

**RESOLUTION OF THE TOWN COUNCIL OF BASALT, COLORADO, APPROVING
THE SKETCH PLAN APPLICATION FOR THE BASALT VISTA HOUSING PROJECT
ON THE BASALT HIGH SCHOOL PROPERTY AT 600 SOUTHSIDE DRIVE, BASALT,
COLORADO.**

**Town of Basalt, Colorado
Resolution No. 05
Series of 2017**

RECITALS

1. Habitat for Humanity and the RE-1 School District ("Applicants"), submitted an application for rezoning, sketch plan subdivision, sketch site plan review, slope review, and special review for the development of twenty-seven (27) affordable housing units on the Basalt High School Property at 600 Southside Drive, which property is more particularly described in **Exhibit A** (The "Property"). Said application was subsequently revised through the sketch plan review process.

2. The Planning and Zoning Commission reviewed the Application and conducted a public hearing at their January 17, 2017 and February 22, 2017 meetings and recommended approval, with conditions.

3. The Basalt Town Council considered the application at a public hearing on February 28, 2017. Throughout the meeting, evidence and testimony was offered by the Applicant, staff and members of the public.

4. The Basalt Town Council finds that the Applicant's request described herein to be consistent with the applicable provisions of the Town Code and the 2007 Basalt Master Plan as a result of the Master Plan Amendment approved by Resolution No. 04, Series of 2017.

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

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

CONCLUSIONS

Based on the evidence, testimony, exhibits, and comments from the public, Applicant and Town Staff, the Basalt Town Council hereby approves the Basalt Vista Housing Sketch Plan Application, subject to the conditions contained in Exhibit "B" hereto.

1. The Applicant shall comply with all material representations made by the Applicant in the Application, including the supporting documents and in meetings before the Planning and Zoning Commission and Basalt Town Council.

2. As the Town of Basalt's Sketch Plan approval does not create any vested rights, a final plan application shall be required to be approved by the Town Council to obtain vested rights.

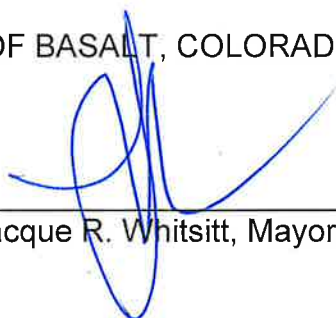
3. This Resolution shall be recorded with the Offices of the Clerk and Recorder of Pitkin County.

4. The approval granted hereby shall be valid for one year from the date of the vote hereon and shall be void if a Final Plan Submittal is not submitted to the Town within one year.

5. Pursuant to § 17-84(a)(2), Town Code, this approval shall not form the basis for any actionable reliance for the Applicant and shall not create any obligation for the Town Council to provide later approvals on the property.

READ AND ADOPTED by a vote of 7 to 0 on February 28, 2017.

TOWN OF BASALT, COLORADO

By: 
Jacque R. Whitsitt, Mayor

ATTEST:

By: 
Pamela K. Schilling, Clerk



EXHIBIT A

PROPERTY DESCRIPTION

A parcel of land situated in Tract 59, Section 18, Township 8 South, Range 86 West of the Sixth Principal Meridian, County of Pitkin, State of Colorado, Described as follows:

Commencing at angle point No. 7 of said Tract 59, a found 2-1/2" GLO Brass Cap; thence N89 degrees 33'30"W a distance of 976.29 feet to the point of beginning; thence continuing N89 degrees 33'30"W a distance of 406.60 feet to angle point No. 6, a found 2 1/2" GLO Brass Cap; thence N89 degrees 16'18"W a distance of 240.00 feet to a found rebar and aluminum cap LS13166; thence N19 degrees 14'49"W a distance of 702.33 feet to a found rebar and aluminum cap LS14060; thence N17 degrees 43 '16"E a distance of 188.50 feet; thence S45 degrees 00'00"E a distance of 704.04 feet ; thence 243.65 feet along the arc of a curve to the left having a radius of 66.00 feet, a central angle of 211 degrees 30'45" (chord bears: S72 degrees 57'16"E a distance of 127.04 feet); thence S56 degrees 01'30"E a distance of 249.27 feet; thence S33 degrees 58'30"W a distance of 101.24 feet; thence S29 degrees 33'39"E a distance of 103.99 feet to the point of beginning, said parcel contains 7.78 acres more or less.

EXHIBIT B

Condition of Sketch Plan Approval

Development Project and Dimensional Requirements:

1. The Sketch Plan approval is for twenty-seven (27) for-sale affordable housing units. The Final Plan Application shall propose a similar mix of housing as is identified in Sketch Plan Application, which consists of the following:

- 4 two-bedroom units
- 17 three-bedroom units
- 6 four-bedroom units

2. The Final Plan Application shall be generally consistent with the dimensional requirements set forth in the following table:

Dimensional Requirement	Proposed	R-4 Requirement
Min. Lot Area	233,618 sf	16,000 plus 3,000 sf per unit over 6 units
Max Building Height	29' 4"Ft.	33 Ft.
Ridge Height	35 Ft.	35 Ft.
# of Stories	2	3
Lot Width	1,040 Feet	50 Feet
Front Yard Setback	20 Feet	20 Feet
Rear Yard Setback	20 Feet	20 Feet
Side Yard Setback	10 Feet	10 Feet
FAR	.17:1	.5:1
Max Lot Coverage	NA	NA
Min Landscape	77%	30%

Affordable Housing Requirements:

3. The Final Plan Application shall be generally consistent with the affordable housing provisions proposed in the sketch plan application addendum dated 2/21/17, subject to the following:

- a. An occupancy priority plan shall be submitted for review as part of the Final Plan Application that maintains the intention of the lottery process in the Town's Community Housing Guidelines.
- b. Draft deed restrictions shall be submitted for review as part of the Final Plan Application.
- c. A draft initial HOA budget and dues schedule shall be provided for review as part of the Final Plan Application.
- d. A plan shall be submitted as part of the Final Plan Application for dealing with employees owning units that retire.

Trail Connections/Emergency Access:

4. The Applicants shall submit a detailed plan for the emergency access/pedestrian trail between the development and the High School's bus turnaround as part of the Final Plan Application that is consistent with the following:
 - a. The re-alignment of the eastern access road as included in the sketch plan application addendum.
 - b. A grade of +/- 20% is acceptable and understood to be for emergency access and pedestrian/bicycles only. It is not required to be built to meet Town of Basalt or Fire Truck/ emergency standards.
 - c. The emergency access shall be 10' wide.
 - d. The emergency access shall be asphalt and include removable bollards at the base to control access.
 - e. The emergency access shall be maintained in the winter by the Applicants.

Community Pavilion:

5. The Final Plan Application shall include more detailed plans for the community pavilion, including a floor plan for the Basalt Recreation Department space. The Final Plan Application shall also include a cost estimate for constructing the Basalt Recreation Department portion of the community pavilion. The Town will work with the Applicants to identify funding for construction of the Basalt Recreation Department space prior to Final Plan Review.

Traffic Mitigation:

6. **Project Transportation Fee:** The Applicants shall participate in or contribute on a proportional basis to the future cost of making the transportation improvements that will be necessary to mitigate the cumulative impacts of traffic growth from this and other expected projects. The Applicants shall pay a

transportation fee at the time of building permit issuance for each of the individual units based on the following schedule:

Type of Unit	Fee
Free-Market Residential	
Detached	\$.85 per total square foot
Attached (Includes duplexes)	\$.70 per total square foot
Community Housing	
Detached	\$.45 per total square foot
Attached (Includes duplexes)	\$.35 per total square foot

- 7. Basalt Avenue/State Highway 82 Intersection Improvements:** The Applicants shall pay their fair share of the traffic improvements selected by the Town to increase traffic flow out of Southside based on the Applicant’s fair-share of the trips identified in the Southside Traffic Study conducted by SGM on 10/11/16 as further described below. The Applicants shall pay a fee in the amount \$904 for each of the multi-family units at the time of building permit for each unit in order to equal its fair share of the construction costs, of a mini roundabout at Cody Lane and Basalt Avenue (“Mini Roundabout Improvement”). This is in addition to the impact fees included in Condition No. 6 above.

If before the issuance of the first building permit in the development, the Town decides that a different improvement is more appropriate such as the Basalt Avenue Laneage improvement (as identified in the revised Traffic Study performed by SGM, dated 10/11/16), the Town Council may adjust the fee amount (either higher or lower) on a per unit basis to cover the cost of such improvement. The funds may be used at the Town’s sole discretion on any improvement the Town deems is appropriate which would increase the traffic flow out of Southside.

The Town is assuming a conservative \$500,000 for the cost of the Mini Roundabout Improvement until final plans and cost estimates are prepared and certified by an engineer for Improvement and accepted by the Town Engineer. Therefore, until the Town Engineer certifies a lower cost, the Applicants’ share of the cost of the Mini Roundabout Improvement is \$24,400.

Upon completion of the pedestrian underpass and the “Baseline Traffic Study” that is acceptable to the Planning Director for adequacy of the required information, a check-in with the Town Council will be conducted. The purpose of the updated traffic study is to determine the effectiveness of the pedestrian underpass and associated laneage changes with regards to reducing the queuing time and providing an acceptable level of service at the Basalt Avenue/Highway 82 traffic signal. This condition may be refined during final plan review of the multi-family units.

Access Road and Maintenance:

8. The Applicants shall submit a plan for rehabilitating the median area between the asphalt access road and the informal road to the community garden as part of the Final Plan Application to ensure a defined separation between the access roads and more aesthetically pleasing median.
9. The Applicants shall submit a maintenance proposal for the access road and the emergency access as part of the Final Plan Application.
10. As part of the Final Plan Application, a traffic speed table plan consistent with the sketch plan application shall be submitted. It shall include spacing between speed tables of every 250-300 feet.

Water Service and Irrigation:

11. The Applicants shall submit an amended water service agreement as part of the Final Plan Application identifying that the Applicants are using the remainder of the allocated potable water in the original water service agreement or irrigation on the Basalt Vista Development. Additionally, the Applicants shall submit a detailed plan showing areas to be irrigated for consideration as part of the Final Plan Application.

Rio Grande Trail/Railroad Crossing:

12. The Applicants shall submit the necessary application on behalf of the Town to the Colorado Public Utilities Commission (CPUC) to gain the ability for additional vehicular crossing of the Rio Grande Railroad ROW and Trail. The Applicants shall obtain approval from the CPUC prior approval of the Final Plan Application.

We-Cycle:

13. The Applicants shall work with We-Cycle Staff to identify a possible We-Cycle Station location prior to the submittal of a Final Plan Application.

Fee Waivers:

14. The Town accepts the School District's recommendation that the School Land Dedication Fees be waived. The Town requires that a plan for a children's playground on-site and a Town occupancy priority in some of the units be provided as part of the Final Plan Application in-lieu of the parkland dedication fee. Additionally, waivers of water tap and water surcharge fees and the Special Improvement Fee will be considered at Final Plan Review after a review of the financial aspects of the Application by the Town's Financial Consultant.

Green Building and Permitting:

15. Building Permits shall be reviewed by the State of Colorado instead of the Town of Basalt as the School District will still be the owner of the land or part of the entity that will own the land at the time of building permits.
16. As part of the Final Plan Application, the Applicants shall demonstrate to the satisfaction of the Town Building Official how the units will satisfy the score thresholds required by the Town's Sustainable Building Regulations. Additionally, the Applicants shall meet with the Basalt Green Team prior to submittal of a Final Plan Application to review the sustainability aspects of the Application and to discuss grants and partnerships that might be available to achieve a higher and more affordable level of sustainability.

Condominiumization:

17. The Applicants shall include condominium map as part of the Final Plan Application for review.

Vested Rights:

18. The Final Plan Application shall address the proposed vested rights and phasing.