

**Town of Basalt, Colorado
Ordinance No. 04
Series of 2014**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BASALT,
COLORADO, GRANTING APPROVAL FOR AMENDMENTS TO THE TOWN'S
WATER EQR SCHEDULE**

RECITALS

A. The Town of Basalt ("Town") acting by and through its Town Council has the power to amend its Water EQR Schedule pursuant to state statutes, Section 1.3, Home Rule Charter, and Section 13-26, Town Code.

B. The Town of Basalt Staff ("Applicant"), collected and analyzed water use data from senior housing development from around the State of Colorado and the Roaring Fork River Valley.

C. The Town of Basalt Staff determined it appropriate to propose amendments to the Town's Water EQR Schedule to add a water use category for senior housing as it has been demonstrated that senior housing generally uses less water than standard residential development.

D. At a public meeting on February 25, 2014, the Town Council approved this Ordinance on first reading, continued and scheduled a public hearing and second reading for this Ordinance for March 11, 2014, 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 March 11, 2014, the Town Council heard evidence and testimony as offered by the Town Staff, the Applicants, and members of the public.

F. The Town Council finds and determines it is in the best interests of the Town to approve this Ordinance. Further, the Town Council finds and determines this Ordinance 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
THE TOWN OF BASALT, COLORADO AS FOLLOWS:**

A. FINDINGS. The Town Council hereby incorporates by reference and conclusively makes the following findings:

1. Based on the evidence, testimony, exhibits, and comments from the public, Applicants and Town Staff, the Basalt Town Council finds and determines that the proposed amendments to the EQR Water Schedule will not have an adverse impact or otherwise be detrimental to the general welfare of the community.

2. Based on the evidence, testimony, exhibits, and comments from the public, Applicants, Town Staff; the Town Council finds and determines that the proposed amendments are generally consistent with the 2007 Basalt Master Plan, subject to compliance with the conditions contained herein.

3. The proposed Water EQR Schedule amendments provide a reasonable water use requirement for senior housing based on demonstrated water use data from other senior housing within the Roaring Fork Valley and the State of Colorado.

B. APPROVAL AND CONDITIONS OF APPROVAL. Based on the evidence, testimony, exhibits, and comments from the public and Town Staff, the Basalt Town Council hereby grants approval for amendments to the Town's Water EQR Schedule as shown on **Exhibit A** attached hereto.

C. The effective date of this ordinance shall be fourteen days after the final publication of the ordinance.

D. 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.

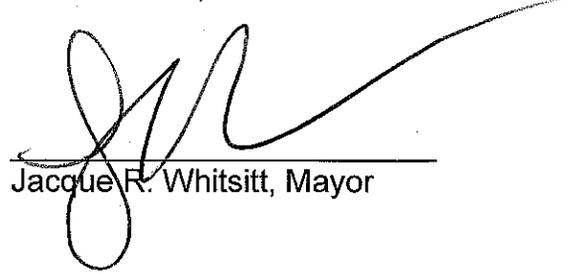
READ ON FIRST READING, ORDERED PUBLISHED AND SET FOR PUBLIC HEARING TO BE HELD ON March 11, 2014 by a vote of 7 to 0 on February 25, 2014.

READ ON SECOND READING AND ADOPTED, by a vote of 6 to 0 on March 11, 2014.



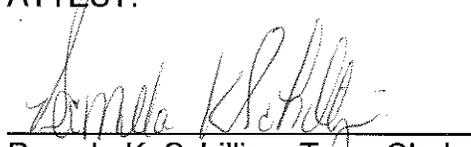
TOWN OF BASALT, COLORADO

By:



Jacquie R. Whitsitt, Mayor

ATTEST:



Pamela K. Schilling, Town Clerk

Ord04_EQRWaterScheduleAmendments
Bill to: 10-45-540

First Publication: Thursday, March 6, 2014
Final Publication: Thursday, March 20, 2014
Effective Date: Thursday, April 3, 2014

Language underlined is being added to the current code and language ~~struck through~~ is being deleted.

Exhibit "A"
Town of Basalt EQR Schedule

A. RESIDENTIAL CLASSIFICATIONS

1. Single-Family Residential Units.
Single family homes, individually billed mobile homes, mobile homes on single lots, and mobile homes established as permanent residences [no more than one (1) kitchen per unit; no more than four (4) bedrooms]. 1.00
 - (a) For irrigated green space, such as lawns and gardens, see Section (D)(2) below.
 - (b) For irrigation of common areas or parks in subdivisions of single-family residential units, see Section (D) below.
 - (c) For each bedroom above four 0.15

NOTE: Swimming pools, hot tubs, and spas are additional, per Section (D)(3) below.
2. Multi-family. Multi-family residential units, apartments, condominiums, when in one building and billed collectively (excluding duplexes).
 - (a) First unit or manager's apartment 1.00
 - (b) One Bedroom Apartment, Accessory Dwelling Unit (one bedroom), Mothers in Law Apartment (one bedroom), all with no more than 1 bathroom 0.60
 - (c) Up to and including 2 bedrooms and no more than 1½ or more bathrooms 0.80
 - (d) Three bedrooms and over and/or 2 or more bathrooms 1.00
 - (e) For irrigated green space, such as lawns and gardens, see Section (D) below.
 - (f) For irrigation of common areas or parks in subdivisions of duplexes, see Section (D) below.

3. Duplexes. Residential structures composed of two (2) single-family residential units of substantially the same square footage and number of bedrooms. 2.00

(a) For irrigated green space, such as lawns and gardens, see Section (D) below.

(b) For irrigation of common areas or parks in subdivisions of duplexes, see Section (D) below.

NOTE: Only one kitchen is permitted in each single-family unit and in each half of a duplex. If a residence has more than one kitchen, then additional EQR values should be assigned in accordance with the values given for multi-family residential units. Swimming pools, hot tubs, and spas are additional per Section (D) below. [No more than four (4) bedrooms per duplex; add 0.15 EQR for each additional bedroom].

4. Transient Rental Units.

(a) Transient rental units, hotels, motels or rental units in residence (basic fee includes manager's quarters) 1.00

(b) Each additional sleeping room without plumbing 0.20

(c) Each additional sleeping room without cooking facilities 0.30

(d) Each additional rental room without cooking facilities 0.40

(e) Each coin-operated washing 1.00

(f) Mobile home parks and manufactured housing (per each available space or per living unit) 1.00

(g) Recreational vehicle parks (spaces filled by recreational vehicles on a year-round basis shall be evaluated under the "mobile home park" category)

i. Camping or vehicle spaces (per space) 1.00

ii. Camper dump station By Special

Review

(h) Add for central laundry facilities (per washing machine or available hookup) 1.00

(i) For irrigated green space, such as lawns and garden, see Section (D) below

5.	<u>Senior Housing Units. Senior housing, including nursing homes, and skilled nursing units.</u>	
	(a) <u>Detached Dwelling Units</u>	<u>1.00</u>
	(b) <u>Attached Dwelling Units in either a duplex or multi-family configuration of up to and including no more than 2 bedrooms and bathrooms</u>	<u>0.30</u>
	(c) <u>Attached Dwelling Units in either a duplex or multi-family configuration of more than 2 bedrooms or 2 bathrooms</u>	<u>.30 plus</u> <u>.15</u> <u>for each</u> <u>bedroom/</u> <u>bathroom</u> <u>over</u> <u>2</u>

B. COMMERCIAL CLASSIFICATIONS

1.	<u>Restaurants & Bars</u>	
	(a) Conventional sit-down restaurants (per 10 seats)	0.70
	(b) Fast food restaurant (per 10 seats)	1.20
	(c) Bar seats (per 10 spaces)	0.50
	(d) Drive-thru restaurants (per parking stall)	0.15
2.	<u>Laundromats</u>	
	(a) Per Washing Machine	1.00
3.	<u>Service Stations</u>	
	(a) Per fuel nozzle	0.40
	(b) Per garage space (per 1000 s.f.)	0.30
	(c) Per food/retail/office sales (per 1000 s.f.)	0.50
4.	<u>Car Washes</u>	
	(a) For each bay/rack where cars can be washed.	
	i. Manual bay	3
	ii. Automatic bay	15

Note: Car washes that recycle water shall be evaluated by Special Review based upon 1 EQR per 350 GPD of potential usage for both water and sewer.

5.	<u>General Office Buildings</u>	(per 1000 s.f.)	0.30
6.	<u>Medical Office Buildings</u>	(per 1000 s.f.)	1.50
7.	<u>Retail/Department Buildings</u>	(per 1000 s.f.)	0.50
8.	<u>Warehouse/Industrial Buildings/Automotive repair</u>	(per 1000 s.f.)	0.30

Note: Where one site has multiple uses such as a contractor office, which has office uses and warehouse or vehicle repair uses each different use should be classified separately.

9.	<u>Grocery Stores.</u>	(per 1000 s.f.)	0.30
10.	<u>Mini Storage Facilities</u>		
	(a)	Manager's office (per 1000 sf)	0.35
	(b)	Storage space (per 1000 sf)	0.05
	(c)	Public restroom	0.50
11.	<u>Theaters</u>		
	(a)	Per 25 seats	0.60
12.	<u>Irrigated Green Space.</u>	For irrigated green space, such as lawns and garden, see Section (D) below for commercial uses.	
13.	<u>Commercial establishments,</u>	which use City water for process water, shall be assessed an additional 1 EQR per 350 gal/day of maximum day water use.	
14.	<u>Barber/Beauty Shops</u>		
	(a)	Per chair	0.30
15.	<u>Athletic club</u>	(per 1000 s.f.)	2.00
16.	Hospital	(per bed space)	0.70

(Office space/medical offices/warehouse space shall be classified under each specific category under this schedule as additional EQRs).

C. CHURCH AND SCHOOL CLASSIFICATIONS

1. Churches. (per 100 seats; rectories or other living areas are additional)
2. Schools and Day Care.
 - (a) Without gyms, cafeterias or showers (per 50 potential students and staff) 2.00
 - (b) With gyms, cafeterias and showers (per 50 potential students and staff) 3.50
 - (c) With cafeteria but without gyms or showers (per 50 potential students and staff) 3.00
 - (d) Boarding schools (per student) 0.30

Note: Swimming pools, hot tubs, spas and similar facilities are additional.

3. Irrigated Green Space. For irrigated green space such as lawns and garden, see Section (D) below.

D. SPECIAL CLASSIFICATIONS

1. Irrigated Green Space.

- (a) Single-family residential units and all commercial classifications (including associated secondary residential units), duplexes, and multi-family residential units shall be allowed 3500 square feet of irrigated green space for each 1.0 EQR otherwise calculated under this schedule.
- (b) For each additional 1000 square feet or fraction thereof of irrigated green space above the allowed amount, add 0.15 for water EQR only.

2. Common Areas, Parks and Vacant Lands. (For each 1,000 square feet or fraction thereof, of irrigated green space) water EQR only. 0.15

3. Swimming Pools.

- (a) For each swimming pool over 2000 gallon capacity and related showers (other than single-family) per 40,000 gallons (amounts shall be prorated accordingly) 1.50

4. Unclassified Uses. For any water use or water-using structure or appliance not otherwise covered by this schedule, the City shall determine the EQR value on a case-by-case basis according to anticipated water use and consumption.

END

Language underlined is being added to the current code and language ~~struck-through~~ is being deleted.

Exhibit B

Changes to Chapter 17, Subdivision.

Lot Line Adjustment Process, Amend Subsection 17-83(a)(1) and add Subsection 17-83(a)(3), Minor subdivision procedure, as follows:

Section 17-83(a)(1)- For minor subdivision applications relating to a lot line adjustment, ~~correction of plat or survey errors, relocation of easements, technical corrections or condominiumization not involving the creation of new residential units, and correction of~~ plat or survey errors deferred to the Town Council by the Technical Review Committee, the Technical Review Committee shall determine whether a publicly noticed hearing (as opposed to a hearing without public notice) shall be held at the Town Council for final review of the minor subdivision application.....

Section 17-83(a)(3)- For minor subdivision applications relating to the correction of plat or survey errors, or technical corrections, the Technical Review Committee may review and approve of a Final Plat to make such corrections pursuant to the requirements of 17-64, Final Plat, for signature by the Mayor of the Town. At the discretion of the Technical Review Committee, the Technical Review Committee may defer review of a minor subdivision application relating to the correction of plat or survey errors or technical corrections to the Town Council, in which case, the application shall be reviewed by the Town Council pursuant to the procedure established in Section 17-83(a)(1) and 17-83(b)(2).