

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF BASALT,
COLORADO, ADOPTING THE 2013 EL JEBEL SUBAREA PLAN**

**TOWN OF BASALT, COLORADO
RESOLUTION NO. 49
SERIES OF 2013**

WHEREAS, the Town of Basalt Planning and Zoning Commission (hereinafter "Commission") is authorized by Section 31-23-206, C.R.S., "to make and adopt a master plan for the physical development of the municipality, including any areas outside its boundaries, subject to the approval of the governmental body having jurisdiction thereof, which in the Commission's judgment bear relation to the planning of such municipality." The Commission has made and adopted the 2013 El Jebel Subarea Plan for the Town of Basalt pursuant to Planning and Zoning Commission Resolution No. 1, Series of 2013, and recommended its adoption by the Town Council as provided for in Section 1.3(H) of the Home Rule Charter; and

WHEREAS, the Town of Basalt Town Council (hereinafter Council) is authorized by Section 1.3(H) of the Home Rule Charter to adopt and maintain a comprehensive Master Plan for the Town; and

WHEREAS, Eagle County drafted and adopted an updated Mid-Valley Area Community Plan, which includes the El Jebel area of unincorporated Eagle County; and

WHEREAS, the 2013 Mid-Valley Area Community Plan amended the future land use designations for the El Jebel area of unincorporated Eagle County and the Commission felt that it was appropriate for the Town to revisit the portion of the Town's Master Plan relating to the El Jebel area and directed Staff to draft the El Jebel Subarea Plan; and

WHEREAS, a number of public meetings were conducted from 2012 to 2013 to gather public input for the El Jebel Subarea Plan; and

WHEREAS, the completed El Jebel Subarea Plan was presented to the Town Council at a public hearing on September 24, 2013 where the Council members indicated support for the Town of Basalt Master Plan; and

WHEREAS, the Council recognize that the public, landowners, and Town Staff provided the Commission and the Council with the necessary research, analysis and advice to reach appropriate conclusions; and

WHEREAS, Sections 31-12-102 and 31-12-105, C.R.S., as amended, establishes the power and duties of the Town to make and adopt annexation plans for the physical development of the municipality including areas outside the Town boundaries; and

WHEREAS, the Town has previously adopted the 2007 Basalt Master Plan as its Annexation Plan as required by Sections 21-12-102 and 31-12-105, C.R.S. and wishes to supplement that plan with the El Jebel Subarea Plan; and

WHEREAS, it is the finding of the Council that the recommendations made in the 2013 El Jebel Subarea Plan will guide the Town's referral comments in the review of development applications made in the El Jebel area in accordance with the *Intergovernmental Agreement Between the Eagle County and the Town of Basalt Regarding Referral of Land Use Development Applications and Joint Planning Activities*, and for the purposes anticipated by Sections 31-12-102 and 31-12-105, C.R.S., as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF BASALT, COLORADO:

1. The Town Council of the Town of Basalt hereby finds, determines, and declares that all findings made above in the Recitals are adopted as a part of this Resolution, and the adoption of the 2013 El Jebel Subarea Plan as a supplement to the 2007 Basalt Master Plan is necessary and proper for the health, safety, and welfare of the Town of Basalt, Colorado, and the inhabitants thereof.
2. The 2013 El Jebel Subarea Plan attached hereto as Exhibit "A" is hereby adopted.
3. The 2013 El Jebel Subarea Plan is adopted as a supplement to the 2007 Basalt Master Plan. The Subarea Plan includes text and maps replacing and superseding portions of the 2007 Basalt Master Plan relating the El Jebel area.
4. A Copy of the 2013 El Jebel Subarea Plan shall be available for review and at the Office of the Town Clerk of the Town of Basalt and as feasible on the Town's website.

Approved by a vote of 7 to 0 this 24th day of September, 2013.

TOWN COUNCIL OF BASALT, COLORADO

By: _____

Jacque R. Whitsitt, Mayor

ATTEST:

Pamela Schilling, Clerk

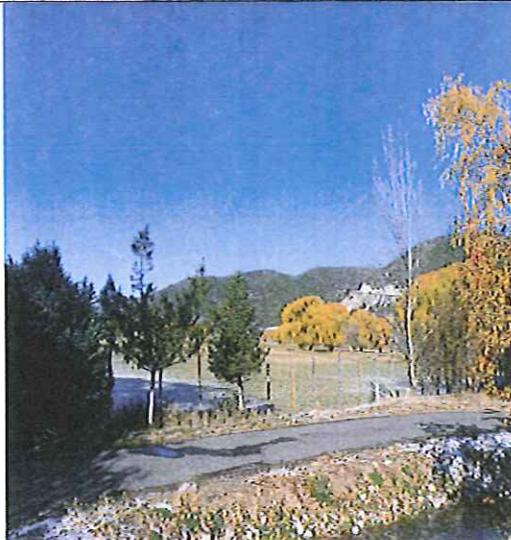


Exhibit "A"

2013 El Jebel Subarea Plan



Adopted Version



2013 El Jebel Subarea Plan

Section 1: Background and Intent

This subarea plan for the El Jebel area is intended as an update to the Town of Basalt's future land use map and guiding planning principles for the El Jebel area that were included in the Town's 2007 Basalt Master Plan. El Jebel is an area located in Eagle County just outside the northwestern extent of the town boundaries and in the Town's 3-mile planning area. In 2007, Town Staff met with members of the Crawford Family that own a significant portion of El Jebel to understand the Family's goals and future aspirations for use of their landholdings. The Future Land Use Map for El Jebel in the 2007 Basalt Master Plan was generally acceptable to the Crawford Family in 2007.

Since the adoption of the 2007 Basalt Master Plan, there have been significant discussions on land use in the El Jebel area that have been borne out of the process of developing Eagle County's Mid-Valley Area Community Plan. The 2011-2012 Mid-Valley Area Community Plan process has developed a future land use plan that accommodates the updated vision for the Crawfords' landholdings. The Town has reviewed the changes in the land use pattern for El Jebel that have been considered by the Roaring Fork Regional Planning Commission in formulating a draft of the Mid-Valley Area Community Plan and believes that the residential pattern of land use that has been considered for the El Jebel area is appropriate. This subarea plan is intended to be an addendum to the 2007 Basalt Master Plan to revise the Town's future land use expectations for the El Jebel area to be more in harmony with the ideas that came out of the Crawford's planning exercises and the Mid-Valley Area Community Plan.

Section 2: Process

The process for adoption of this subarea plan has included work sessions with the Town Planning and Zoning Commission, a public open house, and a public hearing before the Town Planning and Zoning Commission. The Town Council also held a public hearing and approved Resolution No. 49, Series of 2013, adopting the El Jebel Subarea Plan as a supplement to the 2007 Basalt Master Plan.

Section 3: Existing Conditions/2007 Future Land Use Designations/Elimination of USA

The 2007 Basalt Master Plan identifies a future land use designation that generally prescribes the long-term use of a property. Properties that have a darker color on the 2007 Future Land Use Map denote properties that have a “future land use”. Properties that do not have the darker color and that have a stippled pattern are designated as “existing land use” to indicate that the future development potential should be generally consistent with what exists. The 2007 Future Land Use Map attached as Figure 1.1, shows the land located in the commercial core area of El Jebel near the intersection of Highway 82 and El Jebel Road with a stippled pattern and identifies that area as Existing Land Use-Mixed Use Commercial. Additionally, the development scenario identified in the 2007 Basalt Master Plan for the El Jebel commercial area reflected a floor area that more resembled the Service Commercial designation.

The area located to the north of the Commercial area of El Jebel is a park area that includes the Floyd Crawford Baseball Field, which is designated as existing land use/open space on the 2007 Future Land Use Map. Located directly to the west of the baseball field are the current El Jebel Park and Ride that RFTA leases from the Crawford Family and some vacant land that is sandwiched between the Eagle County Shop Building to the north and the nursery to the south. The eastern portion of the vacant land that is adjacent to the Park and Ride is designated as Public Open Space and the western portion of the vacant land that abuts the Eagle County Shop on the south and west sides are designated as Medium Density Residential on the 2007 Future Land Use Map.

On the north side of JW Drive, the road leading to the Blue Lake Subdivision from El Jebel Road, there exists a significant piece of vacant land totaling approximately 30 acres that is currently used as an Elk Farm and Sanctuary and that is flood irrigated during the summer months. This large area of vacant land was designated as Low and Medium Density Residential on the 2007 Future Land Use Map. Other uses established on the north side of JW Drive include the Basalt and Rural Fire Protection District’s main regional fire station and the waste water lagoons for the Crawford Family’s sanitary sewer system that serves most of El Jebel. The fire station is designated as Community Facility and the lagoons are designated as Light Industrial on the 2007 Future Land Use Map. Finally, there is a 6.6-acre vacant property located west of the lagoons that contains a Community Facility designation and was previously earmarked for the development of a future elementary school as part of the Blue Lake Subdivision.

The Town’s Urban Service Area (USA), which had included a large portion of the Crawford property northwest of the intersection of Highway 82 and El Jebel Road was eliminated in the adoption of the 2007 Basalt Master Plan. However, the Future Land Use Map continues to show the recommended land uses in the El Jebel area. In addition, the Town’s Zoning Code was amended in 2011 to allow for replacement housing to be provided in areas that were included in the 1999 USA.

Section 4: 2013 Future Land Use Map

As discussed in the Background and Intent Section of this subarea plan, the Crawford Family's goals and future vision for parts of their landholdings in the El Jebel area have changed since 2007 and the draft Mid-Valley Area Community Plan generally represents the Crawfords' vision for the area. The draft Mid-Valley Area Community Plan includes future single-family residential development in the area to the north and west of the nursery with moderate density residential development programmed in a density that generally resembles the density of the Blue Lake Subdivision.

The revised vision for the Crawford's landholdings and the draft Mid-Valley Area Community Plan include the continuation of operations on the Elk Farm and flood irrigating the vacant land on the north side of JW Drive instead of developing it with housing. The residential concept for the El Jebel area includes relocating the residential density that was allocated on the north side of JW Drive in the 2007 Basalt Master Plan to the south side of JW Drive in the vacant land sandwiched between the El Jebel Park and Ride and the Eagle County Shop and the vacant land located between the nursery and the Blue Lake Subdivision.

The Town of Basalt Planning and Zoning Commission reviewed the land use pattern for El Jebel formulated in the draft Mid-Valley Area Community Plan and feel that relocating the density designated on the north side of JW Drive in 2007 to the south side of JW Drive as described above, is appropriate in that it clusters the residential density and better preserves more of the significant private open space that is part of the current Elk Farm.

In considering the relocation of the planned residential density to the south side of JW Drive on the Town's Future Land Use Map, the Basalt Planning and Zoning Commission felt that it was important to identify that any planned development should include a substantial open space buffer between the planned development and Highway 82 and between the planned development and the existing Blue Lake Subdivision. Additionally, the Basalt Planning and Zoning Commission felt that it was important to maintain a similar amount of open space to the amount that was designated for the El Jebel area on the 2007 Future Land Use Map. These considerations have been built into the revised Future Land Use Map established as part of this subarea plan, which is attached as Figure 1.2a.

Many comments were received at the public open house regarding a desire from the community to, at a minimum, maintain the amount of public open space that was included in the 2007 Future Land Use Map for the El Jebel area. In response to this discussion, a conceptual floating area of public open space is shown in the area designated as Medium Density Residential on the south side of JW Drive to depict that the public park area should be included in any future development applications that may be proposed in the areas designated as Medium Density Residential. It was also noted from the public open house that there was discussion about the public's ability to use any playground facilities that may be developed in association with an elementary school that

is earmarked for future construction on the property that is currently owned by Eagle County adjacent to the Blue Lake Subdivision.

The Crawford Family's vision also includes a slight expansion of the area that would include potential small scale commercial and light industrial development to the west of the existing El Jebel Park and Ride and north of the existing tree nursery. The revised Future Land Use Map attached as Figure 1.2a changes the future land use designation on this portion of El Jebel from Public Open Space and Medium Density Residential shown on the 2007 Map to Mixed Use Commercial/Light Industrial/Service with a floating Public Open Space area. In the 2007 Basalt Master Plan, there was a goal to expand the amount of area designated as Light Industrial/Small Scale Commercial on the Future Land Use Map in order to replace the Light Industrial designated area that was lost when the Grange Ranch Property in East Basalt was placed under a conservation easement. Therefore, the Basalt Planning and Zoning Commission felt that the change to incorporate additional Mixed Use Commercial/Light Industrial/Service designated area in El Jebel is consistent with goal of replacing the Grange Light Industrial space that was envisioned for light industrial and small scale commercial developed.

Additionally, the Crawford Family identified a desire for the Light Industrial designation to permit stand-alone, small scale commercial use in the areas of El Jebel to be designated as Light Industrial. Therefore, the Light Industrial description for the areas designated as Light Industrial covered by this plan shall be as follows:

Light Industrial: This land use category for areas within the El Jebel Subarea Plan is intended to allow for light industrial uses such as manufacture, assembly, contractor storage and operation uses, office, small scale commercial and residential opportunities in appropriate locations. These uses are compatible with agricultural uses and provide good transition between agricultural uses and other noncommercial uses. Light industrial uses should be located in areas with convenient access to the highway for vehicles and delivery trucks.

Similarly, the Mixed Use Commercial description for lands designated as Mixed Use Commercial covered by this plan shall be as follows:

Mixed Use Commercial: This land use category for areas within the El Jebel Subarea Plan is intended to allow for retail and/or service commercial uses, office uses, and accessory residential uses. Structures in this category are also intended to allow for live/work situations and can also include very light industrial uses such as light assembly and repair shops. This land use designation also prescribes the potential for a moderately higher intensity of development in El Jebel on a property by property basis, but the overall intensity of development should be compatible in scale and intensity to existing development.

The Service description is not proposed to change from the description that was included in the 2007 Basalt Master Plan, which is as follows:

Service Commercial: The service commercial category is intended for service and repair uses, typically small shops with relatively low inventory needs. Examples in this category include hair salons, copy shops, optical shops, Laundromats, dry cleaners, bakeries, day care centers, and repair shops. Land designated in this category can also be used for recreation-oriented commercial uses like recreational guide services, golf equipment rental and maintenance facilities, outdoor equipment rental services, etc. This category could include some small office/service uses.

The Basalt Planning and Zoning Commission also discussed the Crawford Family's desire for the sewage ponds on the north side of JW Drive to be designated for light industrial/small scale commercial uses and the Basalt Planning and Zoning Commission felt it was appropriate to designate the sewage ponds to Mixed Use Commercial/Light Industrial/Service on the future land use map as they are in the process of being decommissioned with El Jebel being connected to the Mid-Valley Metropolitan District's water and sewer system.

The Town believes that if development is to occur in this area during the life of this plan, it should comply with the recommended land uses as shown on the Future Land Use Map attached as Figure 1.2a. The Town intends to refer to the recommended land use pattern in this area, in addition to the goals, objectives, in the 2007 Basalt Master Plan and the El Jebel Subarea Plan, when preparing referral comments for development proposals in this area.

Section 5: 2013 Typologies

The 2007 Basalt Master Plan included Neighborhood Typologies designated to all property within Basalt's 3-Mile Planning Area. Since the location of future land uses as identified on the Future Land Use Map are changing from the 2007 Future Land Use Map, it is necessary for the Neighborhood Typology Designations to also change in the El Jebel Area. Attached Figure 1.3 shows the Neighborhood Typology Designations as they were established in the 2007 Basalt Master Plan and Figure 1.4 shows the new Neighborhood Typology Designations established for the El Jebel area by this subarea plan.

The changes to the Neighborhood Typologies in the El Jebel area as shown on Figure 1.4 reflect that the single-family residential development programmed for the area north of JW Drive in the 2007 Master Plan is being shifted to the south side of JW Drive and the agricultural mixed use area that was on the south side of JW Drive abutting Highway 82 is being shifted to the north side of JW Drive. Additionally, the area located directly to the north of the existing El Jebel Park and Ride is being changed from the Parks, Schools, Churches, and Community Facilities Typology to the Neighborhood Single-family

Residential Typology. Figure 1.4 also accommodates the Light Industrial future land use change described in Section 4 of this plan.

Section 6: Residential Density and Capacity to Serve

The Crawford Family’s vision as described earlier in this document includes approximately 130 additional dwelling units and the draft Mid-Valley Area Community Plan includes a density range of approximately 70 to 170 dwelling units for the area shown as Medium Density Residential on Figure 1.2a. As was outlined in the 2007 Basalt Master Plan, the Mid-Valley Metropolitan District has the capacity to serve the density program shown in the area designated as Medium Density Residential on Figure 1.2a included in this subarea plan with sewer and water as it is similar to the density that was included in the 2007 Master Plan. If additional development is set to occur within the El Jebel area on property that is included in the Crawford Family’s current landholdings, consideration will have to be given to whether such new development will be required to incorporate into the Mid-Valley Metropolitan District’s Water and Sewer District boundaries and connect to the District’s facilities.

Key Indicator Numbers for Crawford Property Recommended Land Uses

Dwelling Units	Population	Commercial Floor Area	Jobs
70-170* in the property designated as Medium Density Residential on Figure 1.2a. Additional dwellings are permitted in the non-residential areas of El Jebel as identified in the descriptions of the land use categories and typologies	178- 759	46,718	176

*While the amended Future Land Use Map would allow for a greater number of dwelling units on the property described as Medium Density Residential, the dwelling units permitted for the Crawford Property may not exceed the residential density established in the Mid-Valley Area Community Plan.

Section 7: Mixed Use Commercial Designations

As is discussed in the existing conditions portion of this subarea plan, the core commercial component of the El Jebel area is designated as Existing Mixed Use Commercial in the 2007 Basalt Master Plan, but has a commercial floor area recommendation more similar to that of property designated as Service/Commercial. The

designation of Mixed Use Commercial is intended for retail or service commercial uses, office uses, and accessory residential uses. This category is not intended to be a significant generator of businesses that are considerable competitors with the types of businesses that are in the downtown areas of East Basalt and Willits Town Center.

The Town Planning and Zoning Commission in making referral comments to Eagle County on the Mid-Valley Area Community Plan expressed that a moderately higher intensity of development in El Jebel may be appropriate on an individual property basis, but that the overall intensity of development should be compatible in scale and intensity to existing development. Other distinguishing characteristics of the Service/Mixed Use Commercial designation is that it is assumed in the 2007 Basalt Master Plan to permit a fairly modest floor area for commercial and service uses and is not intended for the development of a town center. Therefore, this subarea plan is not intended to significantly change the character of the commercial component of the El Jebel area from the way that it was envisioned in the 2007 Basalt Master Plan.

Section 8: 2007 Basalt Master Plan Goals and Objectives and Other Sections

This subarea plan is intended to be consistent with the goals and objectives and other provisions of the 2007 Basalt Master Plan and does not amend any of the goals and objectives established in the 2007 Basalt Master Plan. It is also intended that the goals and objectives and other provisions set forth in the 2007 Basalt Master Plan be applicable to this subarea plan.

Section 9: Life Span of the Subarea Plan

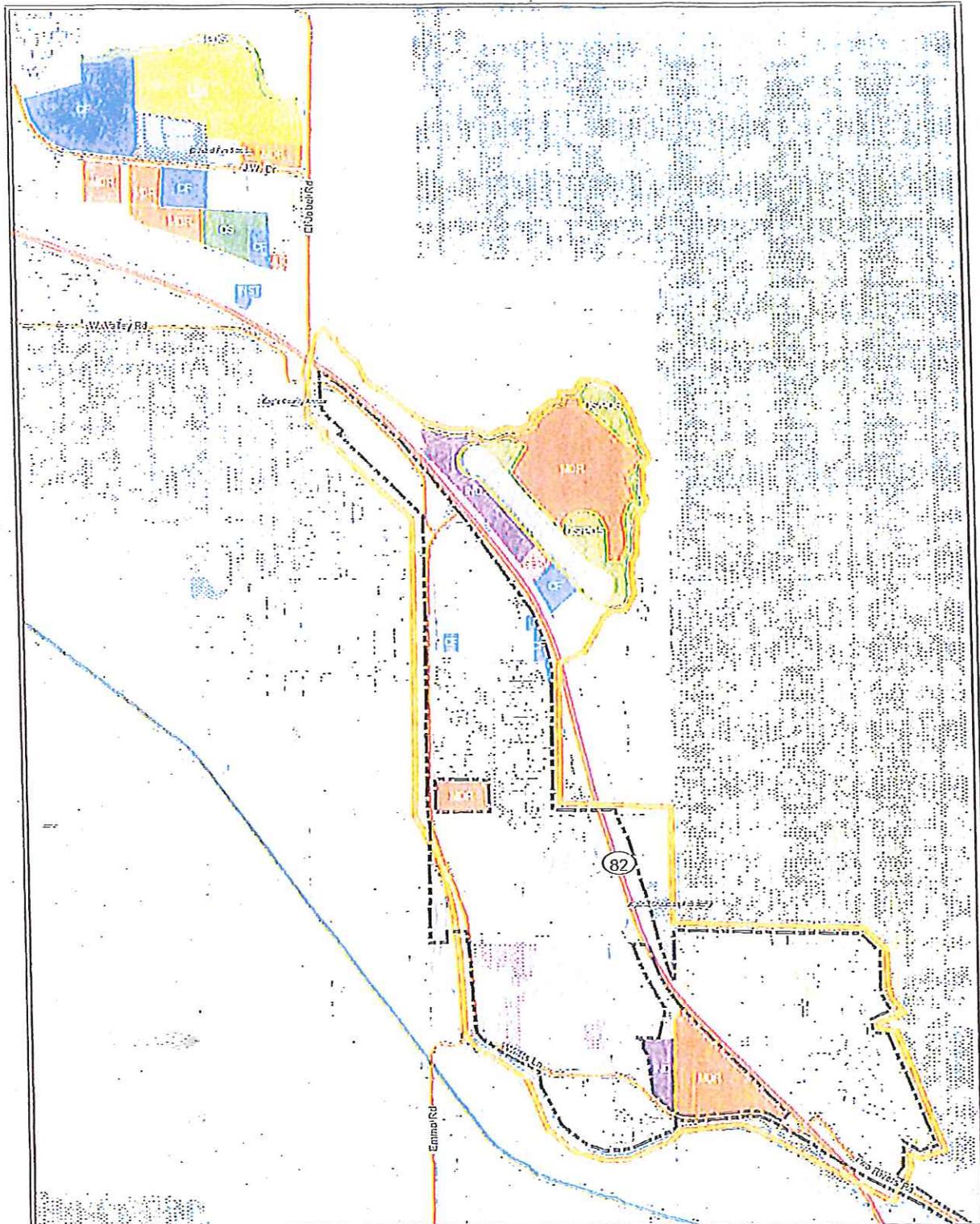
This subarea plan is intended to have a life span that corresponds with that of the 2007 Basalt Master Plan.

Section 10: Amendment to Existing Master Plan

This subarea plan includes text and maps that replace and supersede portions of the 2007 Basalt Master Plan as follows:

2007 Basalt Master Plan Text or Map Being Replaced or Superseded	Text or Map in this Subarea Plan Replacing 2007 Basalt Master Plan
Crawford Property/USA Elimination Section on Pages 122-123 of 2007 Basalt Master Plan	El Jebel Subarea Plan Text
Portion of Figure 12c: West Basalt Future Land Use Map applied to El Jebel	Figure 1.2a: West Basalt Future Land Use Map
Portion of Neighborhood Types- West Basalt Planning Area Map Applied to El Jebel	Figure 1.4: Neighborhood Types- West Basalt Planning Area
Table 5.2.2, <i>Acreage Summary for Future Land Use Summary</i>	Table will be updated and attached as an Exhibit to this Subarea Plan

Figure 1.1- 2007 Basalt MP Future Land Use Map



Mapping by Curtis Tomlinson & Associates, GIS

Town Boundary	Service	Low Density Residential
Urban Growth Boundary	Community Facility	Medium Density Residential
Mixed Use Commercial	Private Open Space	High Density Residential
Light Industrial	Public Open Space	Mixed Use Residential

- Notes:
- 1) Bold colors and white labels indicate future land use and stippled colors show existing or committed land use (see Figure 5 and Table 2.7.1).
 - 2) See typologies and text for additional guidance on desired land uses.
 - 3) Affordable housing to be included throughout all land use categories.

0 500 1,000 Feet



2007 Basalt Master Plan



Fig. 12c: West Basalt Future Land Use

Figure 1.2- 2012 Draft Mid-Valley Master Plan Future Land Use Map

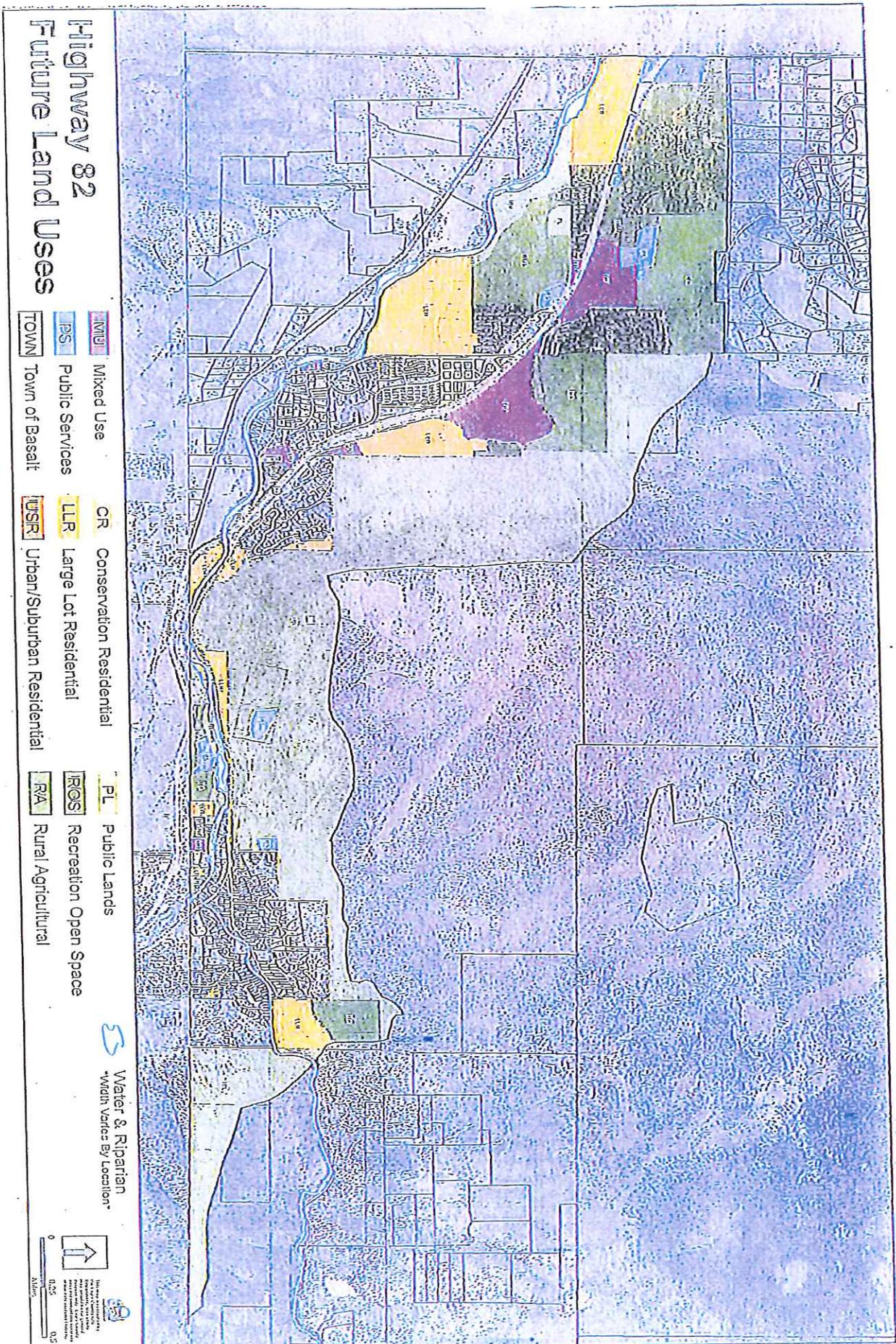


Figure 1.2a - El Jebel Subarea Plan Map

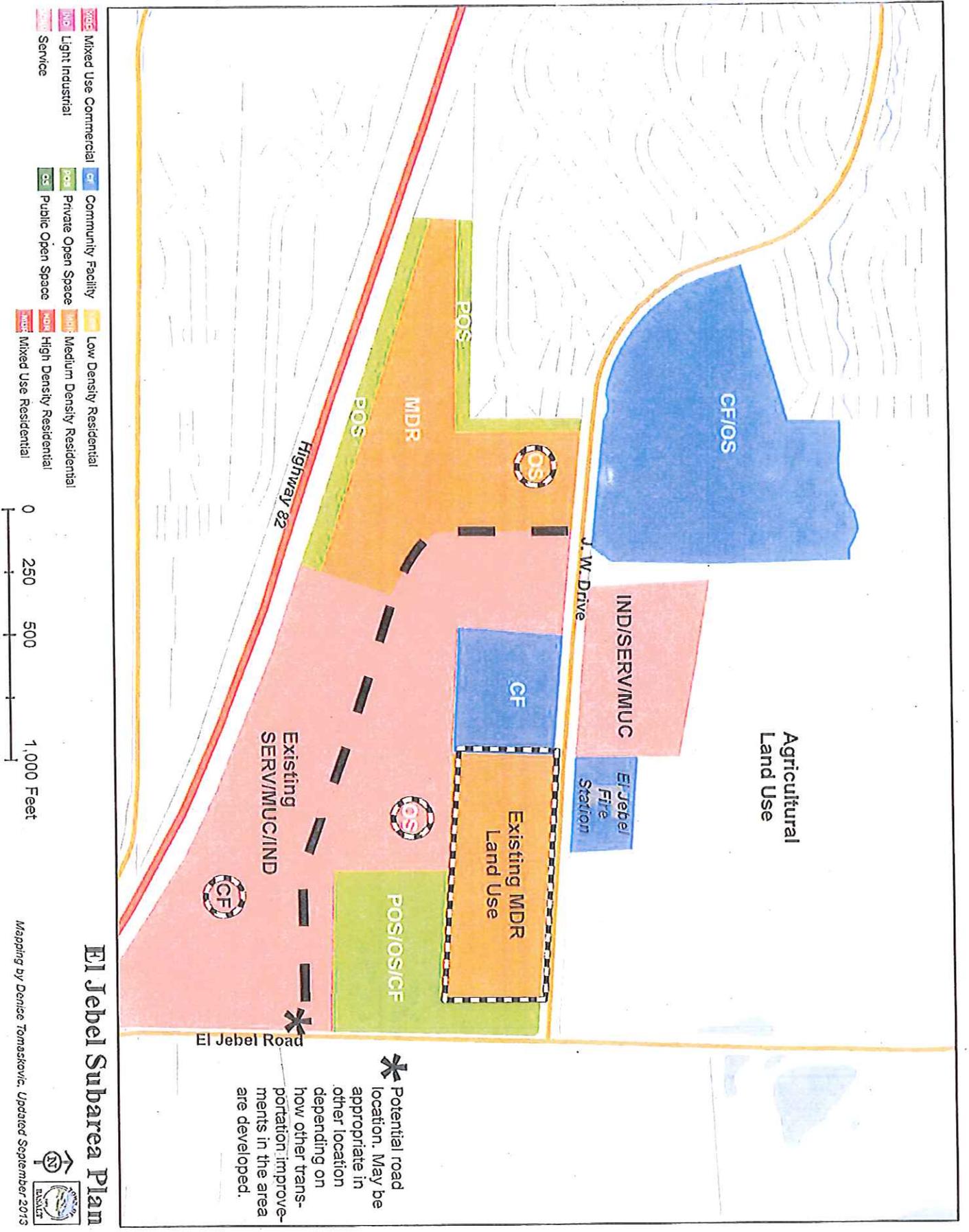


Figure 1.3- 2007 Basalt MP Neighborhood Typologies Map

2007 Basalt Master Plan

NEIGHBORHOOD TYPES WEST BASALT PLANNING AREA

Revised 10/16/07

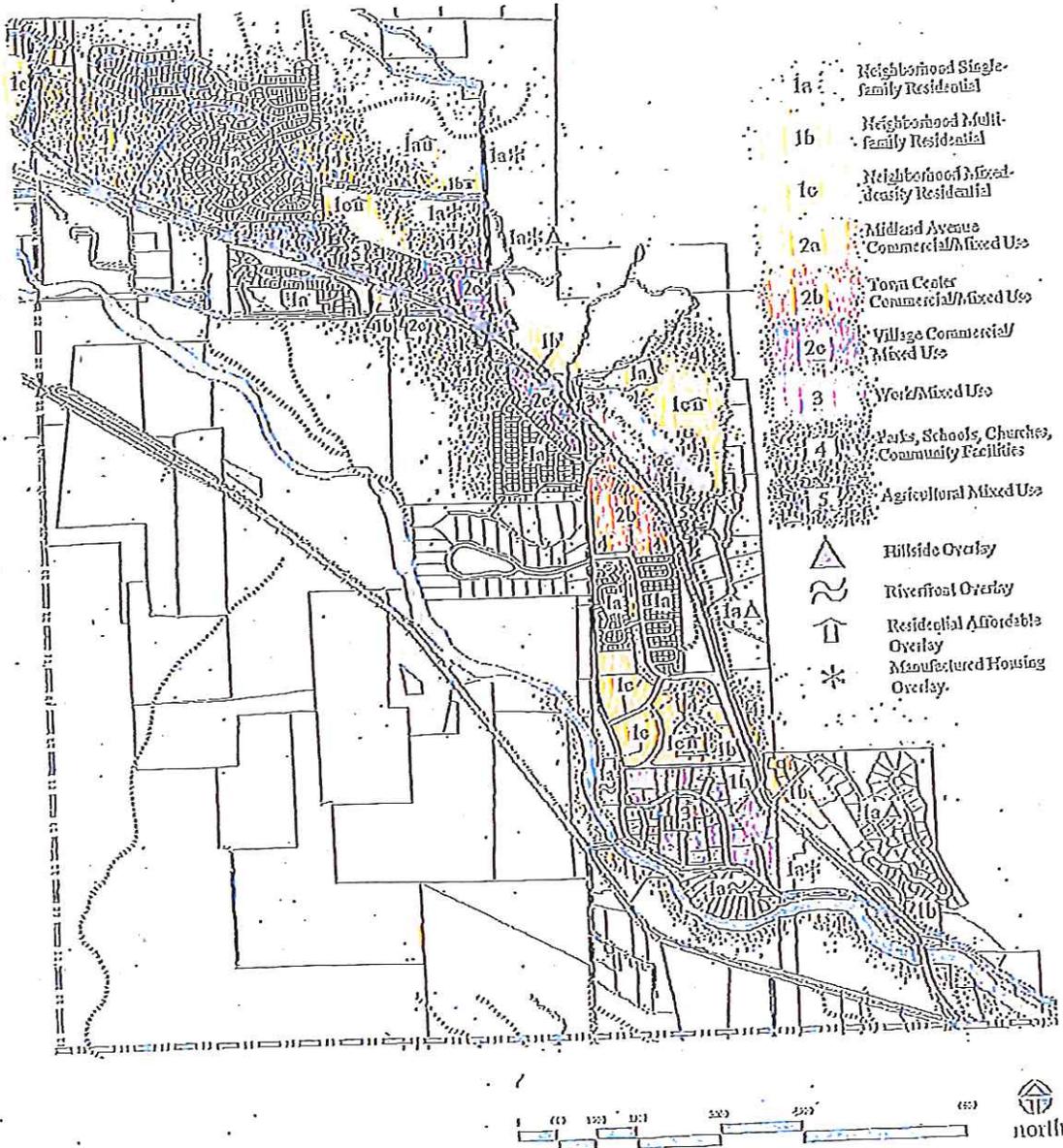


Figure 1.4- El Jebel Subarea Plan Neighborhood Types Map

NEIGHBORHOOD TYPES
WEST BASASLT PLANNING AREA

