearing and second reading for July 26, 2016, at a meeting beginning no earlier than 6:00 pm at the Basalt Town Hall, 101 Midland Avenue, Basalt, Colorado.

5. The Basalt Town Council finds that the Applicant's request is consistent with the applicable provisions of the Town Code, provided the Applicant adheres to the conditions identified in this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE BASALT TOWN COUNCIL OF BASALT, COLORADO, AS FOLLOWS:

The Basalt Town Council incorporates the above recitals and all exhibits as references and as findings and determinations, and conclusively makes all of the findings of fact, determinations and conclusions contained herein.

FINDINGS

1. Based on the evidence, testimony, exhibits, and comments from the public, Applicant and Town staff, the Basalt Town Council finds and determines as follows in accordance with Town Code § 16-28 and § 16-111 for the purposes of Site Plan Review approval and approving the development standards for a site in the P-Public zone district, and Article XXI for the purpose of reviewing Rivers, Wetlands, and Environmentally Sensitive Areas:

2. The application conforms to the provisions of Article 16 of the Town Code provided that the conditions contained in this ordinance are satisfied.

3. The development will not have an adverse environmental impact, such as excessively increasing traffic hazards or congestion, overloading utilities or otherwise being detrimental to the general welfare of the community.

4. The development will complement and be integrated with the existing and approved but not yet existing development in the area.

5. The development will provide numerous community benefits.

6. The proposal satisfies one or more of the purposes set forth in § 24-67-102(1), C.R.S.

APPROVAL AND CONDITIONS OF APPROVAL. The Town Council hereby approves the application for a River Center, improvements to Old Pond Park and Two Rivers Road subject to the conditions contained in Exhibits A, B, and C. The approval

granted by this ordinance rescinds the prior conditions contained in prior ESA and Site Plan approvals for the Roaring Fork Conservancy in Ordinance No. 08, Series of 2010 and Ordinance No. 07, Series of 2011 and Ordinance No. 21, Series of 2014. The approvals granted by this ordinance also update and replace the prior ESA and Site Plan approvals for Old Pond Park include in Ordinance No. 13, Series of 2010 and the land use approvals granted by Resolution No. 08, Series of 2004 as they pertain to the improvements shown within the site plan area.

READ ON FIRST READING, ORDERED PUBLISHED, AND SET FOR PUBLIC HEARING TO BE HELD ON TUESDAY, July 26, 2016, by a vote of ___ to ___, on July 12, 2016.

READ ON SECOND READING AND ADOPTED by a vote of ___ to ___ 0 on July 26, 2016

TOWN OF BASALT, COLORADO

By: _____
Jacque R. Whitsitt, Mayor

ATTEST:

By: _____
Pamela K. Schilling, Clerk

Ord. 15 RFC River Center Old Pond Park

First Publication: Thursday, _____

Second Publication: Thursday, _____

Effective Date: Thursday, _____

Exhibit A

1. The Conservancy and the Town shall comply with all the material representations made in the application and meetings before the Planning and Zoning Commission and Town Council.
2. At any time after approval of this ordinance and as a prerequisite to obtaining a building permit for the River Center, the Conservancy shall prepare a Final Plan for approval by the Planning and Zoning Commission (P&Z) for that Phase.
3. Before building permit for each phase of the development, the Conservancy shall obtain approval by the Town for a complete set of "detailed plans" as part of the Final Plan approval. The detailed plans shall include: an architectural plan, landscape plan, lighting plan, signage plan, engineering plan, construction management plan and a plan for pedestrian access and the other detailed plans required elsewhere in this ordinance. After approval of detailed plans by the Town, insubstantial amendments to the approved detailed plans may be reviewed and approved by the TRC if said amendments are found to be generally consistent with the existing approvals.
4. The detailed plans for Phase I shall require review and approval by the P&Z following a public hearing. The action of the P&Z will be the final action unless the Conservancy appeals the decision of the P&Z to the Town Council. The Town Council shall consider the appeal at a duly noticed hearing. The P&Z and the Town Council action may be in the form of a motion. The Town Planner may waive the requirement for the public hearing before the P&Z.
5. The detailed plans for Phase II shall require review and recommendation by the P&Z following a public hearing and final approval by the Town Council following a public hearing. The Town Council action shall be by ordinance.
6. The TRC may review and approve minor amendments to the approval documents necessary to effectuate the intent of the final development approval. Amendments found not to be consistent with the existing approvals may be processed as a substantial amendment. A substantial amendment shall require a recommendation by the P&Z at a duly-noticed hearing followed by an action of the Town Council at a duly-noticed hearing in the form of an ordinance. The Town Planner may choose to schedule the hearing jointly with the P&Z and the Town Council.
7. The Site Plan for the River Center and Old Pond Park Improvements is hereby approved as shown on **Exhibit B**. In order to accomplish the intent of this approval, it may be necessary to record other documents related to this approval as deemed

necessary by the Town Attorney. The Mayor and Town Clerk are authorized to execute any document reasonably necessary to accomplish the purpose and intent of this approval. Unless waived by the Town Attorney, all required approval documents such as easements must be finalized for recording before the first building permit associated with Phase 1.

8. The Conservancy shall be required to pay all applicable impact fees. There are no Community Housing obligations for this site as the Conservancy initially submitted a complete site specific development plan prior to the amendments to the Community Housing Requirements which required non-profits agencies and other governmental entities to comply with the employee mitigation requirements or obtain a waiver.
9. The River Center shall comply with the Town's Sustainable Building Regulations.
10. Included in the following table are the dimensional requirements established in Town's approval:

Dimensional Requirement	Revised Plans
Minimum Lot Area	na
Maximum Building Height	32 ft. of building height Maximum 4ft. high solar panels above building height are permitted Provisions for vents above the height requirement is included in Condition No. 13 of this Ordinance. * Above finished floor established at an elevation of 6580 ft. to address ESA floodplain
Maximum Number of Stores	2
Minimum East Side Yard Setback	19 feet to East Lot line of Amended Lot 1
Front Yard Setback	Zero (0) front yard setback
Building Envelope	4,582 square foot building footprint as represented on site plan dated 5/18/16 No architectural features shall extend beyond the boundaries of the Building Envelope
Minimum open	na

space requirements	
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11. The Phasing and Development Plan for the River Center is approved as follows:

- Phase 1 - **4,200** square feet
- Phase 2 - **2,000** square feet

- Approved - **6,200** square feet

Additional flexibility square footage – For each phase, the P&Z may approve detailed plans that reflect up to a 9% increase in the square footage permitted upon the completion of that phase. However, in no circumstance shall the additional flexibility square footage exceed 558 additional square feet and a 250 square foot increase in the footprint of the building including Phase II shown on diagram prepared by Harry Teague Associates, labeled Building Relationship to Amended Lot 1 Boundary dated May 20, 2016. The maximum size of the building the P&Z may approve with the flexibility square footage is 6,758 total square feet.

In approving detailed plans with the flexibility square footage, the Conservancy shall demonstrate to the satisfaction of the P&Z that the purpose of allowing for this additional square footage is not to allow for a bigger building but to allow the Conservancy to respond to unforeseen design, building code or efficiency issues that cannot be determined at the time of this approval or making the building more attractive to surrounding neighborhood. Examples include: making a restroom larger to address code issues, a change in the entryway that makes it more inviting to the public, enclosing utilities within the building instead of on the roof to reduce impacts on surrounding neighborhoods, or providing space for an unusual display feature. This does not release the Conservancy from satisfying the other conditions contained in this approval. Additional fees in lieu shall be provided for any additional parking required by the flexibility square footage.

12. The permitted use for the property shall be a not-for-profit “River Center” that provides educational, research and office spaces to help further the Conservancy’s mission to “inspire people to explore, value and protect the Roaring Fork Watershed”.

Accessory retail and food service activities under the operation of the Conservancy may be permitted at the River Center. The Conservancy is allowed to serve food and beverage for events, meetings, and functions normal to the operation of a not-for-profit “nature education center”. The kitchen space is to be utilized as typical kitchen space for both office staff and occasional event food service. The Conservancy is not permitted to have a full service restaurant, i.e. a place where

food and beverages are prepared, served and consumed for sale to the general public. The Conservancy may have vending machines.

An area devoted to retail sale of books, videos, and other items typically sold by a not-for-profit "nature education center" is permitted with profits to the Conservancy without additional Town approval so long as the conditions outlined herein are met. The retail and food service space shall not exceed 300 square feet. A larger space shall require review and approval by the TRC, which shall have the discretion to require an amendment to the Town's approval. The retail and food service space shall not have an advertising sign visible from outside of the building. The reason for these limitations is to ensure that the River Center supports the downtown area and other Basalt businesses and that any primary commercial activities are subject to the same requirements as private developments (such as affordable housing and parking mitigation).

13. The conceptual architectural design for the development is approved as included in the Application. The detailed architectural plan shall be reviewed and approved by the P&Z before building permit for Phase I and shall be reviewed and approved by the Town Council before building permit for Phase II following a recommendation by the P&Z.
14. The Conservancy shall not place HVAC and mechanical equipment on the roof except for the following:
 - a. Flues and vents required by the Building Code to be vented through the roof, but the height and mass shall be the minimum required to meet the Building Code requirements in order to respect the integrity of the roof design;
 - b. Solar panels and associated mechanical equipment that extend up to a maximum of 4 feet above the building height.
15. The Final Site Plan for each phase of the River Center shall also include a detailed utility plan to be reviewed and approved by the Town showing the location and design of utility installations including utility boxes, pedestals, transformers, mailboxes, and trash dumpsters. These facilities shall be installed to meet the aesthetic goals of the Town.
16. Prior to building permit submission for each of the respective phases, the Conservancy shall provide a detailed landscape plan to be reviewed and approved by the Town for its Lease area and for the areas under the responsibility of the Conservancy to make improvements (See Exhibit C) plus any other area where the Conservancy proposes to place landscape improvements.

17. The Conservancy shall be responsible for the installation of all approved streetscape improvements along north façade of the River Center building adjacent to Two Rivers Road as for the area shown on Exhibit C. The Final Plan shall be amended to revise the curb approach on the perpendicular parking spaces to allow for better and more efficient snow removal.

The Town shall be responsible for the installation of the required park and street improvements for the area shown as the Town's responsibility on Exhibit C. The Final Plan shall be amended to increase the depth of perpendicular parking spaces and additional area for the drain pan per the discussion of Sopris Engineering and the Town Planner.

18. Prior to building permit submission, the Conservancy shall submit a detailed signage plan for the River Center for review and approval by the Town. The plan shall be reviewed for compliance with the signage regulations for the C-1 Zone District established in Town Code Chapter 16, Article VII, *Signs* and any sign lighting shall be fully shielded and down directed and meet the Basalt lighting code. Staff shall be responsible for ensuring that the signage for Old Pond Park and the wetland demonstration garden satisfies the Town's park sign plan. Nothing restricts Staff from having the details of the park signage reviewed by the Parks, Open Space and Trails Committee.
19. The trail plan for the River Center and Old Pond Park, the pier and other associated improvements are approved as shown on the site plan from DHM dated May 20, 2016.
20. The Conservancy shall provide the lift (elevator) as included in the Revised Plans. The requirement to provide ADA accessible office space on the first floor is no longer required.
21. The parking requirement for the River Center shall be 13 spaces upon completion of Phase 1 based on the approval of a minor parking reduction pursuant to the provisions of Section 16-28 (1)(d) of the Town Zoning Code as satisfied by this approval and the conditions described herein. No additional parking will be required by the Council for Phase II if the Conservancy demonstrates to its satisfaction after recommendation by the P&Z in the Final Plan review that the Travel Demand Management (TDM) measures required below are successful in managing parking for employees and guests of the River Center leaving sufficient parking for the public to access Old Pond Park. Based on the reports provided by the Conservancy and any study by the Town, the TRC may ask the Conservancy to upgrade its TDM measures if parking becomes a problem. If additional flexibility square footage is included in detailed plans approved by the P&Z, the additional parking requirements shown in the Staff memo dated July 5, 2016 shall apply to the additional floor area.

The P&Z may determine that the additional flexibility floor area does not require parking or fees in lieu based on the particular reason for the flexibility square footage and the TDM measures in place. The Conservancy shall be responsible for the construction of all the parking associated with the River Center as shown on **Exhibit C**.

The Final Plan application will include TDM measures and monitoring for approval by the Town similar to what the Town required of RMI in Ordinance No. 26, Series of 2015, for approval by the Town in the Final Plan Application.

22. The Conservancy is permitted to propose alternate "green" paving surfaces for the parking spaces and construction details to be reviewed and approved by the Town.
23. The Conceptual Engineering Plans are approved subject to the conditions contained herein.
24. As part of the construction for Phase 1, the Conservancy shall be responsible for extending the existing water line to the site.
25. The River Center project shall satisfy the referral comments made by Denise Diers in her email dated June 29, 2016, the comments from Wyatt E. Popp, PE Olsson Associates to Susan Philp, Planning Director, dated June 29, 2016 and any requirements contained in the line extension agreement the Town has with the District which would pertain to the River Center.
26. The Conservancy shall be responsible for extending or upgrading utility services, including gas, telephone, and cable television as necessary to provide service for River Center.
27. Prior to issuance of a building permit for each phase of the project, the Conservancy shall provide cost estimates from a licensed engineer to the Town Engineer for all of the necessary improvements required by the Conservancy for that phase and shall provide the security for construction of all public and essential improvements in a form acceptable to the Town Attorney. The cost estimates are subject to approval by the Town Engineer. The Conservancy shall execute a Development Improvements Agreement approved by the Town Attorney before building permit for each phase. The secured improvements shall include at a minimum those improvements shown as the Conservancy's responsibility on **Exhibit C**.
28. At the time of this approval, the funding for the Wetland Demonstration Garden had not been secured. Until funding is secured the interim grass planting is approved as shown on the Preliminary Planting Plans and Plant List and Notes dated May 20, 2016 prepared by DHM.

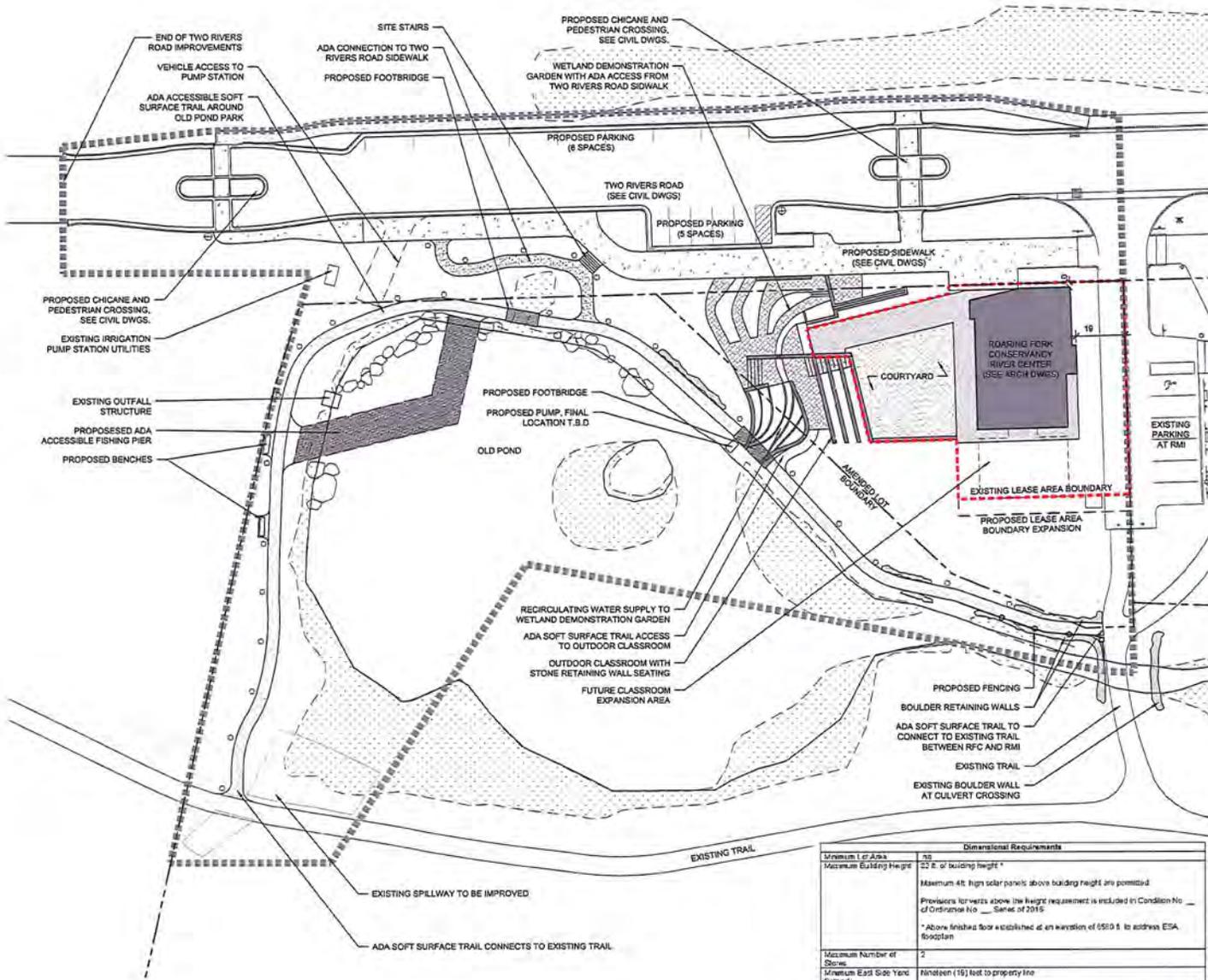
29. Prior to building permit submission for Phase 1, the Conservancy shall submit a geotechnical report and final drainage study for the River Center to be reviewed and approved by the Town Engineer.
30. Prior to building permit submission for each phase of the River Center, the Conservancy shall be required to provide a final Construction Management Plan describing at a minimum, the proposed construction staging, parking, dust control and phasing to be reviewed and approved by the Town.
31. This approval authorizes improvements to the Old Pond Park spillway shown on the grading and drainage plans from Sopris Engineering Dated May 20, 2015 if the Town decides to make them. However these improvements are not required to be constructed by the Town as the Town's zero rise requirements are met without this improvement as summarized in the May 16, 2016 letter from Robert Krehbiel, Matrix Design Group.
32. The River Center project shall satisfy the referral comments made by Bill Harding, Fire Marshal in his letter dated June 20, 2016 to Susan Philp, Planning Director.
33. The responsibilities and costs associated with the design and construction of the River Center, Two Rivers Road and Old Pond Park Improvements are shown on the Site Responsibilities Diagram shown as **Exhibit C**.
34. If the Town constructs any of the required improvements under the Conservancy's obligation, the Conservancy shall pay for the improvements either by the Town drawing down the security or by a cash payment to the Town. Such payment will be reduced by such portion, if any, which remains of the Town's \$100,000 commitment toward the project. However, nothing restricts the Town in its sole discretion from entering into a program with the Conservancy to creatively fund the improvements as provided in Condition No. 35.
35. Due to the importance of the River Center to the Town of Basalt, both the Town and the Conservancy agree to work together to seek grants and other creative funding means for constructing the River Center and the Two Rivers Greenway Master Plan improvements.

Miscellaneous and Legal

36. The approvals and conditions contained herein shall be binding on and inure to the benefit of the heirs, successors and assigns of the Applicant and the owners of the Property.

37. This Ordinance, after fully executed, shall be recorded in the office of the County Clerk and Recorder.
38. 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.
39. The vested rights for Phase I of the River Center are granted as approved herein until April 15, 2019, which corresponds to the Performance Deadline included in the Town's Lease agreement with the Conservancy recorded in the Eagle County records as Reception No. 201605270. If a building permit for the River Center is not issued within the April 15, 2019 vested rights period or as may be extended, the approvals granted for this amendment shall expire. The approvals shall also expire if for some reason the Conservancy no longer has a valid lease with the Town. The vested rights for Phase II will be granted at the time of Final Plan approval for Phase I.
40. The P&Z recommends that the area of the Lease Agreement be expanded as shown on **Exhibit B**.

EXHIBIT B - SITE PLAN



- NOTES:**
1. SEE CIVIL PLAN FOR ALL UTILITY LOCATIONS, CIVIL ENGINEER TO VERIFY EXISTING AND PROPOSED UTILITY LOCATIONS AND REQUIREMENTS AND IDENTIFY ANY CONFLICTS WITH PROPOSED SITE DESIGN.
 2. SEE CIVIL ENGINEERS GRADING PLAN FOR ALL GRADING INFORMATION.
 3. REFER TO CIVIL ENGINEERS CONSTRUCTION DRAWINGS FOR EROSION CONTROL, PLANS AND DETAILS.
 4. EXISTING WETLANDS AROUND OLD POND ARE TO REMAIN. DISTURBANCE TO EXISTING WETLANDS IS NOT PERMITTED AT ANY TIME UNDER ANY CIRCUMSTANCE. SHOULD DISTURBANCE TO WETLANDS BECOME NECESSARY, CONTRACTOR TO CONTACT OWNER'S REPRESENTATIVE PRIOR TO COMMENCING WORK IN THAT AREA.
 5. LAYOUT AND QUANTITY OF PROPOSED LIGHT FIXTURES IS APPROXIMATE. FINAL FIXTURE TYPES, LOCATIONS AND QUANTITIES TO BE COORDINATED WITH TOWN OF BASALT AND PROJECT LIGHTING DESIGNER.
 6. PROPOSED PLANS FOR OLD POND INCLUDE AN ADA ACCESSIBLE FISHING PIER. DESIGN OF FISHING PIER TO BE COORDINATED WITH HYDROLOGICAL ENGINEER TO MEET TOWN'S "ZERO RISE" REGULATIONS. ADDITIONAL VOLUME OF PIER MAY BE OFF-SET THROUGH IMPROVEMENTS TO THE EXISTING SPILLWAY AT OLD POND. PLANS WILL BE SUBMITTED TO THE TOWN FOR FINAL APPROVAL.
 7. EXISTING TREES BETWEEN TWO RIVERS ROAD AND OLD POND THAT ARE WITHIN THE DISTURBANCE AREA FOR THE PROJECT ARE TO BE TRANSPLANTED WHERE FEASIBLE. LANDSCAPE ARCHITECT TO PROVIDE ANALYSIS OF FEASIBILITY AS WELL AS TRANSPLANT LOCATION OPTIONS.
 8. WETLAND DEMONSTRATION GARDEN TO BE SUPPLIED BY RE-CIRCULATING PUMP FROM OLD POND. FINAL LOCATION OF PUMP TO BE DETERMINED.
 9. RIVER CENTER BUILDING MAY BE CONSTRUCTED AHEAD OF WETLAND DEMONSTRATION GARDEN AND OUTDOOR CLASSROOM. SEE PRE-WETLAND GARDEN INSTALLATION PLAN ON SHEET L2.1 FOR INTERIM PLANTING. SEE CIVIL GRADING PLAN FOR INTERIM GRADING CONDITIONS.

- LEGEND**
- ===== SITE PLAN AREA
 - EXISTING LEASE AREA BOUNDARY
 - - - - - PROPOSED LEASE AREA BOUNDARY EXPANSION
 - PROPOSED FENCING
 - ▭ CONCRETE PATH
 - ▨ SOFT SURFACE TRAIL
 - ▩ PAVING (MATERIAL T.B.D.)
 - BOULDER LANDSCAPE WALLS
 - SITE WALLS
 - ⊕ LIGHT FIXTURE (OVERHEAD) APPROXIMATE LOCATIONS
 - ⊞ LIGHT FIXTURE (BOLLARDS) APPROXIMATE LOCATIONS
 - ⊙ PROPOSED BOULDERS AROUND OLD POND
 - ⊞ EXISTING WETLANDS TO REMAIN
 - ▭ EXISTING VEGETATION TO REMAIN

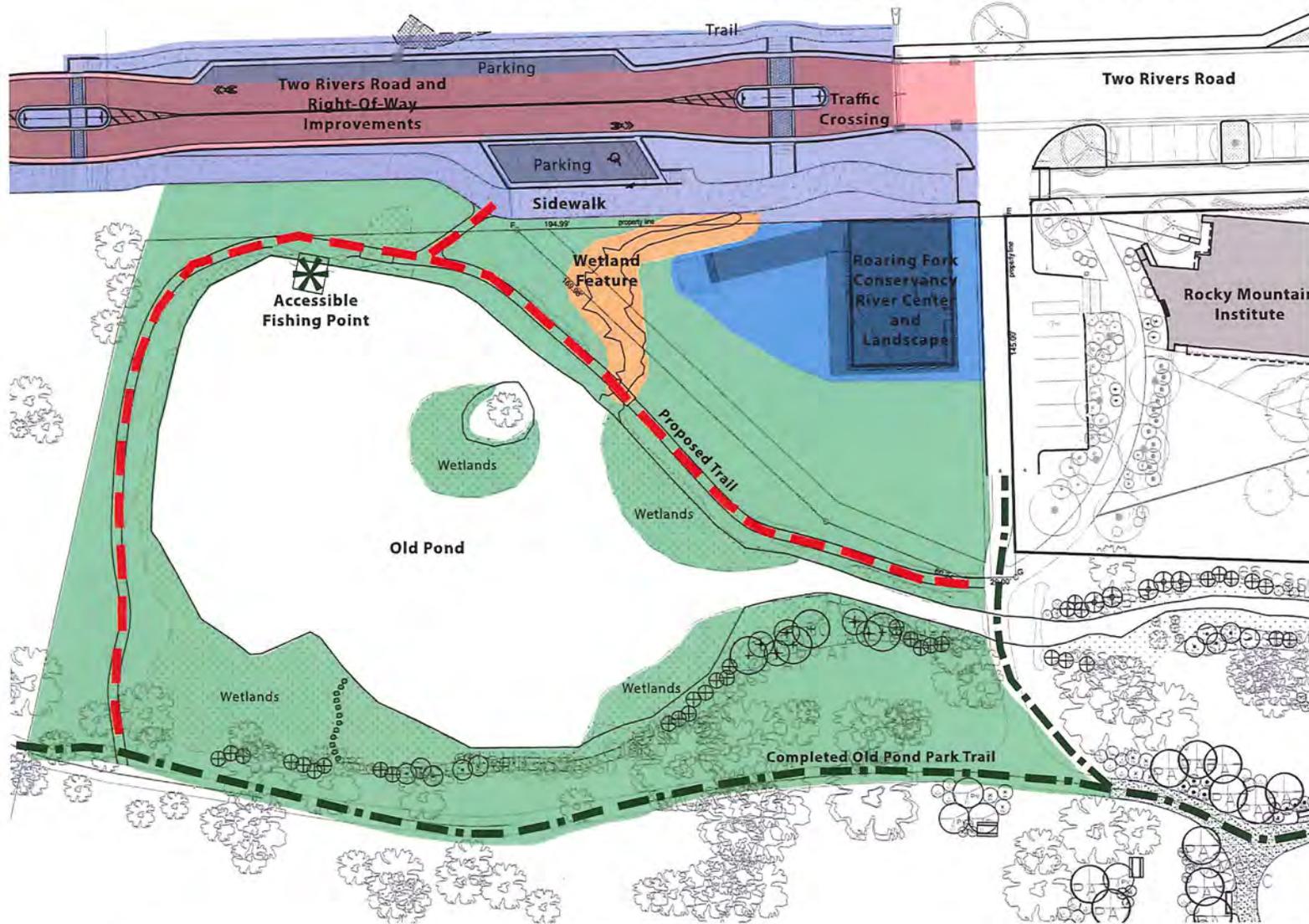
	Dimensional Requirements
Minimum Lot Area	no
Maximum Building Height	22 ft. of building height * Maximum 4ft. high solar panels above building height are permitted. Provisions for verms above the height requirement is included in Condition No. of Ordinance No. ___ Series of 2015. * Above finished floor as established at an elevation of 6510 ft. to address ESA floodplain
Maximum Number of Stories	2
Minimum East Side Yard Setback	Finalteen (16) feet to property line
Front Yard Setback	Zero (0) front yard setback
Building Envelope	4592 square foot building footprint as represented on site plan A101 site plan notes 5/18/16
Minimum open space elements	No architectural features shall extend beyond the boundaries of the Building Envelope
	no

OHM DESIGN
LANDSCAPE ARCHITECTURE
URBAN DESIGN + LAND PLANNING
ECOLOGICAL PLANNING
311 Aspen Street, Suite 102
Colorado, CO 81201-1024-02

PROJECT NUMBER: DATE: 2016.05.20
DESIGNED BY: [Signature]
CHECKED BY: [Signature]
REVISED BY: [Signature]

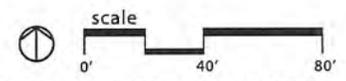
JOB DESCRIPTION: LAND USE APPLICATION
SHEET TITLE: SITE PLAN
SHEET NUMBER: L1.0
SHEET OF

EXHIBIT C SITE RESPONSIBILITIES DIAGRAM



DESIGN AND COST ALLOCATION LEGEND

- Two Rivers Rd and ROW Improvements Initial Design: DHM, Loris
Improvement Cost: RFC
- Two Rivers Rd and ROW Improvements Design: DHM, Loris
Improvement Cost: Town of Basalt
- Old Pond Park Trail Improvements Design: DHM, Town of Basalt
Improvement Cost: Town of Basalt
- Wetland Feature Design: DHM, RFC
Improvement Cost: T.B.D.
- Roaring Fork Conservancy River Center and Landscape Design: RFC
Improvement Cost: RFC
- New Trail
- Constructed Trail



SITE RESPONSIBILITIES DIAGRAM

ROARING FORK CONSERVANCY / TOWN OF BASALT
2015.11.17

MEMORANDUM

To: Chair and Basalt Planning and Zoning Commission
From: Susan Philp, AICP Basalt Planning Director
Date: July 5, 2016
RE: Public Hearing- Roaring Fork Conservancy River Center and Old Pond Park Land Use Approvals

I. Purpose

The Roaring Fork Conservancy and the Town of Basalt (together the "Applicant") are seeking amendments to existing approvals to permit the River Center and additional park and road improvements. The Town owns all of the land covered by the application. The area within the application includes the area which the Conservancy is now leasing from the Town and portions of Old Pond Park and Two Rivers Road which are programmed for improvement.

II. Background

In 2005, the Town sold .37 acres to the Roaring Fork Conservancy to construct a River Center. The Town Council granted development approvals to the River Center in 2010 and amended those approvals in 2011. The Conservancy's amendments in 2011 were primarily in response to comments from the P&Z and Council which were incorporated into the Town's approvals. The changes were made largely to reduce the visual impacts of the River Center and improve its relationship to the pond and park. In 2015, the Town required RMI to move its building eastward in order to give more room for the River Center and additional land area around the pond. The Town then amended the plat, giving 10 more feet on the eastern boundary of the original Conservancy parcel and creating an amended Lot 1 of the Basalt Riverfront Park Plat of .401 acres.

The Conservancy has spent the last few years continuing to refine its building to meet its needs and to raise funds to build the River Center. The building is now smaller and has less of a footprint than originally approved by the Town.

The Town has been anxious to see the construction of the River Center. The Town entered into a pre-development agreement with the Conservancy in 2014 which set into motion the path which includes this approval.

The Town bought back the .37 acre parcel earlier this year for the same price that the Conservancy purchased it from the Town. The purpose was to give the Conservancy funds for construction of the River Center.

III. Description of the Application

The application is for a Site Plan Review Approval and Environmentally Sensitive Area (ESA) Environmental and Floodplain Review in Reach II of the Roaring Fork River and includes, but is not limited to:

- 1) Amendments to Conditions included in Ordinance No. 08, Series of 2010 and Ordinance No. 07, Series of 2011 which approved the River Center and rezoned Lot 1 of the Basalt Riverfront Park Subdivision to "P" Public; and,
- 2) An ESA Exemption for certain public improvements related to the proposal; and,
- 3) Modifications to the ESA and Site Plan approvals granted by Ordinance No. 13, Series of 2013 related to Old Pond Park; and,
- 4) Modifications to the land use approvals granted by Resolution No. 08, Series of 2004 to allow additional amenities in Old Pond Park; and,
- 5) Extension of Vested Rights for the River Center granted by Ordinance No. 21, Series of 2014 to correspond with the new approvals.

IV. Review Process

The P&Z makes a recommendation to the Town Council on the Application. Staff is recommending that after the Town Council's approval by ordinance that the Final Plan application materials be forwarded to the P&Z for action without the necessity of going onto the Council for Phase I of the Application unless the Applicant wants to appeal to the Council. Phase II would require the Final Plan application to be reviewed by both the P&Z and Town Council.

Ultimately, the Conservancy would like to start construction on the foundation yet this fall.

V. Discussion Items

1. Consistency with Master Plan

Staff believes that the proposed River Center supports the goals in the 2007 Basalt Master Plan and supports the efforts of the 2015 Our Town Planning Area Master Plan Amendment. The Two Rivers Road Greenway Master Plan is also incorporated into the

Town's Master Plan. Planning Staff finds that the street, parking, and sidewalk/trail connections are consistent with the Two Rivers Greenway Master Plan.

2. Support from the Town for the River Center

The Town Council has taken several actions to support the River Center. In 2014, the Town entered into a Pre-development Agreement with the Conservancy. That agreement outlined that the Town would purchase back Lot 1 of the Basalt Riverfront Park Plat from the Conservancy. The Town's concept was that the Conservancy will use the funds for construction of the River Center. The Town also agreed to an additional \$100,000 contribution. Currently the Town is applying the Conservancy's costs related to the land transaction and engineering necessary for the land use permitting process toward that \$100,000. The Town took title in April of this year and simultaneously leased back to the Conservancy that portion of the lot they need for the River Center. This application includes a request to slightly increase the land area needed under the lease for Phase II.

3. Proposed Building Architecture and Relationship to Old Pond

Staff believes that the River Center is much improved over earlier iterations. The building structure has been moved 10 feet away from the pond and there is now room for ADA access to the pond and trail without significant terracing or retaining walls.

4. Two River's Road Configuration and Parking

The configuration of Two River's Road in this area was established by the 2007 by the Two River's Greenway Plan. That Plan was adopted to reflect the Town's vision for improvements to the Two Rivers Road corridor. The general goal of the Greenway Plan is to enhance recreational use within the corridor while maintaining two-way vehicular traffic. The Greenway Plan includes a number of improvements including a trail and related pedestrian amenities, additional on-street parking and other amenities such as enhanced river access for fishing and boating.

The Two River's Road alignment was then further detailed in the Town's approval of RMI. At that time the Town approved making the parking spaces perpendicular instead of angled and the Town agreed that the Conservancy's street configuration would be changed to match.

The engineering and site plan drawings included in the Application are consistent with the Two River's Greenway Master Plan and the RMI plans. Note that the Police Chief is concerned with the parking on the north side of Two River's Road. See below.

The P (Public) Zone District provides that the parking requirements will be determined through the site plan review process based on the Town's parking requirements for uses outlined in the code for similar uses, but the Town Council may apply a reduction

based on hours of operation, mixed-use access to on-street parking, transit availability and contribution to the social capital needs of the Town. The River Center parking proposal includes 13 spaces on both sides of Two River's Road along with implementation of Travel Demand Management (TDM) measures. Staff supports the parking proposal with details on how the TDM system works to be outlined in the Final Plan Application. See Conditions Nos. 17. This is generally consistent with the Conservancy's approvals in 2010 and 2011 where the Conservancy was to be given credit for 10 parking spaces for building a pathway in front of what is now RMI's building. The pedestrian improvements being required by the Conservancy are fairly substantial as the Conservancy is required to construct the sidewalks on both sides of Two River's Road along with the concrete pedestrian crosswalk and chicane in Two River's Road which connects the two sidewalks.

The calculations for the parking needed by the River Center are provided below. The parking rates are the same as used for the Basalt Regional Library and RMI and are consistent with that established in the Conservancy's 2010/2011 approvals.

	Blg SF	Parking/SF 4 spaces per 1000 SF	Staff Parking (at 1 space per 2FTE)	Town Parking Requirement	Parking Provided	Parking Scenario Proposed by Staff
Phase 1	4,200	11	4	15	13	Credit for pedestrian improvements + TDM
Phase 2	2,000	5	2	7	0	To be determined potential credit for TDM
Total	6,200	16	6	22	13	

Basalt Police Chief Knott expressed his concerns with parking. His preference is to put all of the parking on the south side of Two River's Road and to extend parking east and west of the current proposed parking. Chief Knott thought you could add a fair amount of parking in this manner. See the comments from Greg Knott to Susan Philp dated June 13, 2016 which are attached. Planning Staff asked Sopris Engineering to look at the Chief's proposal by realigning Two River's Road to the north. The first effort was not feasible because: the improvements would extend into jurisdictional wetlands, the need to preserve the radius into the RMI parking area which serves as the emergency access to both buildings and the park, and the Town has an irrigation system pump enclosure which stands in the way. There are additionally other floodplain considerations and the improvements affect the ability to provide ADA access to the park as planned. Planning Staff has asked Sopris Engineering to make another attempt with slightly different assumptions and we will report on this effort at the meeting. Staff notes that we could remove the parallel parking on the north side but the Chief indicated to Planning Staff that maximizing the number of parking spaces in his view is the priority.

Staff also notes that we also asked Sopris Engineering to revise the plans dated May 20th as included in the application to add additional length to the perpendicular parking spaces consistent with the plan Loris had laid out last year. Due to a misunderstanding, the engineers had reduced the length as they thought the Town wanted to be exactly the same as the RMI plans. Instead, Staff would like a transition to the shorter spaces in RMI. See also the attached letter from the Fire Department.

5. Pedestrian Connections

As noted above in the analysis of parking above significant pedestrian connections are included in the Application. The sidewalk in front of the Conservancy is currently shown as 12 feet but will be reduced to allow the parking spaces to be increased in depth. A sidewalk connection is shown on the north side of Two River's Road. A 5 foot-wide trail along Old Pond Park is included which accesses the rest of Old Pond Park and ADA access to the Pond is provided.

In their referral comments RFTA encourages the Town and Conservancy to promote safe walking and biking to/from the downtown area with a safe, separated walking/biking path along Two Rivers Rd during construction and beyond (see email from Jason White, RFTA Assistant Planner, dated June 22, 2016). Staff notes that the Town is working on this. A temporary crusher path has been installed in front of the existing angled parking spaces near the bus stop on the north side of Two River's Road and Staff is working on other ideas for increasing the safety for pedestrians walking along Two River's road. Staff also notes that POST has been working on the plans for Two River's Road in front of the River Park as part of the Our Town Planning Project. Those plans move the bus stop closer to the River Center.

6. Phasing

The 2010 and 2011 plan showed three phases for a larger building of 8,055 square feet (with additional flexibility square footage allowed). The Conservancy is presently proposing two phases. This approval will set in motion the entire program but the Conservancy will need to have the second phase reviewed by the P&Z and approved by the Town Council. At that time the Council will have a better idea of the parking needs and availability in the area.

7. ESA Floodplain and Environmental

The TRC found that the application satisfied the requirements in the Town code regarding development in Reach II of the floodplain and other environmental considerations. See the ESA application materials. The proposed development is not impacting jurisdictional wetlands.

8. *Old Pond Park Improvements*

The approvals include upgrades to the Old Pond Park facilities. The improvements include an ADA accessible pathway from Two River's Road around the pond, plantings and irrigation improvements, new park benches and trash receptacles. The approvals include an ADA accessible fishing pier in Old Pond. The larger pier design was selected by the POST Committee partially in response to the growing need for such as facility and because of reduced fishing at Lake Christine. The approvals also include a Wetland Garden and Outdoor classroom adjacent to the Roaring Fork Conservancy's River Center Building.

9. *Vested Rights*

Staff has drafted the condition on vested rights to correspond to the Performance Deadlines in the lease agreement that the Town has with the Conservancy.

VI. Technical Issues:

Fire District Requirements:

Fire Marshall Bill Harding provided referral comments in his letter to Susan Philp, Planning Director dated June 20, 2016. The Fire Department noted no significant issues. The Department acknowledged the need to lengthen the depth of the parking spaces. Staff included a condition requiring compliance with the Fire Department's referral comments.

Basalt Sanitation Requirements:

The comments by the Basalt Sanitation District are attached. Staff included a condition requiring the applicant to comply with the comments made by Denise Diers in her email dated June 29, 2016 and by Wyatt Popp, PE, Olsson Associates in his comments letter dated June 29, 2016.

VII. Recommendation

Staff recommends that the P&Z hear a brief presentation from Staff and the Applicant, open the public hearing and have Council discussion.

Staff recommends that if the P&Z is comfortable that the P&Z recommend approval with the attached conditions. The conditions amend prior conditions of approval for the River Center contained in Ordinance No. 08, Series of 2010 and Ordinance No. 07, Series of 2011 which approved the River Center and rezoned Lot 1 of the Basalt River Center to P Public, and Ordinance No. 21, Series of 2014 to correspond with the new approvals. The new conditions also permit the new and revised improvements to Old Pond Park and Two Rivers Road and amend the Town's prior approvals on Old Pond Park.

Attachments

Proposed Conditions of Approval *Proposed conditions are included in Ordinance*

Referral Comments

Letter from William Harding, Fire Marshall, Basalt and Rural Fire Protection District dated June 20, 2016

Email from Denise Diers, Basalt Sanitation District, dated June 29, 2016

Letter from Wyatt E. Popp, PE, Olsson Associates dated June 29, 2016

Memorandum from Gregory M. Knott, Chief of Police dated June 13, 2016

Email from Jason White RFTA Assistant Planner, dated June 22, 2016

Compare document - *not included . see staff for copy*

Application (can be downloaded from Planning Department's page on the Town's website www.basalt.net)

Susan Philp

From: Denise Diers <dediers1@gmail.com>
Sent: Wednesday, June 29, 2016 6:44 PM
To: Susan Philp
Cc: Basalt Sanitation District; Wyatt Popp
Subject: Re: Roaring Fork Conservancy Review

Susan,

As an FYI - since the facility plans on having a kitchen, it will need to include a properly sized grease trap.

Also, if a sump pump is installed in the elevator/lift pit, it is required to be connected to the sanitary sewer by the plumbing code but is not allowed per the District's Rules and Regs. This issue was encountered with the RMI facility. The District established some extra requirements to monitor to prevent any possible ground water from being discharged into the sanitary sewer system.

On Wed, Jun 29, 2016 at 4:26 PM, Denise Diers <dediers1@gmail.com> wrote:
Susan,

Wyatt's comments are attached. Also, before a building permit can be issued, a sewer tap must be purchased. Phase 1 of the commercial building will require 1.50 EQRs at \$4900/eqr. This is based on gross floor area of 4200 sq feet, and no public restrooms for the park users. Please note that a Tap Fee Increase to \$5500/EQR is being proposed on August 10, 2016. It has already been approved by the Board and will take effect after the Public Hearing on Aug 10.

Please let me know if you have any questions.

--

*Denise Diers
District Administrator
Basalt Sanitation District*

O: [\(970\) 920-4921](tel:(970)920-4921)
F: [\(970\) 920-4117](tel:(970)920-4117)
dediers1@gmail.com

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June 29, 2016

Basalt Sanitation District
Attn: Denise Diers
PO Box 527
227 Midland Avenue, Unit C2
Basalt, CO 81621

Re: Roaring Fork Conservancy
Site Plan Review

Dear Board of Directors:

Olsson Associates (Olsson) has reviewed the Application for the Roaring Fork Conservancy (Application). The Application is part of the Site Plan review and includes a Utility Plan, prepared by Sopris Engineering dated May 20, 2016. Olsson initiated the review on June 27, 2016 as directed by Denise Diers.

Olsson has not provided any previous reviews of the subject property. However, the sanitary sewer main associated with the Application was reviewed previously as a part of a separate project. The sanitary main that serves the Application is between BSD MH O-9A and O-9B.

The Application indicates that the existing sanitary sewer service will be extended to the building. It does not appear that there is any additional impact to the District facilities. Therefore, the Application is acceptable. However, the Utility Plan contained within the Application should be signed and sealed by licensed professional engineer in the state of Colorado.

Please contact me at 970.263.7800 if you have any questions related to the technical review referral comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Wyatt E. Popp'.

Wyatt E. Popp, PE
Senior Engineer



Town of Basalt Police Department

100 Elk Run Drive, Suite 115

Basalt, CO 81621

(970) 927-4316

June 13, 2016

To: Susan Philp
Planning Director

From: Gregory M. Knott
Chief of Police

Ref: Referral comments regarding the Roaring Fork Conservancy River Center and Old Pond Park improvements.

I have reviewed the proposed application submitted by the Roaring Fork Conservancy and the Town of Basalt for the Roaring Fork Conservancy River Center and improvements to Old Pond Park. Below are my comments, questions and suggestions regarding these proposals:

- I am concerned with the limited number of proposed parking spots and the location of parking near the River Center and Old Pond Park. Site plan drawings indicate a total of 13 parking spots to be developed for the Center and Park use. The plan does not show required handicap parking spots which must then be subtracted from the total number of spots indicated on the drawings. It must be noted, in my opinion, that 13 proposed parking spots for a high use facility and public park is very inadequate and will lead to parking conflicts during higher usage periods.
- There are no parking spots located in front of, or on, the property of the River Center and I must assume employees and volunteers will park on Two Rivers Road. This will limit the number of parking spots available to River Center visitors and Old Pond Park users. Limited parking at the Center and Park will require users to find parking in other areas of Town and walk. I also believe the Roaring Fork Conservancy will hold large meetings and fundraising events which will bring several people to the Center. Where will these people park and safely walk to the Center, often at night in darkness?
- The Center and Park will be used for educational programs throughout the year. I envision area schools bringing children to the Center and Park on a frequent basis. Where will school buses park and, if required to park several blocks away from the Center, how do we ensure the safety of small children walking along Two Rivers Road in areas where there is no curb, gutter or improvements to separate traffic flow from pedestrians?
- The proposed on-street parking indicates parallel vehicle parking along the north side of Two Rivers Road. Drawings show the roadway is narrowed in the area of the parking spots for traffic calming purposes. It appears, from the scale of the drawing, that vehicles parked in the parallel parking spots will be opening driver side car doors into the oncoming traffic lane. The narrowness of the street will also create issues for vehicles attempting to back out of parking spots nearest to the River Center.

- Another issue created by the parallel parking is the distance from parking spaces to the proposed pedestrian crossings. I do not believe people will park their car then walk on the northern sidewalk to the crossings. I foresee people crossing Two Rivers Road between the designated pedestrian crossings nearest to where their vehicle is parked.
- I suggest that all on-street parking be located on the south side of Two Rivers Road. By moving all parking to the south side of the roadway, with diagonal parking, I estimate a total of 30 parking spots could be created in front of the River Center and to the west end of the Park. This would eliminate individuals crossing Two Rivers Road on foot and car doors opening into oncoming traffic. The traffic calming devices and roadway narrowing should be kept in place to serve the purpose of slowing traffic.
- Drawings provided do not indicate emergency access to the south side of the River Center, Old Pond Park or the Roaring Fork River. When required by an emergency, these areas will need to be accessed by vehicles as large as an ambulance or fire department rescue vehicle.

If you have questions or need additional information please contact me.

Susan Philp

From: Jason White <jwhite@rfta.com>
Sent: Wednesday, June 22, 2016 10:55 AM
To: Susan Philp; James Lindt
Cc: David Johnson
Subject: Basalt LU Application Referral - River Center-Old Pond Park Application

Hi Susan,

Thank you for the quick chat this morning.

RFTA reviewed the referral application for the new Roaring Fork Conservancy River Center at Old Pond Park. The River Center site has great transit access, as the downtown local stop and BRT Stations are 0.3 and 0.7 miles away, respectively. We encourage the Town of Basalt and the RFC to promote safe walking and biking to/from the downtown area with a safe, separated walking/biking path alongside Two Rivers Rd (during construction and beyond). We are also pleased to hear that RMI established a WeCycle station next to the River Center.

Thank you for allowing RFTA to provide alternative transportation comments during the Basalt LU process.

Jason White

RFTA Assistant Planner

970-384-4968

Leave the car, ride your bike, grab a bus.....

From: Susan Philp [<mailto:susan.philp@basalt.net>]
Sent: Saturday, May 21, 2016 11:36 AM
To: Bill Harding; Bill Reynolds; Bob Narracci; Boyd Bierbaum; Brooke Stott; Clifford Simonton; crownmountain@sopris.net; David Johnson; 'Eva Wilson'; George Trantow (George.Trantow@vvh.org); Greg Knott; James Lindt; Jim Wilson; Louis Meyer; Mark Fuller (fulcon@comcast.net); Ray.Merry@eaglecounty.us; Rebecca Wagner; Rick; Roussin, Daniel; Russ Winder (rwinder@holycross.com); Scot Hunn; Shannon L. Pelland; Sharpe, Jason; Source Gas (ryan.echer@sourcegas.com); Temple Glassier; Yamashita - Matt
Subject: Basalt LU Application Referral - River Center-Old Pond Park Application

Referral agencies,

Attached is the link to the proposed application submitted by the Roaring Fork Conservancy and the Town of Basalt for the Conservancy's Proposed River Center and additional Improvements to Old Pond Park. The application is on property owned by the Town of Basalt. The Conservancy has a lease with the Town on the portion where the River Center is proposed. <http://co-basalt.civicplus.com/DocumentCenter/View/1777>

The Land Use application can also be found by going to the Planning Department's page on the Town of Basalt's website www.basalt.net

Please send us your comments by Monday, June 20th.

Feel free to contact me with any questions.

Thanks, Susan

Susan Philp AICP
Basalt Planning Director
101 Midland Ave.
Basalt, CO 81621
970-927-4701, ext 204
susan.philp@basalt.net

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Public Hearing on Roaring Fork Conservancy River Center and Old Pond Park Application - for the purpose of considering a land use Application submitted by the Roaring Fork Conservancy (Conservancy) and the Town of Basalt for the construction of the Conservancy's River Center and improvements to Old Pond Park and Two Rivers Road. The Application is for a Site Plan Review Approval and Environmentally Sensitive Area (ESA) Environmental and Floodplain Review in Reach II of the Roaring Fork River and includes several amendments to various Town approvals for the River Center and Old Pond Park and related infrastructure.

Philp noted that some members of the Roaring Fork Conservancy staff and board were present. Referring to a Staff Memo dated July 5, 2016 she briefly reviewed the history of this application, adding that the Town is very interested in seeing that the River Center gets built. The Town entered into a predevelopment agreement with the Conservancy to buy back the property it had previously sold to the Conservancy, thus freeing up funds for the structure to be built and allowing RFC to lease that land.

Philp explained that the Town and the Conservancy are co-applicants on this project with the Conservancy obligated to build the River Center and the parking while the Town is responsible for making the Old Pond Park and the Two Rivers Road ROW improvements. Philp referred to a posted site plan while making her explanatory remarks, adding that it's also included in the packet materials.

Philp said that the RFC application is consistent with both the Town Master Plan and the Two Rivers Road Greenway Master Plan. She explained the revisions to the parking plan that have been made since the original approvals. A wetland garden is planned but until it's built that area will be grass. The accessible fishing pier on the pond will be a major improvement. The zoning for this parcel is Public (P) and parking in Publicly zoned areas usually includes a reduction in parking and what is shown on this plan is similar to what was used for RMI and the library. Staff has calculated 13 parking spaces for this first phase and if/when the second phase is built additional parking will be considered.

Philp noted that Police Chief Greg Knott submitted referral comments and a drawing asking for more parking spaces but the Town's traffic engineers determined that the area is very tight due to the flood plain and the adjacent wetlands so trying to fit in more parking spots is not feasible.

Rick Lofaro, Executive Director of the Roaring Fork Conservancy, introduced Don Schuster from the Conservancy's Board, Rob Morey who is the project manager and owner's rep, and Matt Armentrout, architect. Lofaro noted that the River Center's size has been reduced in order to create more outdoor area to provide interaction opportunities and outdoor classroom activities.

Armentrout used a PowerPoint presentation to outline the site plan and architectural elements of the Conservancy's River Center, including the energy saving measures that will be installed. The main goal is to eliminate the need for cooling via natural ventilation and they have been taking some cues from RMI's recent construction. The tallest corner of the structure is 32 feet high, which is shorter than RMI. This is the first building on the way in to Basalt along Two Rivers Road and it's been designed as a segue to the somewhat higher adjacent buildings.

Commissioner Rossetti asked what material will be used on the two-story elevation. The reply was that it will be wood siding.

Commissioner McAllister confirmed that 13 parking spots are being provided.

Commissioner Vozick asked how many employees will drive to work. Lofaro replied that they anticipate five to seven parking spots being needed for employees. Vozick then asked about the location for a

school bus drop off. Philp replied that school buses will drop off at the RFTA stop which will be relocated closer to Midland Spur.

Commissioner Wheeler said he didn't like the idea of parallel parking along the north side of Two Rivers Road (TRR). He asked for clarification on why head-in parking hasn't been provided. Philp said that between the toe of the slope and jurisdictional wetlands, there just isn't enough room. Moving the wetlands would involve a lengthy and expensive process. Philp said that Staff had considered putting all the parking on the south side of TRR and moving the ROW a bit further north. However, they still run into the wetlands issue. Wheeler said that he foresees a lot of cars, buses and pedestrians in this area and he would like to see more parking.

Commissioner Vozick asked about the wetland garden and if would be possible to combine it with the jurisdictional wetlands across the road. Lofaro explained that they had to program in a circulating pump because they weren't confident that the natural flow would be sufficient to create a meaningful learning experience. As such, it doesn't fit into the jurisdictional designation.

Philp said that the Staff memo places more emphasis on visitor's relationship with the pond and ADA access to it than on the parking situation. There may be opportunities to re-address the parking issue when the second phase of the application is submitted. She explained the pedestrian improvements in greater detail and the challenges with the slope and the wetlands. When it happens, making the sidewalk connection from the west chicane to the pedestrian bridge located further down the road (which isn't included as part of this application) will be very expensive because the road drops off steeply down to the side channel.

Commissioner McAllister asked how Phase Two of the structure would make the parking situation better. Philp replied that it won't necessarily make it better, it will just give Staff an opportunity to re-assess if there is adequate parking, how parking is working between RMI and the River Center, and whether or not other parking solutions elsewhere downtown have decreased the need for more parking in this area. Lofaro added that the Conservancy has contemplated a second phase but it has not been planned. It could be anywhere from five to 20 years out. Currently, the thinking is that the purpose of that expansion would be to provide a larger multi-purpose space that could accommodate 150 people.

Schuster pointed out that the Conservancy's relocation from Basalt Center Circle will open up more parking in the downtown core.

Commissioner Vozick suggested that the Conservancy staff check in with RMI staff to determine if there would be any ride-sharing opportunities available between them. Lofaro said it was a great suggestion.

Public Comment

The Public Comment was opened at 7:07 p.m.

Seeing as there was no comment the public hearing was closed at 7:07 p.m..

Commissioner Comments

Commissioner Rossetti said he was comfortable with moving the application along to Town Council.

Commissioner McAllister said he wanted to move ahead as quickly and efficiently as possible but he was still concerned about the number of proposed parking spaces and the inclusion of the proposed parallel parking spaces.

Commissioner Wheeler agreed with McAllister's comments and wanted Staff to re-examine the parking plan, especially the parallel configuration. This is going to be very successful and parking is going to be a problem. He then sought and received clarification about the construction management plan which Staff will add to the list of required plans to be submitted in the Final Plan application.

Alternate Bennett also thought the River Center would be extremely successful and, as a result, parking will be a problem.

M/S VOZICK AND ROSSETTI TO RECOMMEND APPROVAL OF THE ROARING FORK CONSERVANCY'S RIVER CENTER APPLICATION TO THE BASALT TOWN COUNCIL PER STAFF RECOMMENDATIONS AND FURTHER EXAMINATION OF PARKING OPTIONS. THE MOTION CARRIED BY A VOTE OF 6-0.

The Commissioners took a brief break and reconvened at 7:15 p.m.

Public Hearing on Stott's Mill Application – Introductory Meeting for the purpose of considering an Application submitted by MSP1 LLC for: Rezoning; Reinstatement of the majority of the Single-family residential portion of the Stott's Mill PUD Development approved pursuant to Ordinance No. 18, Series of 2009; and R-4 MD Sketch Site Plan Review for the Multi-Family development portion of the project. The Application includes a proposal to be annexed into the Town. Overall, the proposal includes, but is not limited to: 156 residential dwelling units, approximately 4.5 acres of parks, and associated necessary infrastructure improvements.

Referring to Staff Memo dated July 5, 2016 Lindt reviewed the application and pointed out the posted site plan and some architectural renderings. He noted the discussion items which were also posted and listed as follows:

- Consistency with Master Plan
- Density
- Affordable Housing
- Childcare/Daycare
- Parks and Open Space
- Traffic
- Southside Drive Cross-section/Traffic Calming
- Allison Lane Connection
- Phasing/Vested Rights

Lindt then turned the presentation over to Mark Chain, Land Use Consultant and Briston Peterson, Applicant. Chain provided additional background information, pointing out that the single-family residential lot widths range from 28 to 42 feet wide and it is hoped that this will translate into affordability by design. The multi-family residential will consist of four structures and the units will be rental units. The developer will build, own and manage the multi-family rental units to maintain quality control. Chain said that most of the conditions for approval contained in the Staff Memo are acceptable to the applicant and he then addressed the discussion topic items. The single-family residences will be designed by four or five local architects. An RFP will be issued for design of the multi-family units.

Regarding the tennis center proposition, the applicant believes that South Park is not a good location for that facility because of potential impacts on the neighborhood.

Referral Comments



Basalt & Rural Fire Protection District

“Protecting Our Community Since 1970”

6-20-16

Susan Philp, Town Planner
Town of Basalt
101 Midland Basalt Colorado

Re: Ordinance Amendment Request Roaring Fork Conservancy

Dear Susan,

After review of the application, inclusive of the ESA Narrative as presented by Stephanie Helfenbein of Sopris Engineering and phone consultation with you I offer the following.

It's my understanding that this application serves as an amendment request of Ordinances as they pertain to the Roaring Fork Conservancy project for implementation at Old Pond Park area. The Conservancy in conjunction with the Town has an agreement whereby the Town is the owner of the property that will enter into leasing with the Conservancy. The Conservancy will be constructing a building that has a smaller footprint than previously established down to a total of 6200 ft² to be developed in two phases. The Town will be enhancing the difference in area of the park to include wetland demonstration gardens and an ADA compliant fishing pier.

Access:

Access essentially remains the same as previous. The department in order to meet its operation requirements will need the tee off of Two Rivers Road to still be a Fire Lane Only, signed as such, along with a red painted strip on the curb length.

As learned for the parking for RMI, the perpendicular parking on the south side does need to be a minimum of two feet deeper to prevent any obstruction of the requisite width requirement of the fire code toward Two Rivers Road.

Water Supply, Utilities and Hydrant Placement:

A fire hydrant has already been installed in place that covers both of the buildings at the tee intersection off of Two Rivers Road. The plan all along is for an engine to be able to enter the tee fire lane connect to this hydrant and make the fire department connection for either building dependent on which is effected at the time. The requisite flow has been met as determined through previous testing for RMI.

Internal line sizing that provides domestic service and sprinkler service inside the building needs to be determined and approved by the Fire District prior to installation. This determination will need to be confirmed at time of Building Permit Review, before issuance of any excavation permit.

1089 JW Drive, Carbondale, Co 81623
Phone:(970) 704-0675 • Fax: (970) 704-0625
www.basaltfire.org

Building and Fire Code Applications, Fire Sprinkler Systems, Fire Alarm Systems:

As previously stated the entire building starting with phase one will have installed fire protection features inclusive of:

- Installed fire suppression automatic sprinklers that shall meet the NFPA 13 Standard, Installation Standard for Automatic Fire Sprinkler Systems.
- Fire Alarm System installation meeting NFPA 72, Fire Alarm and Signaling Code as designed for Assembly Occupancies and business use.

The Fire District can support this application. Again thanks for your time in helping better understand this amendment request. If I can be of further assistance in regards to this endeavor please contact me at your convenience.

Sincerely,

William L Harding

Bill Harding, Fire Marshal

Cc: Scott Thompson et al, Fire Chief
Yanci Nichol P.E., Sopris Engineering
Stephanie Helfenbien EIT, Sopris Engineering
James Lindt, Asst. Town Planner
Jim Wilson, Chief Building Official



1601 Blake Street, Suite 200
Denver, Colorado 80202
(303) 572-0200
fax (303) 572-0202

May 16, 2016

Susan Philp
Planning Director
Town of Basalt
101 Midland Avenue
Basalt, CO 81621

**RE: River Center – Old Pond Park Application
Compliance with Town of Basalt’s Reach II ESA Floodplain Requirements**

Dear Ms. Philp:

The purpose of this letter is to demonstrate floodplain compliance with the Town of Basalt’s ESA ordinance for the design and construction of the fishing pier on Old Pond Park.

Matrix Design Group has reviewed the Fishing Pier concepts proposed in Old Pond Park. Our review has consisted of the following documents:

- The River Center Grading and Drainage Plan, dated May 4, 2016 by Sopris Engineering, LLC, including associated AutoCAD files
- Fishing Pier – Dock Concept Drawing, dated January 21, 2016 by DHM Design

The project site is within the regulatory floodplain and floodway of the Roaring Fork River as shown on the FEMA Flood Insurance Rate Map, No. 08037C0931D, effective December 4, 2007, but modified by LOMR Case No. 14-08-0868P with an effective date of November 28, 2014 (see attached FIRM map Exhibit A).

The 100-year flood elevation on the Roaring Fork River at the location of the proposed project is approximately 6574.5 feet (NAVD 1988). Floodwater will flow out of Old Pond Park through the spillway until it reaches capacity, at which time floodwater is expected to overtop the dam embankment. (Note that the dam embankment may not be designed to withstand a 100-year flood with overtopping, but is assumed by the hydraulic modeling to remain in place as the scenario with the highest flood elevations.)

Water in the Old Pond Park pond below the spillway elevation is considered “ineffective flow” and does not contribute to downstream flood conveyance. Any fill or structures below elevation 6572 feet within Old Pond Park, which is approximately the elevation of the spillway, will not impact the floodplain per the regulatory HEC-RAS hydraulic model. Therefore, fill along the pond banks or pier foundations will not impact the floodplain by definition of the floodplain model.

The proposed fishing pier will be fully submerged during a 100-year flood. The proposed pier has the potential to be a minor obstruction to flood flow.

Matrix Design Group utilized the regulatory “effective” hydraulic HEC-RAS model to evaluate the impact of the proposed fishing pier. A “corrected effective” model of existing conditions was created to detail the project area. Two additional cross sections were added to the model (No. 73.7 and 73.8) – one along the dam of Old Pond Park, and one through the pier (see attached Exhibit B – Workmap). Exhibit C – Site Plan details the proposed work within the regulatory floodplain. The model was run for both existing conditions and proposed conditions. The unexpected result is that the 100-year water surface actually went down, rather than up with the fishing pier encroachment. Exhibit D depicts two river cross sections added to the model along with the corrected effective (existing conditions) and proposed conditions water surface elevations in a 100-year flood. Exhibit E is a river centerline profile for the Roaring Fork River which shows a dip in the water surface elevation under proposed conditions.

There are three criteria under the ESA ordinance that must be considered in this review:

1. **Consistency with the adopted River Master Plan.** The Roaring Fork River Stewardship Master Plan, dated March 25, 2002 did not include any specific work in the area at Old Pond Park. The proposed fishing pier construction will not preclude implementation of the River Master Plan.
2. **Zero rise in the 100-year floodplain.** Since the proposed fishing pier structure is located within the regulatory floodway, an evaluation was required to determine impacts to the 100-year water surface elevation. The hydraulic model results showed that there is no adverse impact to the 100-year water surface elevation by the construction of the pier and walkway.
3. **No additional harm to other properties in the vicinity.** The proposed fishing pier will not adversely impact adjacent structures. The proposed pier will not redirect floodwater or cause harm to adjacent structures.

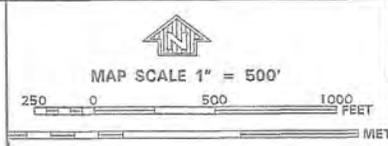
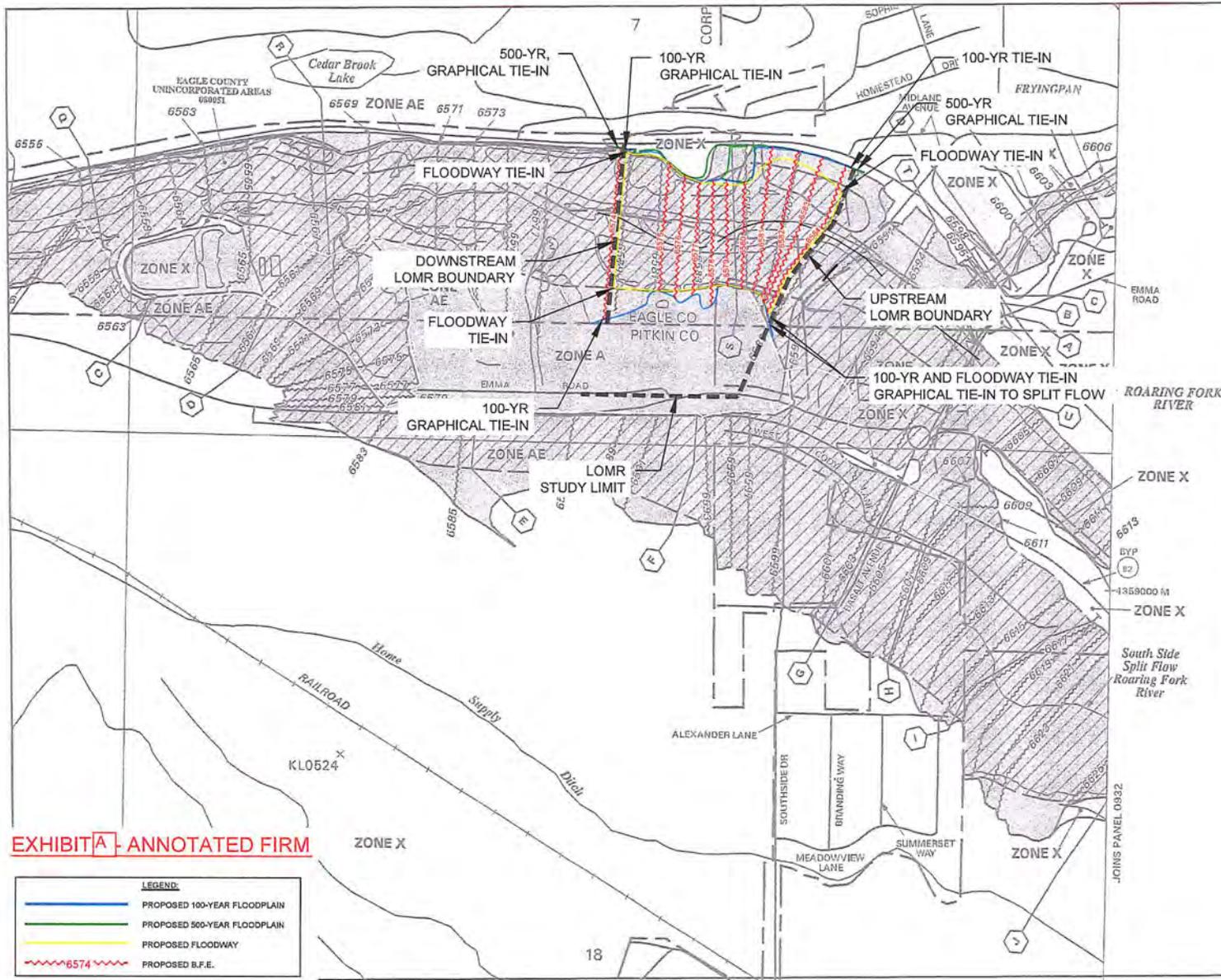
The proposed fishing pier is a minor obstruction in the floodplain and floodway of the Roaring Fork River. The hydraulic modeling for this project demonstrated no adverse impact to the floodplain by the construction of this project.

The Town of Basalt is investing into the enhancement of Old Pond Park. To protect this amenity, we recommend enhancing the spillway area from Old Pond Park to the Roaring Fork River to efficiently pass floodwater and to withstand flood flow without scour. The hydraulic capacity of the spillway could be improved by shaping the outlet and additional large boulders could be placed to protect the embankment against scour.

Sincerely,
Matrix Design Group, Inc.



Robert Krehbiel, PE
Hydraulic Engineer



PANEL 0931D

FIRM
FLOOD INSURANCE RATE MAP
 EAGLE COUNTY,
 COLORADO
 AND INCORPORATED AREAS

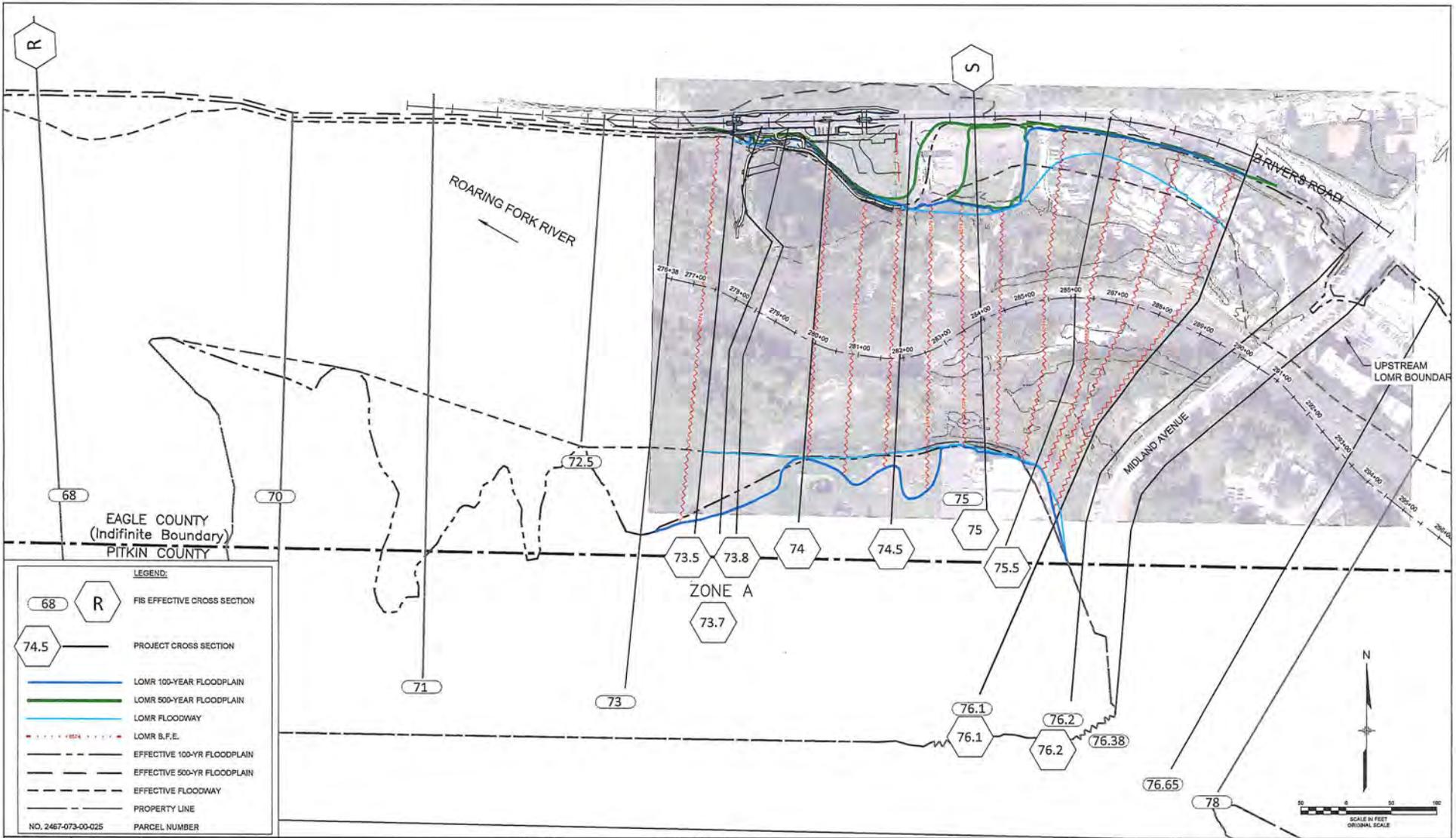
PANEL 931 OF 1125
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINING	JANUARY	MAY	JULY
COUNTY			
QUAL. COUNTY	19851	2001	2
INCORPORATED AREAS	19852	2001	2
UNINCORPORATED AREAS	19853	2001	2

Map Number 08037C0931D
 Effective Date: DECEMBER 4, 2007

Federal Emergency Management Agency

EXHIBIT A ANNOTATED FIRM



NO.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: R:\11.014.011.000 (Bentley)\DWG\Working\Basist_RFR_Old Pond Park_Fishing Deck_Work Map.dwg			
PLOT DATE: 5/16/2016 3:38 PM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			

NO.	DATE	DESCRIPTION	BY
REVISIONS			

HORIZONTAL CONTROL:
 ADJUSTED COLORADO STATE PLAIN CENTRAL ZONE LAMBERT CONFORMAL PROJECT (NAD 83) IN INTERNATIONAL FEET. ALL COORDINATE POINTS WERE ADJUSTED TO A LOCAL PROJECT DATUM AT ELEVATION OF 6,500 FEET. THE COMBINED SCALE FACTOR FOR PROJECT COORDINATES IS:
 COMBINED FACTOR: 0.999999603
 RECIPROCAL FACTOR: 1.000000397

VERTICAL CONTROL:
 NAVD 83 PROVIDED FROM USGS BENCHMARKS:

NAME	TYPE	ORDER	ELEVATION
7474	USGS 3RD		6589.30'
F 158	USGS 2ND		6749.07'
F 158	USGS 2ND		6640.66'
G 158	USGS 2ND		6507.86'

SEAL

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
 PROJECT NO. 11.014.011

DESIGNED BY: []
 DRAWN BY: []
 CHECKED BY: []

SCALE: 1"=200'
 SHEET: []

DATE ISSUED: 5/16/2016

54.01

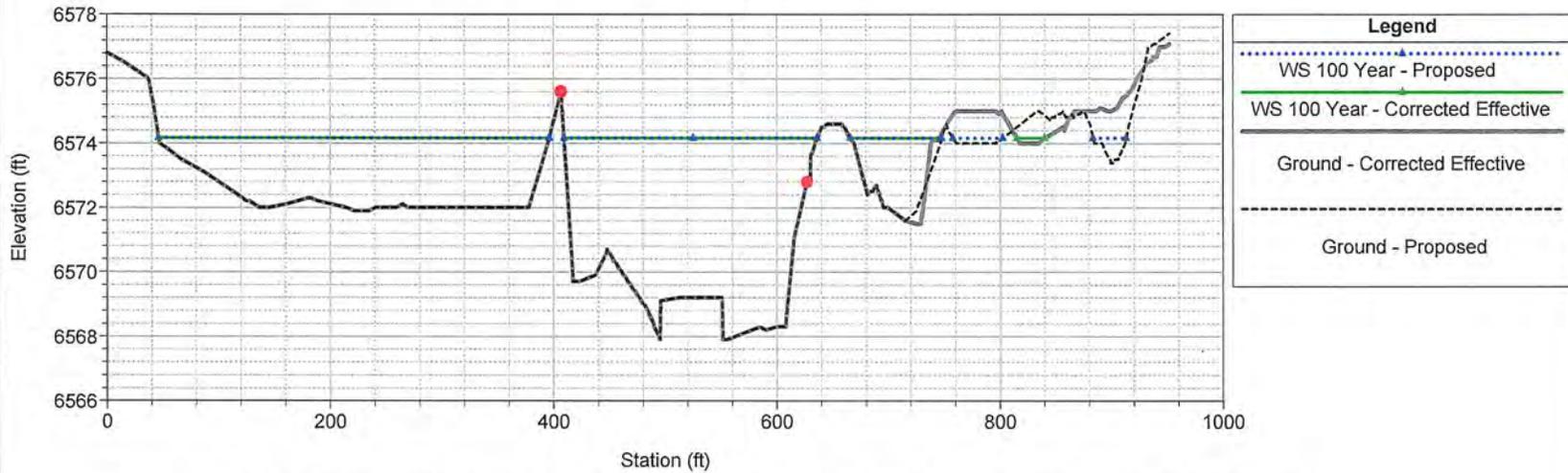
EX-1

ROARING FORK RIVER
THE RIVER CENTER & OLD POND PARK

Exhibit B - Workmap

Exhibit D - Cross Sections

Roaring Fork River - Eagle & Pitkin Cnty Plan: 1) RFR_OPP_Proposed 2) RFR_OPP_CE
 River = RIVER-1 Reach = Reach-1 RS = 73.7 Existing Topo_SOPRIS Edit



Roaring Fork River - Eagle & Pitkin Cnty Plan: 1) RFR_OPP_Proposed 2) RFR_OPP_CE
 River = RIVER-1 Reach = Reach-1 RS = 73.8 Existing Topo_SOPRIS Edit

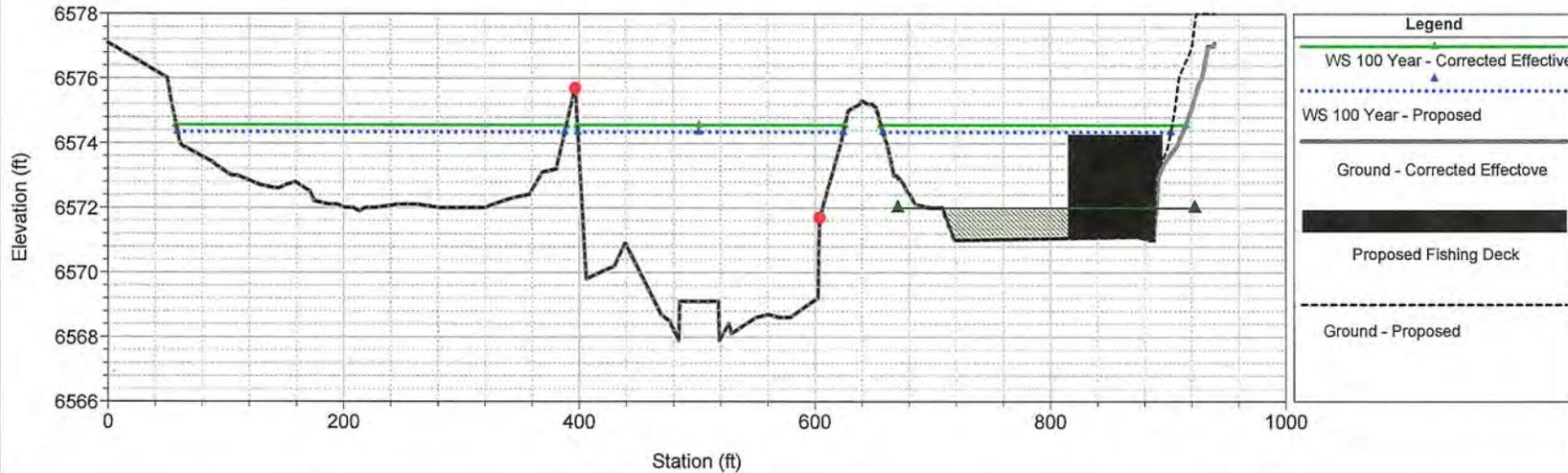
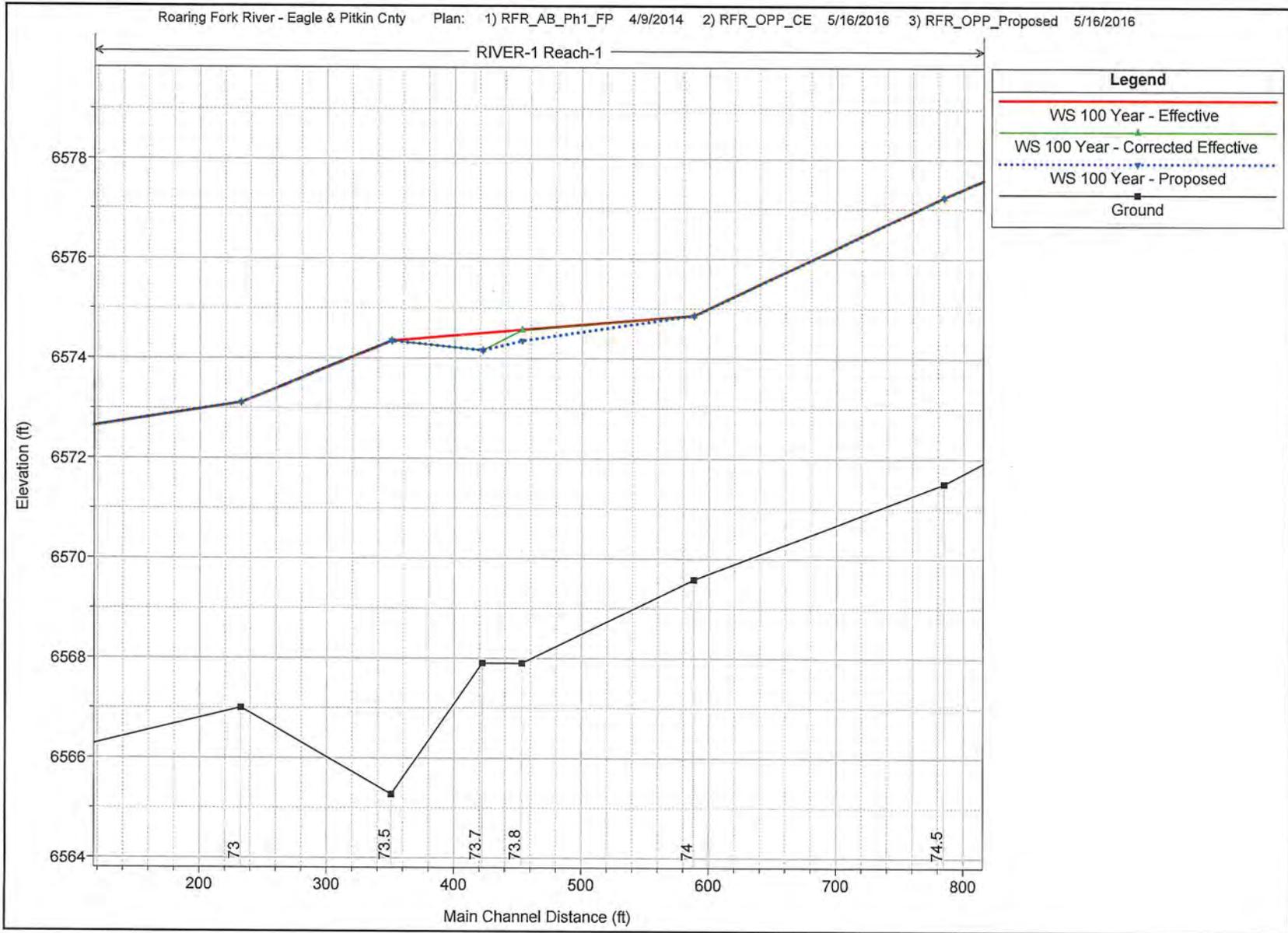


Exhibit E - River Profile



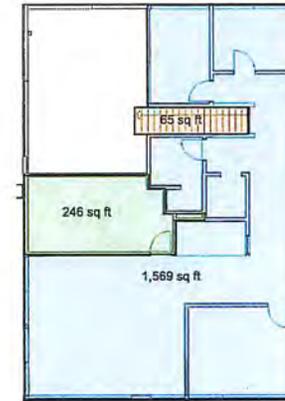
Excerpts From the Application

FLOOR AREA CALCULATIONS - PHASE I

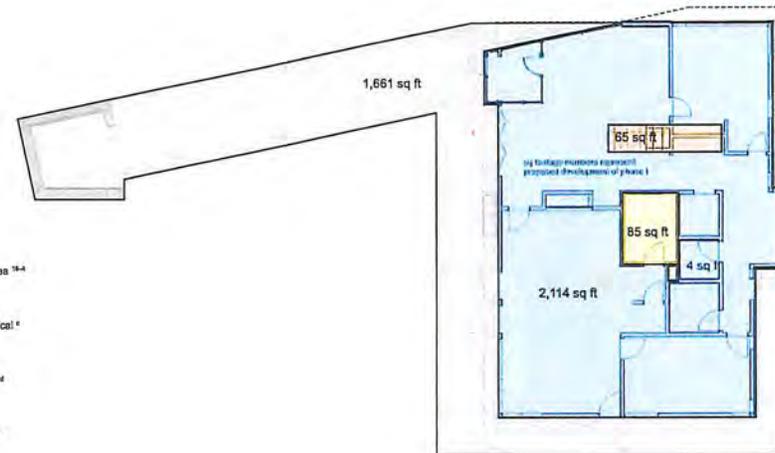
LEVEL	AREA	FLOOR AREA AS PER SEC.	
		AREA (SQ FT)	18.4
MAIN LEVEL	FLOOR AREA 18.4	2,114	2,114
	MECHANICAL *	4	0
	STORAGE †	85	43
	STAIR 18.4	63	63
UPPER LEVEL	FLOOR AREA 18.4	1,569	1,569
	MECHANICAL *	246	0
	STORAGE †	0	0
	STAIR	63	0
	TOTAL	4,148	3,791
COVERED DECK	1,661	0	
	5,809	3,791	

Defined by Basalt, Colorado - Municipal Code Sec. 16-4- Definitions:
 Floor Area- Floor area means the gross area of the building measured along the outside walls of the building, including each habitable floor level and interior balconies but excluding the following:

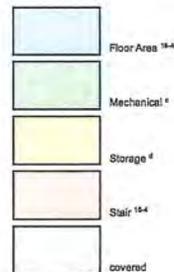
- Counts as Description
- 0% Interior courtyards.
 - The first five hundred (500) square feet of area for garages and enclosed parking.
 - 0% Mechanical or utility areas.
 - 50% One-half (½) of the area used exclusively for storage.



② Upper Level-Floor Area
SCALE 1/8" = 1'-0"



① Main Level-Floor Area
SCALE 1/8" = 1'-0"



128 Emma Rd. Suite A
 Basalt, CO 81611
 970.237.4862 hteague@harryteague.com
 www.harryteague.com

CONTRACT INFORMATION

SEALED

River Center - Old Pond Park
 LOT 1 Basalt Riverfront Park
 Basalt, CO 81621

Roaring Fork Conservancy

DATE 06/20/2018 TIME 10:00 AM

06/20/2018 land use application

NOT FOR CONSTRUCTION

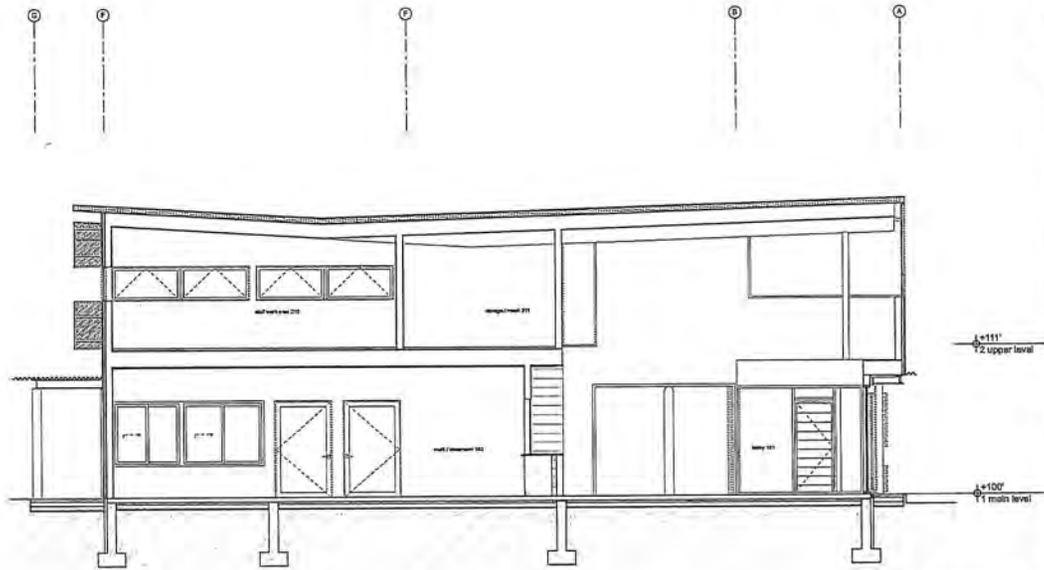
JOB NO: 1001

FLOOR AREA

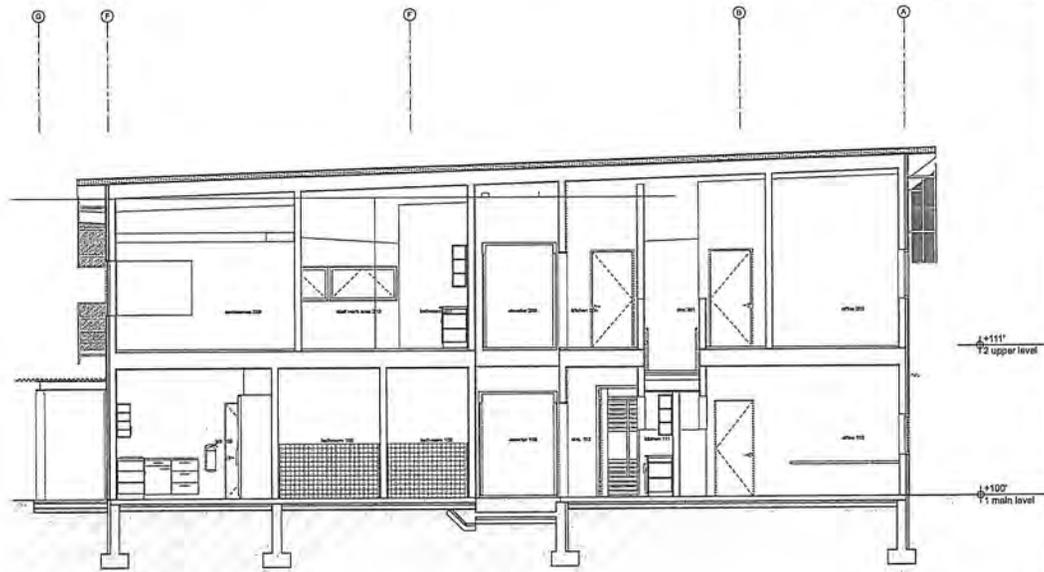
13 of 57
 A003

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PRINT DATE: 2018 10:21 AM P:\C00_014\p01\181001\181001.dwg - 181001.dwg



1 longitudinal section
SCALE: 1/4" = 1'-0"



2 longitudinal section
SCALE: 1/4" = 1'-0"



220 South Hill, Suite A
Boulder, CO 80501
www.harryteague.com

consultant information

landscape

River Center - Old Pond Park

LOT 1 River Center - Old Pond Park
Boulder, CO 80501

Roaring Fork Conservancy

DATE: 05/22/2018

05/22/2018 land use application

NOT FOR CONSTRUCTION

JOB NO.: 1801

building sections - phase I

21 of 67
A203

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TOWN OF BASALT Action Item	Date: July 12, 2016 From: James Lindt AICP, Assistant Planning Director
	Town Manager Review: MS 7-8-16

SUBJECT: First Reading of Ordinance No. 16, Series of 2016- approving a PUD Amendment for ten (10) of the Roaring Fork Club Suites to add kitchens.

RECOMMENDATION: Staff recommends that the Council approve the ordinance on first reading and set the public hearing and second reading date for July 26, 2016.

DETAILS: The Applicant, Roaring Fork Club Suites Association has requested a PUD Amendment to add kitchens to the remaining ten (10) Roaring Fork Club Suites that do not currently contain kitchens.

A TRC Certificate (Certificate No. 8-2004) was approved in 2004 that permitted two (2) out of the twelve (12) Roaring Fork Club Suites to install kitchen facilities. Included in the 2004 approvals was a requirement that any additional kitchens beyond the two suites require Town Council approval. The Applicant has requested to install kitchen facilities in the remainder of the Club Suites.

The Club Suites act as short-term occupancy units and the Town collects lodging tax for occupancy of the units. The Applicant has proposed that the use of the units as short-term rentals will not be altered as a result of the proposal. Staff believes that the installation of the kitchens in the remaining ten (10) suites will have negligible effect the amount that their guests visit restaurants in Town due to the nature of the Club's clientele.

School Land Dedication fees were paid on the units at the time they were built. Staff has included a draft condition of approval requiring that the Applicant pay fees in-lieu for half the parkland requirement or provide a plan for review by the TRC for parkland improvements. The justification for only requiring half of the parkland fees is that the units are short-term rental units that are a unique hybrid that should not have as great an impact on Town parks as a traditional residential unit.

RECOMMENDATIONS FROM OTHER BOARDS: The P&Z reviewed the Application and recommended approval with the conditions contained in the draft ordinance.

RELATED TOWN STATUTE AND TOWN ACTIONS: Roaring Fork Club PUD; TRC Certificate No. 8, Series of 2004; Town Code Section 16-65(d)(6), Planned Unit Development: Effect of Approval

ATTACHMENTS: A) Ordinance No. 16, Series of 2016, B) Vicinity Map, C) Application, D) P&Z Memo, E) Draft P&Z Minutes, F) TRC Certificate No. 8, Series of 2004

**Town of Basalt, Colorado
Ordinance No.16
Series of 2016**

**ORDINANCE OF THE TOWN COUNCIL OF BASALT, COLORADO, APPROVING A
MINOR PUD AMENDMENT TO ADD KITCHENS TO TEN (10) OF THE ROARING
FORK CLUB SUITES, LOT 2, BLOCK 1, ROARING FORK CLUB PUD**

RECITALS

- A. Roaring Fork Club Suite Association ("Applicant") filed an Application ("Application") for a Minor PUD Amendment to add kitchens to the remaining ten (10) Roaring Fork Club Suites that do not currently contain kitchens on Lot 2, Block 1, of the Roaring Fork Club PUD.
- B. At a public hearing held on June 21, 2016, the public hearing was continued to July 5, 2016.
- C. At the continued public hearing held on July 5, 2016, the Town Planning and Zoning Commission heard evidence and testimony by Town Staff, the Applicant, and members of the public and recommended approval of the Application.
- D. At a public meeting held on July 12, 2016, the Town Council considered the Application on first reading and set a public hearing and second reading for this ordinance for July 26, 2016 at a meeting beginning no earlier than 6:00 p.m. at Basalt Town Hall, 101 Midland Ave., Basalt, Colorado.
- E. At a public hearing and second reading on July 26, 2016, the Town Council heard evidence and testimony by Town Staff, the Applicant, and members of the public.
- F. The Town Council finds that the Applicant's request is consistent with the applicable provisions of the Town Code and Town Master Plan, provided the Applicant adheres to the conditions identified in this Ordinance.

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

A. FINDINGS

1. Based on the evidence, testimony, exhibits, and comments from the public, the Applicant and Town Staff, the Town Council finds and determines in accordance with the Town Code, as follows:

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

a. The Town Council incorporates the above recitals, the representations of the Applicant, and all exhibits as findings and determinations, and conclusively makes all of the findings of fact, determinations and conditions contained herein.

b. The Town Council finds that the Applicant's request is consistent with the applicable provisions of the Town Code, provided applicant adheres to the conditions identified in this Ordinance.

B. CONDITIONS

1. Based on the Application, testimony and comments from the public, Applicant and Town Staff, the Town Council hereby grants approval for a Minor PUD Amendment for the installation of kitchens in the ten (10) remaining Roaring Fork Club Suites that do not currently contain kitchens, subject to the following conditions:

Representations:

- a. The Applicant shall comply with all representations set forth in the Application.
- b. The Applicant shall comply with all material representations made in hearings before the Planning and Zoning Commission and Town Council.

Renovation:

- c. The Applicant shall apply for and obtain a building permit to add the kitchen facilities.

Fire District Comments:

- d. The Applicant shall demonstrate compliance with Basalt and Rural Fire Protection District's comments dated April 19, 2016, prior to the issuance of a certificate of occupancy on the units.

Basalt Sanitation District Comments:

- e. The Applicant shall demonstrate compliance with Basalt Sanitation District's comments prior to the issuance of a building permit.

Fees:

- f. The Applicant shall pay all applicable development review fees as calculated by the Town Planner prior to building permit issuance. The Applicants shall also pay all applicable building permit fees as calculated by the Town Building Official prior to building permit issuance. The Applicant may propose and implement a park improvement plan in lieu of paying parkland dedication fees, if the plan is approved by the TRC. The parkland dedication requirement for the Club Suites shall be half of the parkland dedication fee requirement in the Town Code at the time the Applicant obtains building permits to install the kitchen facilities.
- g. The Applicant shall not be required to pay additional School Land Dedication fees as School Land Dedication fees were paid when the Club Suites were originally built.

Approval Documents:

- h. The Applicant shall continue to comply with the approvals granted in the Roaring Fork Club PUD except as amended herein and shall comply with any applicable Town Ordinances.
- i. The Applicant shall prepare and submit any approval documents deemed necessary by the Town Planner and Town Attorney for review and approval. Any such documents shall be executed and recorded prior to the earlier of the issuance of a building permit or 180 days after the effective date of the final approval ordinance.

Vested Rights:

- j. Vested property rights shall be granted as approved herein for a period of three (3) years from the effective date of the ordinance approving these land use requests. The Applicants may request an extension of vested rights pursuant to the process for extending vested rights as established in the Town Code. If a building permit to renovate the units to include kitchens is not issued within the three (3) year vested rights period or as it may be extended, the approvals granted for this amendment shall expire.

Insubstantial Amendments:

- k. The Town Planner may review and approve minor amendments to this approval to effectuate the intent of the final development approvals. The Applicants shall have the ability to appeal a Town Planner's decision on a

minor amendment to the Town Council pursuant to the appeals process established in Town Code Section 16-11, *Procedures for Code Interpretations and Appeals*.

C. MISCELLANEOUS

1. The approvals contained herein and the conditions contained herein shall be binding on and inure to the benefit of the heirs, successors and assigns of the Applicant.
2. The Ordinance shall be recorded in the Office of the Clerk and Recorder of Pitkin County.
3. If any part, section, subsection, sentence, clause or phrase of the 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 TO BE HELD ON July 26, 2016 by a vote of __ to __ on July 12, 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

Ord16-RoaringForkClubSuites.doc

First Publication: Thursday, _____, 2016
Final Publication: Thursday, _____, 2016
Effective Date: Thursday, _____, 2016



B) Vicinity
Map

C) Application

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 ___ Planned Unit Development
 ___ Sketch Plan ___ Sketch Plan
 ___ Preliminary Plat ___ Master Plan
 ___ Final Plat ___ Preliminary Development Plan
 ___ Final Development Plan
 ___ TRC Administrative Amendment

Other type of Application ___ Minor PUD Amendment

Brief description of project: ___ Kitchen remodel of RFC suites. Ten of the twelve units (2 are already done). Adding a larger fridge, two burner cooktop and upgraded appliances. _____

Contact Information

Name of Applicant(s): ___
 RoaringFork Club Suite Association _____
 Phone number 970-927-6042 _____
 Fax number 970-927-4101 _____
 E mail (if available) tbruna@rfclub.com _____
 Address 100 Arbaney Ranch Rd., Basalt, CO 81621 ___

Name of Owner(s): ___ SAA _____
 Phone number _____
 Fax number _____
 E mail (if available) _____
 Address _____

Name of Owner's Representative: Teri Bruna
Phone number 970-927-6042
Fax number 970-927-4101
E mail (if available) tbruna@rfclub.com

Please attach owner's authorization.

Name of Engineer or Surveyor: N/A
Phone number _____
Fax number _____
E mail (if available) _____

Name of Architect or Planner: _____
Thurston Kitchen-Mike Scott
Phone number 970-925-8579
Fax number 970-925-7658
E mail (if available) mscott@thurstoninc.com

Information on Existing Conditions

Existing Zoning: x Proposed Zoning: _____
Total square feet or acreage in application 750 per unit

Information on Proposed Development

Total number of dwelling units: 10 Number of bedrooms: 1
Total floor area: 750 sq. ft. per unit
Proposed gross floor area by use (non-residential development only): _____

Area of open space to be provided: _____

Legal Description

Legal Description of property (attach if necessary): see attached.

Reception No. of Deed: _____

Legal description:

Lot 2, Block 1, Roaring Fork Club PUD, according to the Third Amended Plat of the Roaring Fork Club PUD recorded January 29, 2001 in the records of the Clerk and Recorder of Pitkin County in Plat Book 56 at Page 54 as Reception No. 450990.

CABINETS

Manufacturer: Hallmark
 Doorstyle:
 Wood Specie:
 Finish:
 Case: Frameless, Birch Plywood
 Drawerbox: Maple Dovetail
 Drawer Guide: Blumotion Full-Extension
 Door Hinge: Blum w/ Softclose.

APPLIANCES

Refrigerator:
 Microhood:
 Induction Cooktop:
 Dishwasher:
 Compact Washer:
 Compact Dryer:

PLUMBING

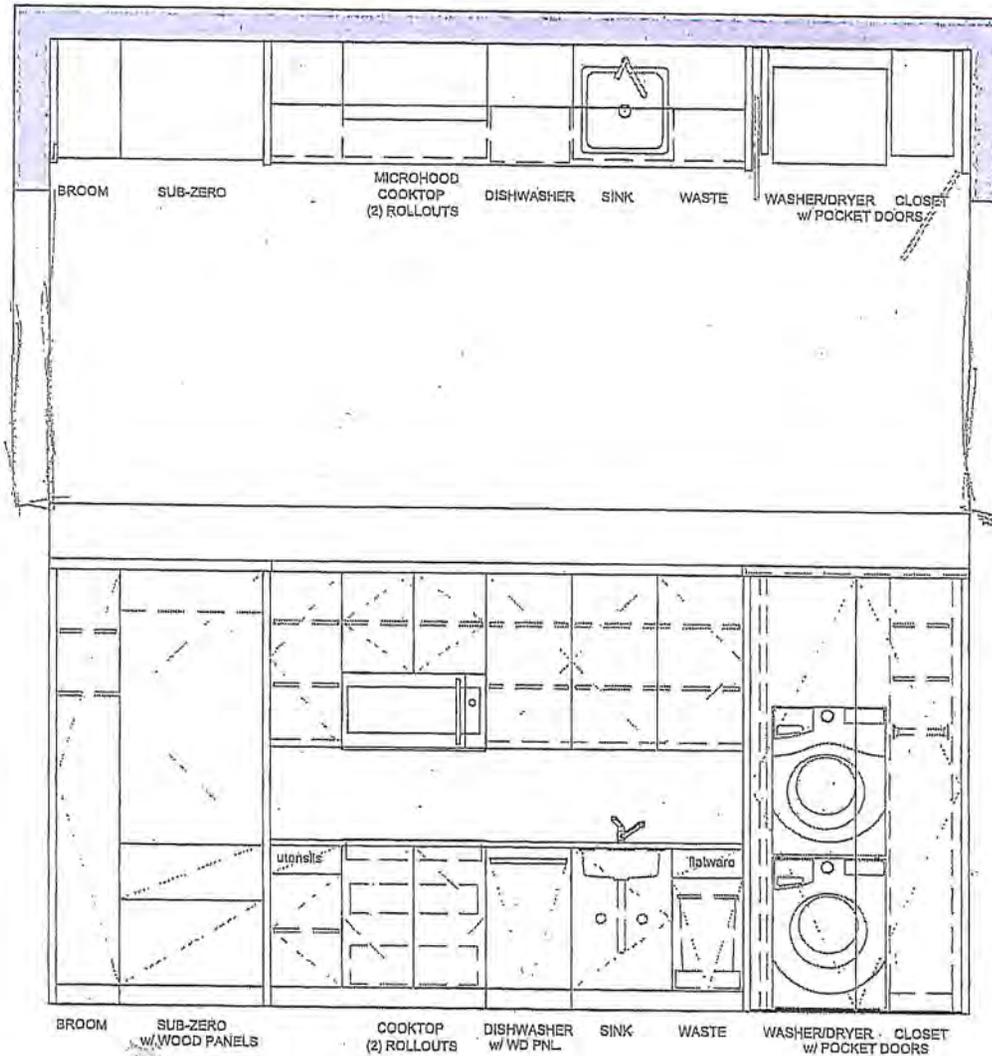
Sinks:
 Faucets:

HARDWARE

Doors:
 Drawers:

COUNTERTOP

Material:
 Thickness: 3cm (1.25")
 Profile:



THIS DRAWING IS
 THE EXCLUSIVE PROPERTY OF:
thurston inc.
 National Kitchen and Bath Association

Agent
 222 KING AVENUE, COVINGTON, LA 70424
 504.835.1212 Fax 504.835.1214
 Broker
 2222 Ambassador Avenue, Dallas, TX 75243
 214.488.4881 Fax 214.488.2241
 Credit Dept.
 2415 West Loop, Suite 200, Dallas, TX 75243
 972.342.2221 Fax 972.342.2222
 Dealer
 2222 East Dallas Avenue, Dallas, TX 75228
 972.342.4444 Fax 972.342.4444
 Equipment Dept.
 1121 West Loop, Dallas, TX 75243
 Equipment Dept. (214) 488-1111
 (714) 488-1112 Fax (714) 488-1113
 Trainers
 21748 South Loop, Dallas, TX 75243
 972.342.2221 Fax 972.342.2222
 VSI
 4128 West, G & J Street, Austin, TX 78742
 512.342.2222 Fax 512.342.2221

012 JUN
 2005

by MICHAEL SCOTT for
THE ROARING FORK CLUB
 Guest Suites
 100 Arbaney Ranch Rd
 Basalt, CO

AUTHORIZED BY:

A kitchenette
 SCALE: 1/2" = 1'-0"

PAGE: _____

It is the Roaring Fork Club's intent for the suites to still be rented/occupied on a short-term basis and that they will still act as lodging instead of long-term residential units, consistent with the goals of preserving short-term rental accommodations as is encouraged by the Basalt Master Plan. The proposed improvements correlate with owner demand for an improved kitchen space, most specifically larger refrigerators.

There are currently 12 Roaring Fork Lodge suites.

SUITES

STESA- Sopris Building Suite A

OSSA1 Reed, Brooks & Sherry
 OSSA2 RFC suites
 OSSA3 Mascarin, Ed
 OSSA4 Goodman, Jack and Cheryl
 OSSA5 Danis, Joe & Lynne
 OSSA6 Firth, Robert J. & Jan

STESB- Sopris Building Suite B

OSSB1 Tate, Charles & Judy
 OSSB2 Sanders, Doug
 OSSB3 Bross, Walter & Lida
 OSSB4 Stillwell, Gail & Bobby
 OSSB5 Vermillion, Dick & Kathy
 OSSB6 Thompson, Mike & Valerie

STESC- Sopris Building Suite C

OSSC1 Russell, Andy and Cindy
 OSSC2 RFCLLC1
 OSSC3 McKay, Clancey
 OSSC4 Cobb, James & Deborah
 OSSC5 Nesser, Cynthia & John
 OSSC6 Binder, Steve & Sharon

STESD- Sopris Building Suite D

OSSD1 Bach, Jens & Margie
 OSSD2 Miller, Dwayne & Natalie
 OSSD3 Lintz, Richard & Katherine
 OSSD4 Caplan, Howard & Francine
 OSSD5 Johnson, Sam & Becky
 OSSD6 RFCLLC2

STECA- Capital Building Suite A

OSCA1 Tumminello, Joey & Ana
 OSCA2 Bresnan, Francis & Eileen
 OSCA3 Chapman, Bob & Cynthia
 OSCA4 Bassett, Marshall & Mary
 OSCA5 Moncrief, Nancy
 OSCA6 Dove, Matt & Kathy

STECB- Capitol Building Suite B

OSCB1 Wilcox, Bill
 OSCB2 Holley, James & Mary
 OSCB3 Berney, Rand and Patti
 OSCB4 Hall, Kevin & Sharon
 OSCB5 Briggs, Doug
 OSCB6 Hankinson, Bill (Andrea Pollack)

TECC- Capitol Building Suite C

OSCC1 Harrington, Tim and Melissa
 OSCC2 Irvin, David & Robbie
 OSCC3 Rice, Lee & Diana
 OSCC4 Carson, Spence
 OSCC5 Groetzinger, Pete

OSCC6 Gray, W.L. & Lynn

STECD- Capitol Building Suite D

OSCD1 Taylor, Heyward & Brooke
 OSCD2 Winetroub, Jerry & Sandra
 OSCD3 Haller, Tim and Cindy
 OSCD4 Randle Jr, John
 OSCD5 Owens, Russell
 OSCD6 Martin, Scott

STEPA- Pyramid Building Suite A

OSPA1 Burns, Marty and Jim
 OSPA2 Verdoorn, Jim & Stephanie
 OSPA3 Guyol, Frank
 OSPA4 Oven, Herb & Mia
 OSPA5 Dorflinger, Neil & Mary
 OSPA6 Roaring Fork Club

STEPB- Pyramid Building Suite B

OSPB1 Swysgood, Robert & Linda
 OSPB2 Keller, Diane (Frank Aldridge)
 OSPB3 Reither, Chris & Fran
 OSPB4 Pitts, John & Whitney
 OSPB5 Mafrige, David
 OSPB6 Martin, Scott & Kim

STEPC- Pyramid Building Suite C

OSPC1 Fenneman, Craig and Mary
 OSPC2 LeBarre, Larry
 OSPC3 Fish, John and Rosalyn
 OSPC4 Kammer, Robert
 OSPC5 Issacs, John
 OSPC6 Dolan, Peter (Ann Adderton)

STEPD- Pyramid Building Suite D

OSPD1 Trigg, Fisher & Cynthia
 OSPD2 Johnson, Becky & Sam
 OSPD3 Sugavanam, Jay & Chrissy
 OSPD4 Pearman, Mike & Charlene
 OSPD5 Walker, Thomas & Janet
 OSPD6 Loucks, James & Elizabeth

PMBM PARTNERS LLC
10335 S PARKER RD
PARKER, CO 80134

FITZGERALD MAURICE & KATHERINE
120 ARAPAHOE
CARBONDALE, CO 81623-8704

ROARING FORK CLUB LLC
3 PUMPHOUSE RD #A
BASALT, CO 81621

ARBANEY FAMILY INVEST CO RLLP
PO BOX 109
BASALT, CO 81621

WEBER MARJORY F REV TRUST
2411 W 59TH ST
PRAIRIE VILLAGE, KS 66208

ISBERIAN ANAHID H & TALINE E
520 E HYMAN AVE
ASPEN, CO 81611

BOOTHE NANCY
PO BOX 58
SNOWMASS, CO 81654

VILLANO JOSEPH J JR & KAREN ANN
PO BOX 11775
ASPEN, CO 81612

ADAMS JANE MARIE
331 HOLLAND HILLS RD #11
BASALT, CO 81621

NAKAGAWA HEITOR
PO BOX 1131
BASALT, CO 81621

EARL MONTY & CAMILLA
114 MAPLE LN
ASPEN, CO 816112175

CO DEPT OF TRANSPORTATION
4201 E ARKANSAS AVE
DENVER, CO 80222

SILVER DOLLAR MANAGEMENT LLC
PO BOX 3405
BASALT, CO 81621

HOLLAND HILLS 7 LLC
350 N LASALLE ST #800
CHICAGO, IL 60654

DALY JACQUELINE A
331 HOLLAND HILLS RD #2
BASALT, CO 81621

SWIFT LAWRENCE V
PO BOX 1313
BASALT, CO 81621

KITTLE WYLAND & JUDITH TRUSTS
PO BOX 109
BASALT, CO 81621

TRZCINSKI AMBER & CHRISTOPHER
2080 LOCUST ST
DENVER, CO 802073941

PENDERGRAFT RICHARD P
PO BOX 3325
ASPEN, CO 81612

GALLANT MELVIN M REV TRUST
309 N 3RD ST
ASPEN, CO 81611

COLLINS THOMAS S & JANE A
0411 BLACK BEAR TR
CARBONDALE, CO 81623

ISBERIAN STEPHAN G & HEATHER REV TRU
516 E HYMAN AVE
ASPEN, CO 81611

SCHENKELBERG KEITH & JULIE MATHIAS
140 VISTA GRANDE DR
GRAND JUNCTION, CO 81507

VERDUZCO RAMON
331 HOLLAND HILLS ROAD -#9
BASALT, CO 81621

ROMERO HILDA G
PO BOX 28428
EL JEBEL, CO 81628

BIRKHOLZ NANCY
331 HOLLAND HILLS RD #10
BASALT, CO 81621-9298

VAGNEUR CALVIN
PO BOX 1055
BASALT, CO 81621

LAND LLC
1363 WOODWAY #110
HOUSTON, TX 77057

STEELE FAMILY TRUST
2980 B 1/2 RD
GRAND JUNCTION, CO 81503

MEYER RANCH LLC
23655 TWO RIVERS RD
BASALT, CO 81621

ZG GIRL EQUITY LLC
24451 HWY 82
BASALT, CO 81621

ASPEN VALLEY HOSPITAL DISTRICT
0401 CASTLE CREEK RD
ASPEN, CO 81611

POPINCHALK JOSEPH
PO BOX 244
SNOWMASS, CO 81654

WADE MAILE A
331 HOLLAND HILLS RD #12
BASALT, CO 816219298

SPUNG CARSON
331 HOLLAND HILLS RD #12
BASALT, CO 816219298

ANGLIN BRONWYN H
331 HOLLAND HILLS RD #1
BASALT, CO 81621

WIX JOHN E JR
14377 COUNTY RD 13
PLATTEVILLE, CO 80651

WHITTIER DAVID & LILYAN GUNS
PO BOX 1696
BASALT, CO 81621

GAIBLER TIFFINIE
14377 COUNTY RD 13
PLATTEVILLE, CO 80651

BELCASTRO TYCEE
459 MESA LAKES ST
GRAND JUNCTION, CO 81520

POTTER KELLY ANN
PO BOX 5832
SNOWMASS VILLAGE, CO 81615

MILLER WILLIAM
0261 HOLLAND HILLS RD
BASALT, CO 81621

PITKIN COUNTY
530 E MAIN ST #302
ASPEN, CO 81611

RFC HOUSING CO LLC
3 PUMPHOUSE RD #A
BASALT, CO 816219264

WATSON KAY W
5711 S HONEYLOCUST CIR
GREENWOOD VILLAGE, CO 80121

ROARING FORK CLUB CABIN OPS
3 PUMPHOUSE RD #A
BASALT, CO 81621

HOLLAND HILLS COUNTRY TOWNHOMES AS
COMMON AREA
331 HOLLAND HILLS RD
BASALT, CO 81621

TATE CHARLES W & JUDY S
3703 SHREVE LN
MISSOURI CITY, TX 77459

FAIRBAIRN MATTHEW JAMES & KAREN ANN
24624 HARBOUR VIEW DR
POINTE VERDA, FL 32082

DAVIS ELEANOR L REV TRUST
8 WICKLOW CT
WAYNE, PA 190873945

SAGEBRUSH CABIN LLC
800 FIFTH AVE #25D
NEW YORK, NY 10065

GREGORY ANN C
5777 INDIAN CIRCLE
HOUSTON, TX 77057

GCC COLORADO LLC
3400 N CAUSEWAY BLVD
METAIRIE, LA 70002

SHW LLC
2001 SHAWNEE MISSION PKWY
SHAWNEE MISSION, KS 66205

ROARING FORK ASSOCIATES LLC
1602 TIMBERLAKE
FAIRFIELD, IA 52556

BRIDWELL TUCKER & GINA
1425 TANGLEWOOD RD
ABILENE, TX 79805

RFC TEXAS PARTNERS
600 TRAVIS ST #6160
HOUSTON, TX 77002

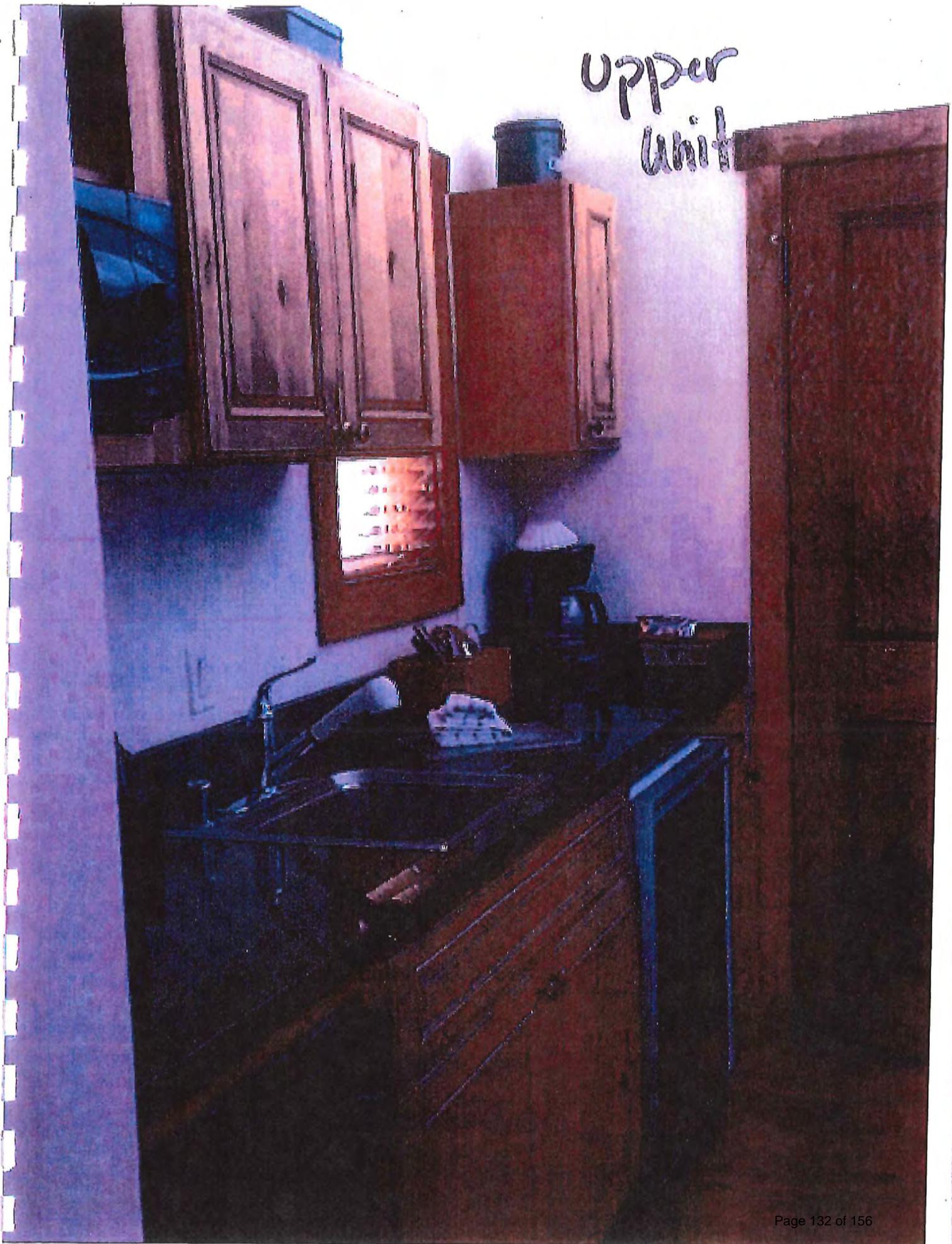
MOUR SPENCER D III TRUST
2741 RACQUET CLUB DR
MIDLAND, TX 79705

DOUTHAT NEIL T REV TRUST
6225 OVERHILL RD
MISSION HILLS, KS 66208

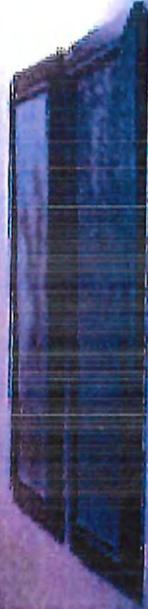
ROGERS YANDELL JR & FRANCES S
PO BOX 43
HOUSTON, TX 77001

BUREAU OF LAND MANAGEMENT
US DEPT OF INTERIOR, COLO OFFICE
2850 YOUNGFIELD ST
KEWOOD, CO 80215-7076

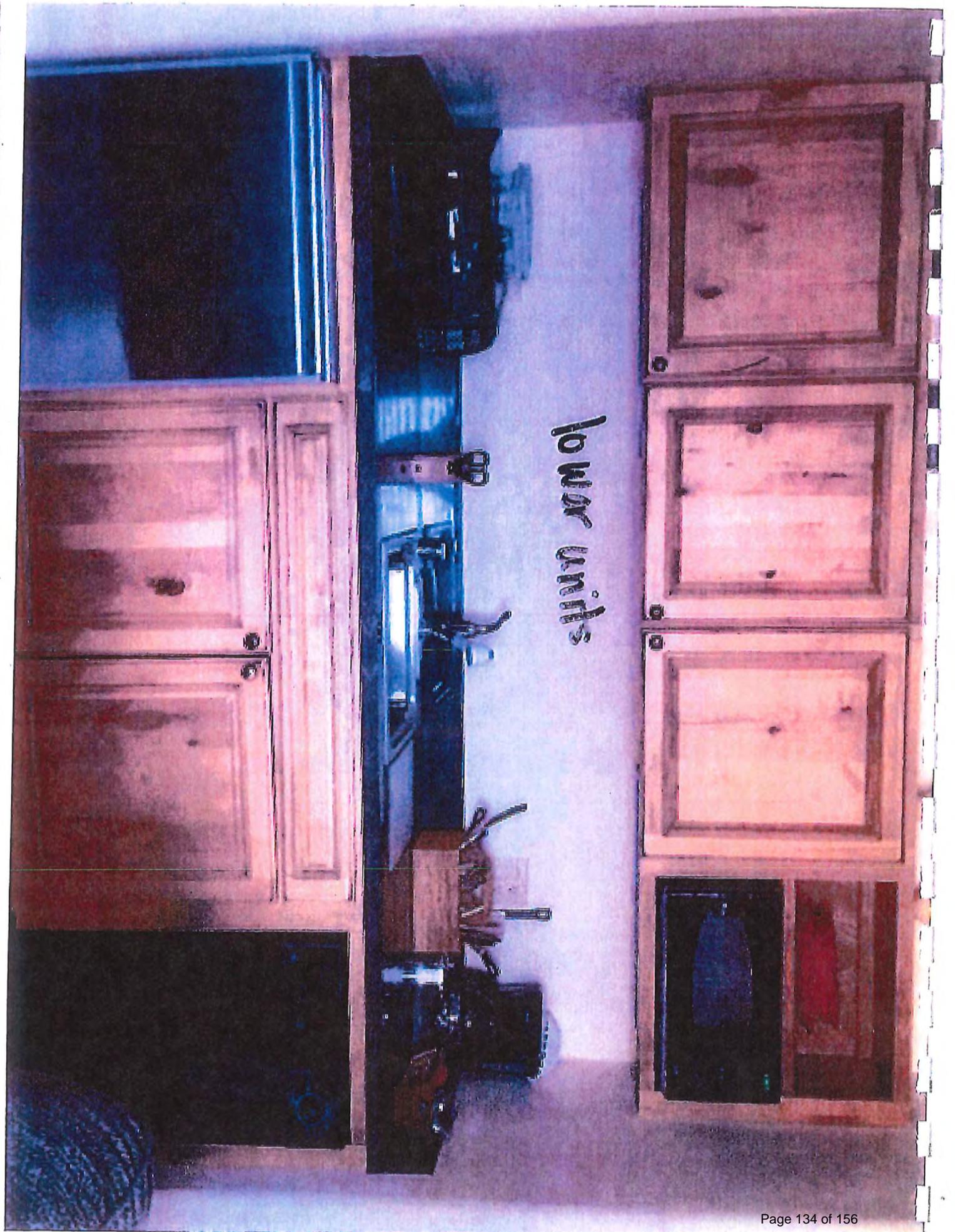
Upper
Unit



upper units



Edge
work take
place
this
closet



lower units

D) P+Z
Memo

MEMORANDUM

To: Chairman Johns and Basalt Planning and Zoning Commission
Thru: Susan Philp, AICP Planning Director
From: James Lindt, AICP Assistant Planning Director
Date: June 21, 2016
RE: Public Hearing- Roaring Fork Club Suites PUD Amendment to Add Kitchens

I. Purpose

The Roaring Fork Club Suites Association ("Applicant") is requesting approval of a PUD Amendment to install kitchen facilities in the ten (10) Roaring Fork Club Suites do not currently have full kitchens.

II. Background

The property subject to the Application is the Roaring Fork Club suites that are located at the Roaring Fork Club Lodge off of Arbaney Ranch Road on the north side of Highway 82. The twelve (12) suites were originally built without full kitchens. The Town Technical Review Committee (TRC) approved the inclusion of kitchens in two (2) of the suites in 2004 pursuant to TRC Certificate No. 8, Series of 2004 (attached). The TRC Certificate indicated that if kitchens were proposed in more than the two (2) suites, that a PUD amendment approval would be required by the Town Council.

The Roaring Fork Club has requested the PUD amendment to allow for the kitchens in the remaining ten (10) suites, but have indicated that they will still act as short-term rentals. The request for the kitchen facilities is being made by the Applicant because kitchen facilities have been requested as amenities by many of the visitors of the suites.

III. Review Process

The P&Z makes a recommendation to the Town Council on a Minor PUD Amendment pursuant to Town Code Section 16-65(d)(6), *Planned Unit Development: Effect of Approval*.

IV. Discussion Items

Consistency with Intent of Original Approvals: The suites have been for short-term occupancy since their inception. The Applicant has indicated that the use of the units

for short-term occupancy is not proposed to change as a result of adding the kitchen facilities. The language from the original Roaring Fork Club PUD related to the occupancy of the Club Suites is as follows:

"The Club Suites shall not be converted into noncommercial residential units and the term of occupancy for the Club Suites shall be limited to 180 days per calendar year. Club Suites shall not be owned, sold or resold as whole ownership residential units..... The Applicant shall use its best reasonable efforts to maximize occupancy of the Club Suites, and to market the units fractional ownership interests."

Staff feels that the clientele to which the suites are marketed and that stay in suites will still go to use Basalt restaurants a considerable amount even though they might have a kitchen in their suite. Staff believes the units will still be occupied in much the same capacity as they are currently.

Parkland Dedication Requirements: When two (2) of the suites were permitted to have kitchens in 2004, they were required to make some parkland improvements to meet the parkland dedication requirements in the Town Code. Technically, the addition of kitchen facilities makes the units residential in use pursuant to the Town Code and triggers the parkland dedication requirements. However, these units are somewhat of a hybrid between a hotel unit and a residential unit as they are available short-term to the members of the Roaring Fork Club. Staff has included a draft condition of approval requiring that the Applicant either make some parkland improvements to be approved by the TRC or pay half of the current fee in-lieu of parkland dedication prior to the issuance of building permits to add kitchens to the suites. Justification for a 50% waiver on the parkland dedication is that the units are a hybrid between a hotel unit and a residential unit and will not have as great an impact on the Town parks as a full residential unit.

School Land Dedication Requirements: School Land Dedication fees were paid when the Club Suites were built. Therefore, the draft conditions do not require payment of additional School Land Dedication fees.

V. Technical Issues:

Fire District Requirements:

The Basalt and Rural Fire Protection District (BRFPD) reviewed the proposed application. BRFPD indicated that there is adequate fire access and has indicated that the Applicant may need to make changes to the fire sprinkler system in the suites to accommodate the kitchen facilities. This has been included as a condition of approval.

VI. Recommendation

Staff recommends that the P&Z hear a brief presentation from Staff and the Applicant, consider public comments, and provide Commission discussion. Staff recommends approval, with the following conditions:

Representations:

1. The Applicant shall comply with all representations set forth in the Application.
2. The Applicant shall comply with all material representations made in hearings before the Planning and Zoning Commission and Town Council.

Renovation:

3. The Applicant shall apply for and obtain a building permit to add the kitchen facilities.

Fire District Comments:

4. The Applicant shall demonstrate compliance with Basalt and Rural Fire Protection District's comments dated April 19, 2016, prior to the issuance of a certificate of occupancy on the units.

Basalt Sanitation District Comments:

5. The Applicant shall demonstrate compliance with Basalt Sanitation District's comments prior to the issuance of a building permit.

Fees:

6. The Applicant shall pay all applicable development review fees as calculated by the Town Planner prior to building permit issuance. The Applicants shall also pay all applicable building permit fees as calculated by the Town Building Official prior to building permit issuance. The Applicant may propose and implement a park improvement plan in lieu of paying parkland dedication fees, if the plan is approved by the TRC. The parkland dedication requirement for the Club Suites shall be half of the parkland dedication fee requirement in the Town Code at the time the Applicant obtains building permits to install the kitchen facilities.
7. The Applicant shall not be required to pay additional School Land Dedication fees as School Land Dedication fees were paid when the Club Suites were originally built.

Approval Documents:

8. The Applicant shall continue to comply with the approvals granted in the Roaring Fork Club PUD except as amended herein and shall comply with any applicable Town Ordinances.
9. The Applicant shall prepare and submit any approval documents deemed necessary by the Town Planner and Town Attorney for review and approval. Any such documents shall be executed and recorded prior to the earlier of the issuance of a building permit or 180 days after the effective date of the final approval ordinance.

Vested Rights:

10. Vested property rights shall be granted as approved herein for a period of three (3) years from the effective date of the ordinance approving these land use requests. The Applicants may request an extension of vested rights pursuant to the process for extending vested rights as established in the Town Code. If a building permit to renovate the units to include kitchens is not issued within the three (3) year vested rights period or as it may be extended, the approvals granted for this amendment shall expire.

Insubstantial Amendments:

11. The Town Planner may review and approve minor amendments to this approval to effectuate the intent of the final development approvals. The Applicants shall have the ability to appeal a Town Planner's decision on a minor amendment to the Town Council pursuant to the appeals process established in Town Code Section 16-11, *Procedures for Code Interpretations and Appeals*.

Attachments:

- Application
- Referral Comments

E) Draft AZ
Minutes

Elivira Zeck, speaking for herself, her husband and Bob and Mrs. Ward, explained the current parking situation and possible exacerbation of the parking problem if their five bedroom home is sold to people who have more than one car like they do. She was not in favor of Peterson's ADU being approved.

Bethany Peterson, wife of Kai, explained how their financial situation has contributed to this proposal. She teaches at a local preschool and wants to continue doing so. She has also noticed that there is a shortage of housing for 'regular people' and their proposed ADU will help with a solution. They have been responsive to the concerns that were expressed by the neighbors and will continue to do so.

The public hearing closed at 8:33 p.m.

Commissioner Comments

Commissioner McAllister asked about building permit time frames. Lindt responded that the builder has six months to commence construction from the time the construction permit is 'pulled.' He also asked for clarification about the possibility of putting in an additional driveway. There isn't really any room and the property drops off pretty quickly. Peterson's wife explained that the parking for the ADU won't affect the other residents who share the driveway. McAllister said that he likes the idea of an ADU.

Commissioner Wheeler said that the Town spent many years creating the R3-TN zone district to allow for ADUs such as this. Also, he appreciated the efforts made on the construction management plan.

Alternate Bennett appreciated the thought behind the application and wants to see the ADU built, allowing the town to retain a preschool teacher.

Chair Johns also expressed support for this application, with the conditions of approval as presented by Staff.

M/S WHEELER AND VOZICK TO APPROVE THE KAI PETERSON APPLICATION ACCORDING TO CONDITIONS OF APPROVAL INCLUDED IN THE STAFF MEMO DATED JULY 5, 2016. THE MOTION CARRIED BY A VOTE OF 5-1.

At this time Commissioner Vozick and Alternate Bennett left the meeting due to conflicts of interest with the next agenda item.

Roaring Fork Club Lodge Suites Application: to install kitchens in the ten (10) Roaring Fork Club Lodge Suites that do not currently contain kitchens. Application involves a Minor PUD Amendment. The Suites will still remain as short-term occupancy units. Referral comments have been received and incorporated into Staff's recommendations for approval.

Lindt, referring to Staff Memo dated June 21, 2016, reviewed the application and then invited the Roaring Fork Club representatives to provide more information. Terry Bruna, Roaring Fork Club representative, said that this application is driven by requests from the Roaring Fork Club members. They really want to have kitchens in the units since that is where people tend to gather.

Commissioner Questions

Chair Johns asked what constitutes a full kitchen as defined in the Town Code. Lindt explained that the Town Code defines a kitchen as including a cooking device with burners and a full-size refrigerator. Johns then asked about the original approvals which didn't allow kitchens in the Club Suites. Lindt explained that the goal at that time was to have the Club Suites function more like a hotel with short-term occupancy and those occupants coming downtown to eat.

Public Hearing

The public hearing was opened at 8:50 p.m.

There was no public comment made and the public hearing was closed at 8:50 p.m.

M/S ROSSETTI AND WHEELER TO APPROVE THE ROARING FORK CLUB MINOR PUD AMENDMENT PER STAFF'S RECOMMENDATIONS. THE MOTION CARRIED BY A VOTE OF 3-1.

Commissioner and Planner Updates

There were no commissioner comments nor were there any Planner updates

ADJOURNMENT

M/S WHEELER AND ROSSETTI TO ADJOURN. THE MOTION CARRIED BY A VOTE OF 4-0.

The Planning and Zoning Commission meeting adjourned at 8:53 p.m.

**TOWN OF BASALT
PLANNING AND ZONING COMMISSION**

By: _____
Dylan Johns, Chair

Attest: _____
Denise Tomaskovic, Recorder

F) TRC
Cert. 8-2004

Town of Basalt, Colorado
TRC Certificate No. 8
Series of 2004

**CERTIFICATE OF ACTION TAKEN BY THE TECHNICAL REVIEW
COMMITTEE OF THE TOWN OF BASALT CONCERNING KITCHEN
IMPROVEMENTS FOR THE SUITES AT THE KINDELL ADDITION TO THE
ROARING FORK CLUB, PUD**

The undersigned certifies as follows:

1. On or before April 23, 2004 all the members of the Technical Review Committee of Basalt, Colorado (hereinafter called the "TRC"), comprised of the Town Manager, Deputy Town Manager, Town Planner, and Town Attorney, voted in consideration of the following actions.

2. On January 28, 2004, the Roaring Fork Club applied for an insubstantial amendment to the PUD Plan for the Kindell Addition to the Roaring Fork Club PUD on behalf of the Roaring Fork Club, L.P. pursuant to paragraph 3b of the Development and Subdivision Improvements Agreement for the Kindell Addition to the Roaring Fork Club PUD (herein "Application"). The Application requests amendment of paragraph 14f of Ordinance No. 1, Series of 2001, which states, in part:

"the only kitchen appliances which shall be allowed in the Club Suites will be one microwave oven, one small refrigerator and a wet bar. Otherwise, no kitchen facilities will be provided in the Club Suites at any time."

The Applicant desires to install additional kitchen facilities in two of the twelve suites as an experiment to determine if the additional kitchen facilities make the units more salable and meet the needs of the future guests.

3. The TRC finds and determines that allowing for full kitchens in two of the twelve suites to test the marketability of full kitchens, as described in the Application, is an insubstantial amendment to the PUD Plan for the Kindell Addition to the Roaring Fork Club PUD.

4. On March 11, 2004 the Basalt Sanitation District sent a letter stating that the proposed remodel of the two kitchens does not changes the taps required from the District.

5. The Application is approved subject to the following conditions:

a. Finding No. 7 of Ordinance No. 1, Series of 2001, finds the suites are nonresidential in character. The character of two of the suites is partially changing based on this approval. The suites, as a whole, are still to be primarily rental in nature. Based on this mixed character of use:

510035
Page: 1 of 3
05/12/2005 02:37:
R 16.00 D 0.00
SILVIA DAVIS PITKIN COUNTY CO



510035

Page: 2 of 3
05/12/2005 02:37

SILVIA DAVIS PITKIN COUNTY CO

R 16.00 D 0.00

Town of Basalt
TRC Certificate No. 8, Series of 2004
Page 2

(1) The Applicant shall not be required to pay additional school land dedication and affordable housing impact fees.

(2) In lieu of paying the park land dedication and park improvement fees, the Applicant has elected to make improvements to the Town's Riverfront Park; and the costs of improvements and labor directly attributable to those facilities will be credited against the park land and park improvement fees to be paid. Before spending the funds, the Applicant will submit a Plan to Public Works Department for Approval. The Planning Department shall review the costs and if any disagreements, the two parties will agree on an independent third party to review the expenses and such service will be conducted at the expense of the Applicant. The total fees expended by the Applicant shall total at least \$8,489, which addresses both units. The Applicant, by pulling the building permit, agrees to this payment and if the Applicant does not expend this total by November 1, 2006, they agree to pay the Town of Basalt the difference. The Deputy Town Manager shall have the ability to extend this deadline.

b. The Town shall confirm that no other recorded documents need to be amended before a building permit is issued.

c. The Applicant shall comply with all other conditions of the Town Code and the approval documents for the Kindell Addition to the Roaring Fork PUD applicable to the improvements allowed under this TRC Certificate.

d. The Applicant shall provide the Town Staff a letter no later than November 1, 2006, informing the Town how the upgraded kitchens have met the Applicant's needs and advise the Town how the Applicant would like to proceed with regard to the remaining ten suites.

e. If the Applicant submits an amendment for action by the Town Council, the amendment shall apply to all twelve suites. The Applicant is aware that they would have to comply with all Basalt Town Council conditions of approval. Such action could also possibly result in bringing the two kitchens into compliance with Condition 14f of Ordinance No. 1, Series of 2001 as originally approved.

6. The owner of the Property may rely on the actions taken by the TRC as set forth herein.

7. A copy of this Certificate shall be inserted in the Town's file for this matter and may be recorded in the real estate records of Pitkin County.

Town of Basalt
TRC Certificate No. 8, Series of 2004
Page 3



510035
Page: 3 of 3
05/12/2005 02:37
R 16.00 D 0.00

The undersigned has executed this Certificate as of April 23, 2004

A handwritten signature in dark ink, appearing to read "Susan Philp", is written over a horizontal line. The signature is cursive and somewhat stylized.

Susan Philp, Town Planner

TRC No. 8-KitchenImpr_Kindell

TOWN OF BASALT Action Item	Date: July 12, 2016 From: James Lindt AICP, Assistant Planning Director
	Town Manager Review: MS 7-8-16

SUBJECT: First Reading of Ordinance No. 17, Series of 2016- approving amendments to the Town's Community Housing Guidelines to change the membership composition of the Special Housing Evaluation Committee (SHEC) to include two (2) members of the Basalt Affordable Community Housing (BACH) Committee

RECOMMENDATION: Staff recommends that the Council approve the ordinance on first reading and set the public hearing and second reading date for July 26, 2016.

DETAILS:

The Town Council reviewed and approved a policy for the rental administration of Town-owned employee housing units based on recommendations from the Basalt Affordable Community Housing (BACH) Committee at the last meeting. One of the recommendations from BACH supported by the Council at the last meeting was to change the composition of the Special Housing Evaluation Committee (SHEC) to add two members of BACH to SHEC. The Council approved Resolution No. 25, Series of 2016, directing Staff to bring forth an ordinance to amend the composition of SHEC.

BACH's recommendation was for the two (2) members of BACH to be appointed to SHEC by the Town Council. SHEC is the committee that reviews waivers from some of the provisions of the Community Housing Guidelines and currently consists of the Town Manager, Town Planner, Public Works Director, and the Police Chief. Changing the composition of BACH requires approval of an ordinance to amend the Town's Community Housing Guidelines.

RECOMMENDATIONS FROM OTHER BOARDS: BACH recommended approval of the change in the composition of SHEC.

RELATED TOWN STATUTE AND TOWN ACTIONS: Basalt Community Housing Guidelines, Town Policy for Administration of Town-owned Employee Housing Units

ATTACHMENTS: A) Ordinance No.17, Series of 2016

Town of Basalt
Ordinance No. 17
Series of 2016

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BASALT, COLORADO, AMENDING THE TOWN'S COMMUNITY HOUSING GUIDELINES TO CHANGE THE COMPOSITION OF THE SPECIAL HOUSING EVALUATION COMMITTEE (SHEC)

RECITALS:

A. The Town of Basalt ("Town"), acting by and through its Town Council ("Town Council"), has the power to amend the Town's Community Housing Guidelines.

B. The Basalt Affordable Community Housing (BACH) Committee recommended that the Council amend the Town's Community Housing Guidelines to include two (2) members of the BACH on the SHEC Committee.

C. Town Council approved Resolution No. 25, Series of 2016, directing Staff to bring forth amendments to the Community Housing Guidelines to change the composition of SHEC to add two (2) members of BACH to SHEC.

D. At a public meeting held on July 12, 2016, the Town Council considered the request to amend the Community Housing Guidelines on first reading and scheduled a public hearing and second reading for the ordinance for July 26, 2016, for a meeting beginning no earlier than 6:00 pm at the Basalt Town Hall, 101 Midland Avenue, Basalt, Colorado.

E. At a public hearing and second reading on _____, 2016, the Town Council heard evidence and testimony as offered by the Town Staff and members of the public.

F. The Town Council finds and determines it is in the best interests of the Town to amend the Community Housing Guidelines 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's Community Housing Guidelines.

1. The definition of Special Housing Evaluation Committee in Part V of the Community Housing Guidelines is hereby amended as shown below:

Special Housing Evaluation Committee- Town Manager, Town Planning Director, Public Works Director, Police Chief or their designees, and two (2) Basalt Affordable/Community Housing Committee (BACH) members as appointed by the Town Council.

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 July 26, 2016 by a vote of ___ to ___ on July 12, 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

**Town of Basalt
Accounts Payable
July 12, 2016**

GENERAL FUND

Reimbursable	9,886.46
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Total Reimbursable**Non-reimbursable**

Payroll 7/1/16, Health, Disability and Vision Insurance	162,413.92
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Other Expenditures	292,347.65
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Sub Total General Fund Non-reimbursable	454,761.57
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TOTAL GENERAL FUND	464,650.03
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Bond Fund:	7,059.04
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Total Bond Fund	7,059.04
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Conservation Trust Fund:	0.00
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Total Conservation Trust Fund	0.00
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Water Fund:	56,264.77
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Total Water Fund	56,264.77
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TOTAL ALL FUNDS	527,973.84
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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
07/16	07/12/2016	38158	4CD INC.	REFUN	10-24510	4,000.00
07/16	07/12/2016	38159	A-1 TRAFFIC CONTROL	35065	10-45-710	527.50
07/16	07/12/2016	38160	ADVANCED MECHANICAL SERV	821	51-72-430	3,025.35
07/16	07/12/2016	38161	ALPINE BANK	HSA 8/	10-22775	799.30
07/16	07/12/2016	38162	EMILY ALVAREZ	DANCE	10-64-350	336.00
07/16	07/12/2016	38163	AQUATIC DISTRIBUTORS INC.	98649	10-66-430	2,563.00
07/16	07/12/2016	38164	ASPEN MAINTENANCE SUPPLY	308367	10-66-600	77.19
07/16	07/12/2016	38165	BASALT BUSINESS CENTER AS	21	10-50-600	250.00
07/16	07/12/2016	38166	BASALT PRINTING	001592	10-62-600	14.50
07/16	07/12/2016	38166	BASALT PRINTING	001592	10-66-600	49.26
07/16	07/12/2016	38166	BASALT PRINTING	001592	51-45-600	12.39
07/16	07/12/2016	38166	BASALT PRINTING	001592	10-47-600	328.40
07/16	07/12/2016	38166	BASALT PRINTING	001592	10-45-600	13.85
07/16	07/12/2016	38166	BASALT PRINTING	001592	10-24209	45.80
07/16	07/12/2016	38166	BASALT PRINTING	001592	10-66-600	7.69
07/16	07/12/2016	38167	BASALT RIVER LOFTS, INC.	317	10-50-435	559.10
07/16	07/12/2016	38168	BASALT SANITATION DIST	423	31-40-315	367.50
07/16	07/12/2016	38168	BASALT SANITATION DIST	JULY 2	10-50-410	973.20
07/16	07/12/2016	38168	BASALT SANITATION DIST	JULY 2	10-66-410	270.00
07/16	07/12/2016	38168	BASALT SANITATION DIST	JULY 2	31-40-350	360.00
07/16	07/12/2016	38168	BASALT SANITATION DIST	JULY 2	51-71-410	151.20
07/16	07/12/2016	38169	BEAR BOP PRESS	SCIEN	10-64-350	2,725.00
07/16	07/12/2016	38170	BELINSKI TREE CARE, INC.	989133	10-70-710	500.00
07/16	07/12/2016	38171	BLUE LAKE PRESCHOOL, INC.	CHILD	10-41-670	5,767.00
07/16	07/12/2016	38172	BSN SPORTS, LLC	979282	10-64-665	85.00
07/16	07/12/2016	38173	CASELLE	74016	51-45-325	436.92
07/16	07/12/2016	38173	CASELLE	74016	10-45-325	466.71
07/16	07/12/2016	38173	CASELLE	74016	10-42-325	89.37
07/16	07/12/2016	38174	CAUSEY & HOWARD LLC	3785	10-42-310	656.25
07/16	07/12/2016	38175	CENTURY LINK	970927	51-45-530	265.53
07/16	07/12/2016	38175	CENTURY LINK	970927	10-66-530	61.04
07/16	07/12/2016	38176	CITY OF GLENWOOD SPRINGS	COAC	10-84-665	80.63
07/16	07/12/2016	38177	JOHN COLLINS, ESQ.	JULY 2	10-42-310	800.00
07/16	07/12/2016	38178	COLO. EMPLOYER BENEFIT TR	JULY 2	10-45-230	3,737.95
07/16	07/12/2016	38178	COLO. EMPLOYER BENEFIT TR	JULY 2	10-47-230	3,249.95
07/16	07/12/2016	38178	COLO. EMPLOYER BENEFIT TR	JULY 2	10-50-230	3,288.90
07/16	07/12/2016	38178	COLO. EMPLOYER BENEFIT TR	JULY 2	10-54-231	14,113.65
07/16	07/12/2016	38178	COLO. EMPLOYER BENEFIT TR	JULY 2	10-58-230	1,745.95
07/16	07/12/2016	38178	COLO. EMPLOYER BENEFIT TR	JULY 2	10-61-230	24.70
07/16	07/12/2016	38178	COLO. EMPLOYER BENEFIT TR	JULY 2	10-60-230	1,405.30
07/16	07/12/2016	38178	COLO. EMPLOYER BENEFIT TR	JULY 2	10-62-230	2,126.95
07/16	07/12/2016	38178	COLO. EMPLOYER BENEFIT TR	JULY 2	10-64-230	1,428.95
07/16	07/12/2016	38178	COLO. EMPLOYER BENEFIT TR	JULY 2	10-70-230	528.00
07/16	07/12/2016	38178	COLO. EMPLOYER BENEFIT TR	JULY 2	51-45-230	2,227.30
07/16	07/12/2016	38179	CONTINENTAL DIVIDE BAR ASS	AD FO	10-45-540	85.00
07/16	07/12/2016	38180	CPS DISTRIBUTORS INC	229540	10-70-430	243.36
07/16	07/12/2016	38181	DEWCO PUMPS & EQUIPMENT,	110431	51-71-425	883.59
07/16	07/12/2016	38182	DHM DESIGN CORPORATION	32319	10-75-700	2,550.00
07/16	07/12/2016	38182	DHM DESIGN CORPORATION	32351	10-75-700	10,080.10
07/16	07/12/2016	38182	DHM DESIGN CORPORATION	32354	10-75-700	7,206.60
07/16	07/12/2016	38182	DHM DESIGN CORPORATION	32355	10-75-700	6,611.14
07/16	07/12/2016	38183	COLE DOMBROWSKI	T-BALL	10-64-350	60.00

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Check Amount
07/16	07/12/2016	38184	DREAMTIME WATER DISTRIBU	416026	10-64-605	47.20
07/16	07/12/2016	38185	EAGLE COUNTY CLERK/RECO	VOTER	10-46-600	60.73
07/16	07/12/2016	38186	FAMILY SUPPORT REGISTRY	BLEVI	10-22770	240.00
07/16	07/12/2016	38186	FAMILY SUPPORT REGISTRY	MARTI	10-22770	200.00
07/16	07/12/2016	38186	FAMILY SUPPORT REGISTRY	SANTI	10-22770	54.16
07/16	07/12/2016	38187	FASTENAL COMPANY	CORIF	10-70-430	53.13
07/16	07/12/2016	38188	FLORIDA DEPARTMENT OF RE	JULY 2	10-22770	271.20
07/16	07/12/2016	38189	FOUR SEASONS COLORADO L	16MT0	10-70-350	3,916.25
07/16	07/12/2016	38189	FOUR SEASONS COLORADO L	16MT0	10-70-350	26,108.33
07/16	07/12/2016	38190	FRONTIER PAVING, INC.	36588	10-60-432	103,600.80
07/16	07/12/2016	38191	FURLONG PLUMBING & HEATIN	4482	10-66-430	1,853.80
07/16	07/12/2016	38192	SPENCER GLASENER	UMPIR	10-64-350	110.00
07/16	07/12/2016	38193	HILARY GROSS	SCIEN	10-64-350	1,000.00
07/16	07/12/2016	38194	HIGH COUNTRY ENGINEERING,	002748	10-45-390	300.00
07/16	07/12/2016	38195	HONEY TREE, LLC	CHILD	10-41-670	4,060.00
07/16	07/12/2016	38196	HP GEOTECH	011838	31-40-315	6,331.54
07/16	07/12/2016	38196	HP GEOTECH	011838	10-59-330	7,773.76
07/16	07/12/2016	38197	IN THE SWIM	011504	10-66-405	168.94
07/16	07/12/2016	38197	IN THE SWIM	011504	10-75-700	59.99
07/16	07/12/2016	38197	IN THE SWIM	011534	10-75-700	189.99
07/16	07/12/2016	38198	JACOB POWER-SMITH	UMP 7/	10-64-350	135.00
07/16	07/12/2016	38199	JOE GASPER	TRAINI	10-54-590	203.64
07/16	07/12/2016	38200	KIDS FIRST	CITY O	10-41-670	2,925.00
07/16	07/12/2016	38201	KILGORE COMPANIES	338479	10-70-430	122.56
07/16	07/12/2016	38202	LESLIE T. GRAY	MAY 27	10-41-670	2,000.00
07/16	07/12/2016	38203	MATRIX DESIGN GROUP	18574	10-75-700	3,931.50
07/16	07/12/2016	38204	MAX DURASTANTI	UMPIR	10-64-350	255.00
07/16	07/12/2016	38205	MAYS CONSTRUCTION SPECIA	14899	51-71-700	41,467.74
07/16	07/12/2016	38206	MID VALLEY METRO	JULY 2	10-50-410	159.70
07/16	07/12/2016	38206	MID VALLEY METRO	JULY 2	10-70-410	1,146.34
07/16	07/12/2016	38207	MINION HYDROLOGIC	91-05(1	51-71-400	514.80
07/16	07/12/2016	38208	Mountain Pest Control	67114	10-50-435	75.00
07/16	07/12/2016	38209	MOUNTAIN WASTE	96833	10-70-420	135.00
07/16	07/12/2016	38210	MOUNTAIN WASTE & RECYCLI	95027	10-50-415	79.33
07/16	07/12/2016	38210	MOUNTAIN WASTE & RECYCLI	96751	10-70-420	135.00
07/16	07/12/2016	38210	MOUNTAIN WASTE & RECYCLI	96784	10-70-420	135.00
07/16	07/12/2016	38210	MOUNTAIN WASTE & RECYCLI	96792	10-70-420	175.00
07/16	07/12/2016	38210	MOUNTAIN WASTE & RECYCLI	96793	10-70-420	135.00
07/16	07/12/2016	38210	MOUNTAIN WASTE & RECYCLI	96794	10-70-420	135.00
07/16	07/12/2016	38210	MOUNTAIN WASTE & RECYCLI	96831	10-70-420	135.00
07/16	07/12/2016	38211	AIDEN PETERS	T-BALL	10-64-350	90.00
07/16	07/12/2016	38212	PINNACOL ASSURANCE	181228	10-45-520	4,293.00
07/16	07/12/2016	38213	RANDY SCHRIEVER	UMPIR	10-64-350	100.00
07/16	07/12/2016	38214	KENDALL REILEY	SCIEN	10-64-350	1,000.00
07/16	07/12/2016	38215	RIVERSIDE PLAZA(LOTBC) CO	20344	10-50-435	703.06
07/16	07/12/2016	38215	RIVERSIDE PLAZA(LOTBC) CO	20345	10-50-435	703.06
07/16	07/12/2016	38215	RIVERSIDE PLAZA(LOTBC) CO	20346	10-50-435	703.06
07/16	07/12/2016	38215	RIVERSIDE PLAZA(LOTBC) CO	20347	10-50-435	703.06
07/16	07/12/2016	38215	RIVERSIDE PLAZA(LOTBC) CO	20348	10-50-435	936.91
07/16	07/12/2016	38215	RIVERSIDE PLAZA(LOTBC) CO	20349	10-50-435	936.91
07/16	07/12/2016	38215	RIVERSIDE PLAZA(LOTBC) CO	20350	10-50-435	936.91
07/16	07/12/2016	38216	ROARING FORK RENTALS	230166	10-50-430	74.00
07/16	07/12/2016	38216	ROARING FORK RENTALS	230167	10-60-600	84.00
07/16	07/12/2016	38216	ROARING FORK RENTALS	230168	51-73-430	74.00
07/16	07/12/2016	38216	ROARING FORK RENTALS	230220	10-50-430	183.50
07/16	07/12/2016	38217	ROTO ROOTER	383740	51-72-430	964.00

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Check Amount
07/16	07/12/2016	38218	SCHILLING, PAMELA	REIMB	10-41-600	72.17
07/16	07/12/2016	38219	SCHMUESER GORDON MEYER	03125A	10-24101	276.00
07/16	07/12/2016	38219	SCHMUESER GORDON MEYER	03125A	10-45-390	184.00
07/16	07/12/2016	38219	SCHMUESER GORDON MEYER	03125A	10-75-700	5,350.66
07/16	07/12/2016	38219	SCHMUESER GORDON MEYER	2014-4	10-60-700	3,676.25
07/16	07/12/2016	38219	SCHMUESER GORDON MEYER	90040B	51-71-700	4,792.50
07/16	07/12/2016	38219	SCHMUESER GORDON MEYER	90040B	10-60-432	4,918.00
07/16	07/12/2016	38219	SCHMUESER GORDON MEYER	90040B	10-47-330	500.00
07/16	07/12/2016	38219	SCHMUESER GORDON MEYER	90040E	10-75-700	471.50
07/16	07/12/2016	38219	SCHMUESER GORDON MEYER	90040E	10-59-430	5,587.00
07/16	07/12/2016	38219	SCHMUESER GORDON MEYER	90040E	10-47-330	336.00
07/16	07/12/2016	38219	SCHMUESER GORDON MEYER	90040E	10-59-330	895.00
07/16	07/12/2016	38220	Screenvision	LOC_0	10-64-540	192.00
07/16	07/12/2016	38221	SEALCO	13731	10-60-432	30,000.00
07/16	07/12/2016	38222	SETH NECAMP	UMPIR	10-64-350	155.00
07/16	07/12/2016	38223	SOPRIS ENGINEERING	110449	10-75-700	5,229.00
07/16	07/12/2016	38224	STAPLES BUSINESS ADVANTA	803977	10-47-600	356.96
07/16	07/12/2016	38225	SUMMIT PAINT & DECORATING	AP640	10-75-700	36.74
07/16	07/12/2016	38225	SUMMIT PAINT & DECORATING	AP640	10-75-700	61.58
07/16	07/12/2016	38226	SUN BADGE CO.	367510	10-54-610	98.75
07/16	07/12/2016	38227	TERRAIN LAND ARCHITECTS	TS558	10-75-700	1,073.13
07/16	07/12/2016	38228	THE ART BASE	7.5.201	10-41-675	4,000.00
07/16	07/12/2016	38229	THREE BEARS INN LTD	3009	10-41-670	2,000.00
07/16	07/12/2016	38230	TIMBER LINE ELECTRIC & CON	19075	51-45-325	150.00
07/16	07/12/2016	38230	TIMBER LINE ELECTRIC & CON	795	51-45-325	308.25
07/16	07/12/2016	38230	TIMBER LINE ELECTRIC & CON	874	51-45-325	317.50
07/16	07/12/2016	38230	TIMBER LINE ELECTRIC & CON	947	51-45-325	127.00
07/16	07/12/2016	38231	TRI COUNTY FIRE EXTING.	141684	10-61-580	680.50
07/16	07/12/2016	38231	TRI COUNTY FIRE EXTING.	141684	10-50-430	680.50
07/16	07/12/2016	38232	TRI COUNTY LOCKSMITH	8093	10-54-600	284.00
07/16	07/12/2016	38233	TRIAD EAP	3372	10-45-520	427.50
07/16	07/12/2016	38234	LARRY TRIPP	REIMB	10-61-610	119.99
07/16	07/12/2016	38235	UNION SECURITY INSURANCE	JULY 2	10-45-230	300.54
07/16	07/12/2016	38235	UNION SECURITY INSURANCE	JULY 2	10-47-230	226.58
07/16	07/12/2016	38235	UNION SECURITY INSURANCE	JULY 2	10-54-231	48.08
07/16	07/12/2016	38235	UNION SECURITY INSURANCE	JULY 2	10-58-230	78.46
07/16	07/12/2016	38235	UNION SECURITY INSURANCE	JULY 2	10-61-230	32.50
07/16	07/12/2016	38235	UNION SECURITY INSURANCE	JULY 2	10-60-230	16.25
07/16	07/12/2016	38235	UNION SECURITY INSURANCE	JULY 2	10-50-230	76.73
07/16	07/12/2016	38235	UNION SECURITY INSURANCE	JULY 2	10-62-230	194.68
07/16	07/12/2016	38235	UNION SECURITY INSURANCE	JULY 2	10-70-230	41.56
07/16	07/12/2016	38235	UNION SECURITY INSURANCE	JULY 2	10-64-230	51.83
07/16	07/12/2016	38235	UNION SECURITY INSURANCE	JULY 2	51-45-230	105.98
07/16	07/12/2016	38236	US Bank	307347	10-45-740	214.13
07/16	07/12/2016	38237	USPS HASLER/TMS	POSTA	10-45-615	1,500.00
07/16	07/12/2016	38238	VALLEY HEATING SERVICE	5126	51-72-430	358.11
07/16	07/12/2016	38239	VALLEY LUMBER COMPANY	67676	10-50-600	11.94
07/16	07/12/2016	38239	VALLEY LUMBER COMPANY	68296	10-75-700	9.16
07/16	07/12/2016	38239	VALLEY LUMBER COMPANY	68633	10-63-430	75.94
07/16	07/12/2016	38239	VALLEY LUMBER COMPANY	68633	51-73-430	59.99
07/16	07/12/2016	38239	VALLEY LUMBER COMPANY	68751	10-61-580	7.46
07/16	07/12/2016	38239	VALLEY LUMBER COMPANY	68920	10-70-600	13.98
07/16	07/12/2016	38239	VALLEY LUMBER COMPANY	68944	10-60-432	46.20
07/16	07/12/2016	38239	VALLEY LUMBER COMPANY	68946	10-60-600	91.00
07/16	07/12/2016	38239	VALLEY LUMBER COMPANY	68968	10-70-430	11.07
07/16	07/12/2016	38239	VALLEY LUMBER COMPANY	68984	10-50-430	21.99

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Check Amount
07/16	07/12/2016	38239	VALLEY LUMBER COMPANY	69091	10-70-430	16.10
07/16	07/12/2016	38239	VALLEY LUMBER COMPANY	69093	10-50-430	13.35
07/16	07/12/2016	38239	VALLEY LUMBER COMPANY	69273	10-70-600	13.48
07/16	07/12/2016	38239	VALLEY LUMBER COMPANY	69368	10-70-600	46.11
07/16	07/12/2016	38239	VALLEY LUMBER COMPANY	69720	10-70-430	41.19
07/16	07/12/2016	38239	VALLEY LUMBER COMPANY	69755	10-50-600	15.99
07/16	07/12/2016	36240	VALLEY PINES CONDO ASSOC.	6024	10-50-435	374.37
07/16	07/12/2016	38241	VERIZON WIRELESS	976712	10-54-530	475.00
07/16	07/12/2016	38242	VILLAS @ ELK RUN HOMEOWN	07/01/2	10-50-435	302.69
07/16	07/12/2016	38243	VISION SERVICE PLAN	JULY 2	10-45-230	35.64
07/16	07/12/2016	38243	VISION SERVICE PLAN	JULY 2	10-47-230	36.84
07/16	07/12/2016	38243	VISION SERVICE PLAN	JULY 2	10-54-231	183.78
07/16	07/12/2016	38243	VISION SERVICE PLAN	JULY 2	10-58-230	20.82
07/16	07/12/2016	38243	VISION SERVICE PLAN	JULY 2	10-61-230	2.01
07/16	07/12/2016	38243	VISION SERVICE PLAN	JULY 2	10-60-230	3.00
07/16	07/12/2016	38243	VISION SERVICE PLAN	JULY 2	10-62-230	39.24
07/16	07/12/2016	38243	VISION SERVICE PLAN	JULY 2	10-64-230	11.61
07/16	07/12/2016	38243	VISION SERVICE PLAN	JULY 2	10-50-230	20.82
07/16	07/12/2016	38243	VISION SERVICE PLAN	JULY 2	51-45-230	22.62
07/16	07/12/2016	38243	VISION SERVICE PLAN	JULY 2	10-70-230	8.01
07/16	07/12/2016	38244	VOZICK, ZOE	UMPIR	10-64-350	45.00
07/16	07/12/2016	38245	WASTE MANAGEMENT	090151	10-45-395	3,888.83
07/16	07/12/2016	38246	WILLITS BLOCK 12 LLC	REFUN	10-24510	4,000.00
07/16	07/12/2016	38247	WOLFGANG TAYLOR	UMPIR	10-64-350	55.00
07/16	07/12/2016	38248	ZELJKO RIHTARIC	TINY T	10-64-350	1,224.00
Grand Totals:						400,995.10

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
1020200	.00	400,995.10-	400,995.10-
10-22770	765.36	.00	765.36
10-22775	799.30	.00	799.30
10-24101	276.00	.00	276.00
10-24209	45.80	.00	45.80
10-24510	8,000.00	.00	8,000.00
10-41-600	72.17	.00	72.17
10-41-670	16,752.00	.00	16,752.00
10-41-675	4,000.00	.00	4,000.00
10-42-310	1,456.25	.00	1,456.25
10-42-325	89.37	.00	89.37
10-45-230	4,074.13	.00	4,074.13
10-45-325	466.71	.00	466.71
10-45-390	484.00	.00	484.00
10-45-395	3,888.83	.00	3,888.83
10-45-520	4,720.50	.00	4,720.50
10-45-540	85.00	.00	85.00
10-45-600	13.85	.00	13.85
10-45-615	1,500.00	.00	1,500.00
10-45-710	527.50	.00	527.50
10-45-740	214.13	.00	214.13
10-46-600	60.73	.00	60.73

GL Account	Debit	Credit	Proof
10-47-230	3,513.37	.00	3,513.37
10-47-330	836.00	.00	836.00
10-47-600	685.36	.00	685.36
10-50-230	3,386.45	.00	3,386.45
10-50-410	1,132.90	.00	1,132.90
10-50-415	79.33	.00	79.33
10-50-430	973.34	.00	973.34
10-50-435	6,934.13	.00	6,934.13
10-50-600	277.93	.00	277.93
10-54-231	14,345.51	.00	14,345.51
10-54-530	475.00	.00	475.00
10-54-590	203.64	.00	203.64
10-54-600	284.00	.00	284.00
10-54-610	98.75	.00	98.75
10-58-230	1,845.23	.00	1,845.23
10-59-330	8,668.76	.00	8,668.76
10-59-430	5,587.00	.00	5,587.00
10-60-230	1,424.55	.00	1,424.55
10-60-432	138,565.00	.00	138,565.00
10-60-600	175.00	.00	175.00
10-60-700	3,676.25	.00	3,676.25
10-61-230	59.21	.00	59.21
10-61-580	687.96	.00	687.96
10-61-610	119.98	.00	119.98
10-62-230	2,360.87	.00	2,360.87
10-62-600	14.50	.00	14.50
10-63-430	75.94	.00	75.94
10-64-230	1,492.39	.00	1,492.39
10-64-350	7,290.00	.00	7,290.00
10-64-540	192.00	.00	192.00
10-64-605	47.20	.00	47.20
10-64-665	165.63	.00	165.63
10-66-405	168.94	.00	168.94
10-66-410	270.00	.00	270.00
10-66-430	4,416.80	.00	4,416.80
10-66-530	61.04	.00	61.04
10-66-600	134.14	.00	134.14
10-70-230	577.57	.00	577.57
10-70-350	52,216.66	.00	52,216.66
10-70-410	1,146.34	.00	1,146.34
10-70-420	985.00	.00	985.00
10-70-430	487.41	.00	487.41
10-70-600	73.57	.00	73.57
10-70-710	500.00	.00	500.00
10-75-700	44,861.09	.00	44,861.09
31-40-315	6,699.04	.00	6,699.04
31-40-350	360.00	.00	360.00
51-45-230	2,355.90	.00	2,355.90
51-45-325	1,339.67	.00	1,339.67
51-45-530	265.53	.00	265.53
51-45-600	12.39	.00	12.39
51-71-400	514.80	.00	514.80
51-71-410	151.20	.00	151.20
51-71-425	883.59	.00	883.59
51-71-700	46,260.24	.00	46,260.24
51-72-430	4,347.46	.00	4,347.46
51-73-430	133.99	.00	133.99

GL Account	Debit	Credit	Proof
Grand Totals:	423,187.18	400,995.10-	22,192.08

Report Criteria:

Report type: GL detail

Check Detail.Amount = {<-} 0

2016 Council – Advanced Agendas

Monday 7/18/2016 SPECIAL WORKSESSION

WORKSESSION – Additional presentation and Discussion on Basalt River Park Costs

Tuesday 7/26/16 WORK SESSION AND LEGISLATIVE

WORKSESSION:

- TACAW Update and Discussion on Potential Schedule
- Potential Worksession on Basalt Riverfront Park Costs

RESOLUTION

- Public Hearing and Resolution Basalt Mini Storage
- Policy regarding Commercial use of Parks
- Resolution Additional Amendments on Policy on Town-owned units

ORDINANCES

- 1st Reading Kai Peterson ADU
- 2nd Reading Roaring Fork Club Suites Kitchen
- 2nd Reading Special Housing Evaluation Committee

Tuesday 8/9/2016 WORKSESSION AND LEGISLATIVE

ORDINANCES

- 1st Reading on Election and Bond Ordinance for the Park Improvements
- 1st Reading on Amendments to the CSC Zone District Amendments
- 2nd Reading Kai Peterson ADU

RESOLUTION

- Sketch Plan Approval - 150 Homestead Rezoning and subdivision

Tuesday August 23, 2016 WORKSESSION AND LEGISLATIVE

WORKSESSION

- Traffic Report on Southside

ORDINANCES

- 1st Reading TACAW Sketch Plan
- 2nd Reading on Election and Bond Ordinance for the Park Improvements
- 2nd Reading on Amendments to the CSC Zone District Amendments

Tuesday August 30, 2016

Note: Another date where Council could take action on bond ordinance.

Tuesday September 13, 2016 WORKSESSION AND LEGISLATIVE

ORDINANCES

- 1st Reading on Stott's Mill PUD Reinstatement, Sketch Plan on MF
- 2nd Reading TACAW Sketch Plan

* Note: Schedule could change to allow for consideration of the proposed bond ordinance based on the November Election Calendar.

PARTIAL LIST OF COUNCIL PRIORITIES TO BE SCHEDULED

- 1 Child Care and Regional Child care
- 2, 1 Community Survey
- 3 Economics of Special events
- 1, 2 Regional healthcare
- 2 Arts and performing arts related to the economy
- 2 Presentations to Council from these committees:
BPAC, POST, CHAMBER, Etc./Council Members to sit on
- 2 Urban renewal at Clarks-updates from Tim B
- 3 Willits intersection
- 3, 3 Way finding –urban trails and connections (part of POST update)
- 3 Changing big boxes to small businesses at Willits
- 1, 1 Single Track trails on public lands connected to Town of Basalt
Zero waste/compost effort in Basalt/Willits
2017 Budget Discussions

OTHER DISCUSSION ITEMS IDENTIFIED BY STAFF

Police Emergency Services Dispatch (scheduled for 06/28/16)
Adopting the 5 Yr Capital Improvements Plan
Valley Rd/El Jebel Road Alignment
Code amendment Chapter 8 – Parking rules
Public Works Manual
Amend CSC Zone District Schedule after Council direction
Worksession – BDBA& Chamber
Presentation Colorado Parks and Wildlife – Bear Aware
Traffic Calming throughout Town
Green Team Update
Green Team Recycling Ordinance
Use of Public Parks
Flood plain regulations
Amend Housing Guidelines – SHEC
Southside Traffic Study

LAND USE APPLICATIONS

Arbaney Kittle PUD Amendment- Pursuant to pre-development agreement
Roaring Fork Conservancy LU & Development Agreement – pursuant to pre-development agreement
RF Club Suites – minor PUD Amendment
Town Park Arts Parcel – TACAW Approvals
Stott's Mill PUD Amend and Reinstate & Sketch Plan
150 W. Homestead Rezoning and Sketch Plan (Elice)
Basalt Mini-Storage