

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BASALT,  
COLORADO, APPROVING AMENDMENTS TO THE MUNICIPAL CODE OF THE  
TOWN OF BASALT, COLORADO, AMENDING TOWN CODE SECTION 16-30,  
COMMUNITY SERVING COMMERCIAL (CSC) ZONE DISTRICT RELATED TO THE  
BASALT RIVER PARK DEVELOPMENT**

**Ordinance No. 05  
Series of 2020**

RECITALS

1. The Town of Basalt ("Town") acting by and through its Town Council has the power to amend the Municipal Code of the Town of Basalt ("Town Code") pursuant to state statutes, Section 1.3, Home Rule Charter, and Section 1-58, Town Code, and all such amendments shall become a part of the Town Code.

2. At public hearings held on January 7, 2020 and January 21, 2020, the Planning and Zoning Commission considered proposed code amendments submitted by Basalt River Park, LLC. and public comments thereon. At the public hearing on January 21, 2020, the Planning and Zoning Commission heard evidence and testimony from the Town Staff, Town Council, and members of the public. The Planning and Zoning Commission approved Resolution No. 01, Series of 2020, recommending approval of the proposed code amendments.

3. At a public hearing held on February 11, 2020 the Town Council approved this Ordinance on first reading and continued and set the second reading and public hearing for this Ordinance for February 25, 2020, at a meeting beginning no earlier than 6:00 pm at the Basalt Town Hall, 101 Midland Avenue, Basalt, Colorado.

4. At a public hearing and second reading on February 25, 2020, the Town Council heard evidence and testimony from the Town Staff and members of the public.

5. The Town Council finds and determines it is in the best interests of the Town to amend the Town Code as provided herein.

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

A. Section 16-30, in Chapter 16 of the Town Code, titled *CSC Zone District* is hereby amended as shown in Exhibit "A".

B. 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.

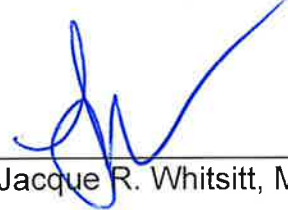
C. This Ordinance shall be effective 14 days after final publication of the Ordinance in accordance with the Town Home Rule Charter.

READ ON FIRST READING, ORDERED PUBLISHED AND SET FOR PUBLIC HEARING TO BE HELD ON February 25, 2020 by a vote of 7 to 0 on February 11, 2020.

READ ON SECOND READING AND ADOPTED, by a vote of 7 to 0 on February 25, 2020.

TOWN OF BASALT, COLORADO

By:

  
\_\_\_\_\_  
Jacquie R. Whitsitt, Mayor

ATTEST:

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

Ord No. 05- CSCCodeAmendment

First Publication: Thursday, February 20, 2020  
Final Publication: Thursday, March 5, 2020  
Effective Date: Thursday, March 19, 2020



## Exhibit "A"

### CSC Zone District Code Amendments

(Amendments shown in strikethrough and underline text)

1. Anchor Use Table in Town Code Section 16-30 shall be amended as follows:

| Table 16-30-1: Anchor Use Table   |                      |                      |            |            |                |
|---|----------------------|----------------------|------------|------------|----------------|
|   | CDC Parcel<br>(West) | CDC Parcel<br>(East) | BCC Parcel | Lions Park | Merino<br>Park |
| Arts Center [1]   | ●                    |                      |            | ●          |                |
| Community Housing [2]   |                      |                      |            |            | ●              |
| Brewpub/Distillery [1]  | ●                    |                      | ●          |            |                |
| Entertainment [3]   | ●                    |                      | ●          |            |                |
| Grocery Store [3]   |                      |                      | ●          |            |                |
| Hotel [4]   | ●                    |                      | ●          |            |                |
| Condominium Hotel [4]   |                      |                      | ●          |            |                |
| Park/Open Space   |                      | ●                    |            |            |                |
| Small Business Incubator [2]  |                      |                      |            |            | ●              |
| Sports/Youth Center [1]   |                      |                      | ●          | ●          |                |
| Town Hall   |                      |                      | ●          | ●          | ●              |
| Community Center [1]  | ●                    |                      | ●          |            |                |
| <u>Restaurant [5]</u>   | ●                    |                      |            |            |                |
| <p>[1] Must contain at least 6,500 sq.ft. of total floor area.<br/>                     [2] Must occupy at least 70% of the occupied total floor area developed on that CSC parcel.<br/>                     [3] Must contain at least 9,000 sq. ft. of total floor area.<br/>                     [4] Must contain at least 30 guest rooms. Guest rooms may include small kitchens.<br/>                     [5] <u>must contain at least 3,000 sq. ft. of total floor area.</u></p> |                      |                      |            |            |                |

2. Section 16-30 (C)(3)(f) shall be amended to read as follows:

16-30(C)(3)(f) Fully-deed restricted community housing units meeting the requirements of this Chapter. ~~On the CDC parcel, only fully-deed restricted community housing required to satisfy the commercial mitigation requirements of the CDC parcel is permitted.~~

3. Section 16-30 (C)(3)(g) shall be amended to read as follows:

16-30(C)(3)(g) Free-market multifamily residential uses (only on BCC and Lions Park parcels) where no unit exceeds 1,400 total square feet and on the CDC West Parcel where no unit is to exceed 2,380 total square feet.