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Janice K. Vos Caudill, Pitkin County, CO

**RESOLUTION OF THE TOWN COUNCIL OF BASALT, COLORADO, APPROVING
SKETCH PLAN AMENDMENTS FOR THE PROPERTY KNOWN AS THE
ARBANEY/KITTLE ADDITION TO THE ROARING FORK CLUB, BASALT,
COLORADO**

**Town of Basalt, Colorado
Resolution No. 17
Series of 2017**

RECITALS

1. Roaring Fork Club, LLC. ("Applicant"), submitted an application for sketch plan amendments to the Arbaney/Kittle Sketch Plan Approval granted pursuant to Resolution No. 11, Series of 2012 for property more particularly described in **Exhibit A** (The "Property"). Said application was subsequently revised through the sketch plan amendment review process.

2. The Application proposes to amend the 2012 Arbaney/Kittle Sketch Plan approvals to include 13 Roaring Fork Club Cabins, 1 single-family home site, 17 new employee housing units, a new equipment storage building, and 85 employee and cabin parking spaces.

3. The Planning and Zoning Commission reviewed the Application and conducted a public hearing at the April 18, 2017 meeting and recommended approval, with conditions.

4. The Basalt Town Council considered the application at a public hearing on May 23, 2017. Throughout the meeting, evidence and testimony was offered by the Applicant, staff and members of the public.

5. 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.

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

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

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, and a determination pursuant to C.R.S. 29-20-301 that there is adequate water supply.

CONCLUSIONS

Based on the evidence, testimony, exhibits, and comments from the public, Applicant and Town Staff, the Basalt Town Council hereby approves amendments to the Arbaney/Kittle Sketch Plan Approvals, 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, Preliminary and Final Plan Applications 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 complete Preliminary 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 5 to 0 on May 23, 2017.

TOWN OF BASALT, COLORADO

By: 
Jacquie R. Whitsitt, Mayor

ATTEST:

By: 
Pam Schilling, Clerk



EXHIBIT A

PROPERTY DESCRIPTIONS

ROARING FORK CLUB PUD

LOTS 4 AND 4A, BLOCK 1, ROARING FORK CLUB PUD ACCORDING TO THE PLATS RECORDED AUGUST 29, 1997 IN PLAT BOOK 43 AT PAGE 55 UNDER RECEPTION NO. 407911 AND PLAT RECORDED JULY 28, 2000 IN PLAT BOOK 54 AT PAGE 27 UNDER RECEPTION NO. 445570 AND PLAT RECORDED JANUARY 29, 2001 UNDER RECEPTION NO. 450990.

AND

ARBANEY/KITTLE PARCEL

LOT 1, BLOCK 1, ROARING FORK CLUB PUD AS SHOWN ON THE PLAT RECORDED AUGUST 29, 1997 IN PLAT BOOK 43 AT PAGE 55.

COUNTY OF PITKIN, STATE OF COLORADO.

EXHIBIT B

Conditions of Approval

Community Benefits

1. As part of the Preliminary Plan application, the Applicant shall ensure consistency with the recently adopted Nordic Trails Plan and the existing Roaring Fork Club approvals for Nordic trails. The Applicant shall also incorporate any recommendations of the Nordic Council into the Preliminary Plan application.
2. As part of the Preliminary Plan application, the Applicant shall provide greater detail of green practices, goals, and policies for the such as environmentally rated design/construction, water conservation measures, erosion control methods, and sustainable operation procedures for the Roaring Fork Club. As part of the Preliminary Plan Application review, the Town shall provide more detail on how they intend to comply with the Town's Sustainable Building Requirements.
3. A 1% real estate transfer assessment (RETA) for the Property will be assessed on property transactions of less than \$1 Million and an additional 1% RETA will be assessed on property transactions of \$1 Million or greater so that the RETA is a total of 2% on these Property interests consistent recent Town approvals. The RETA funds shall be used for general community benefits.
4. The Applicant shall pay all required zoning, PUD, and subdivision impact fees which shall be calculated at the time of Final PUD review. The cabins are considered residential units for purposes of calculating impact and land use dedication fees.
5. The lodging tax shall be paid for rental use of the cabins added regardless of the length of time of occupancy.
6. As part of the Preliminary Plan application, the Applicant shall provide a public pedestrian easement and design for inclusion of a trail within the Arbaney/Kittle property that would ultimately connect the northern end of the development with the Elk Run Subdivision. The easement shall be the width of the northern open space buffer as it is not known where the trail might connect in the future.
7. The Applicant shall construct seventeen (17) affordable housing units as represented in their revised Sketch Plan application. Four (4) of the AH units will be prioritized for Town and essential community employees (i.e. local emergency

response personnel). As part of the Preliminary Plan application, the Applicant shall include a calculation of the net square footage in the cabins (removing the storage and mechanical permitted exemptions in the Town Code from the floor area) in order for Town Staff to ensure compliance with the Town's Inclusionary Housing Requirements and a phasing plan for construction of the affordable housing that at a minimum phases the affordable housing units in proportionally with the cabins. As part of the Preliminary Plan Application, the Applicant shall also submit a displacement plan to address accommodations for the tenants in the existing employee housing units during the period of time when the units are being moved.

8. As part of the Preliminary Plan application, the Applicant shall provide a design for the connector path linking the project to the Basalt – Old Snowmass trail that does not exceed 10% grade. The design shall be modified to allow for a flatter landing prior to the intersection with the Basalt – Old Snowmass Trail and the Applicant will make this intersection as close to perpendicular as possible (without causing substantial excavation into the hillside). The connection of these two trails will be made in a way that is to the satisfaction of Pitkin County Open Space & Trails.

The Applicant shall also provide a design demonstrating an option for a stairway that would provide pedestrian access and an alternate access for bicyclists. The Applicant shall also include a plan for making the intersection of the Arbaney/Kittle driveway and the Basalt-Old Snowmass Trail safer for trail users. In developing the pedestrian safety plan, the Applicant should consider the merits of including additional signage to alert motorists of the trail intersection, improving the visibility of the path, and the installation of a speed table above the intersection of the driveway with the trail.

9. As part of the Preliminary Plan application, the Applicant shall come back with a proposal to integrate local children into the Roaring Fork Club summer camp program and include a summer scholarship program.
10. The Town plans to further explore the possibility of providing a public access trail that will connect the Elk Run Subdivision with the Arbaney Kittle trailhead. The Town may ask for additional assistance from the Roaring Fork Club as part of this review to explore this possibility further.

Site Plan, Design, Ownership, and Development Program

11. As part of the Preliminary Plan application, the Applicant shall submit materials and architectural drawing depicting the character of the cabins and affordable housing that are consistent with the Applicant's representations.

12. No Arbaney/Kittle single-family residence shall exceed 5,000 square feet per the Town Code.
13. Any individual cabin shall not exceed 4,000 total square feet (including above ground and sub-grade space). On average, the cabins shall not exceed 3,700 square feet (above ground). Cabin basements shall accommodate window wells but not "walk-out" features.
14. As part of the Preliminary Plan application, the Applicant shall provide information about the proposed minimum distance between structures.
15. As part of the Preliminary Plan Application, the Applicant shall provide examples (sections, perspectives, etc.) of the streetscape along the access road to determine how the development can best comply with the Typologies in the 2007 Master Plan.

Engineering and Related Technical Issues

16. Design-level geotechnical investigations to address hydrocompactive soil issues shall be performed during preparation of Preliminary PUD and Preliminary Subdivision Plat submittal packages to develop design-level engineering criteria for this site. Special attention shall be given to areas of deep colluvial soils with significant percentage of fine materials and low moisture contents. Roads, cart paths, utilities, surface drainage and irrigation shall be properly designed to account for the presence of hydrocompactive soils. Measures shall be taken to avoid wetting of subgrade soils during and after construction. Construction observation and materials testing shall be provided throughout construction at a level appropriate for construction on hydrocompactive soils. A policy shall be developed for irrigation practices and pond lining and maintenance procedures appropriate for hydrocompactive soils.
17. Maintenance Road and the employee housing access road shall be no less than 20 feet in width. A sidewalk shall be constructed on at least one side of any road that carries vehicular traffic (with the exception of the Arbaney Kittle access road). A cart pull-out shall be constructed along Maintenance Road adjacent to the cart path that exists along to the 5th fairway, to allow carts to be parked outside the Maintenance Road right-of-way.
18. The Applicant shall demonstrate in the Preliminary Plan Application how the development complies with Deputy Fire Marshal, Brooke Stott's letter dated March 14, 2017. The width, surface material(s), and similar characteristics of the cart paths shall be determined by Town Staff, the Fire District, and the Applicant prior to Preliminary Plan submittal. Cart path design shall meet the Fire District's requirements as discussed in the March 14, 2017 letter from Deputy Fire Marshal,

Brooke Stott. Maximum grades on cart paths shall be 10 percent, to be exceeded only if necessary to avoid more hazardous conditions. Public utility and emergency access easements shall be dedicated along cart path routes where necessary. Cart path design shall include features to exclude vehicular (non-golf-cart) use, except for emergency access.

19. A new or updated access permit shall be obtained from the Colorado Department of Transportation (CDOT) for the existing Roaring Fork Club entry prior to issuance of a building permit for any of the cabins (unless CDOT documents that a new permit is not required).
20. The Applicant shall connect the new development to the Basalt municipal water system. The Applicant shall replace the existing water main serving the Kittle property and size it appropriately to meet (at a minimum) the domestic and fire protection needs of the Arbaney/Kittle Addition to the Roaring Fork Club. As part of the Preliminary Plan submittal, the Applicant shall include an engineering analysis to determine the size of the main pipe required to provide future domestic and fire protection service to the existing Roaring Fork Club development. The size of the main will be determined at the time of Preliminary Plan approval, taking the above analysis into consideration.

Before the submittal of the Preliminary Plan application, the Applicant shall meet with the TRC to finalize the location of the water main accessing the Property and identify what easement or permits will be necessary. The Applicant will be eligible for cost-recovery of the new water main if it is utilized by future development projects. It is the responsibility of the Applicant to notify the Town of this agreement when new development proposals are considered by the Town. The Preliminary Plan application submittal may include a draft cost recovery agreement for consideration if the Applicant wishes to provide for a cost recovery.

A plan shall also be included in the Preliminary Plan Application for the water main to be stubbed out to the common property line with the Meyers Ranch Property so that a looped water line may be installed in the future in the event that the Meyers Ranch Property is ever developed. Additionally, the Applicant shall incorporate in the Preliminary Plan a water sampling station.

21. As part of the Preliminary Plan application, the Applicant shall include a plan for a fire hydrant that will serve the Kittle lots to the satisfaction of the Fire District.
22. Raw water for irrigation shall be provided by the private Roaring Fork Club water system to both the Arbaney/Kittle and Roaring Fork Club portions of the project.
23. Comprehensive water conservation measures shall be incorporated into the project design, including conservation within and outside cabins. Proposed water

- conservation measures shall be addressed in more detail as part of the Preliminary Plan application review. The Applicant shall specify maximum areas for irrigation around cabin sites. There shall be no water falls permitted for any of the private cabins. Water conservation shall be managed by the Applicant after development.
24. The proposed development shall connect to the Basalt Sanitation District. The Applicant shall petition for inclusion into the District and a Line Extension Agreement shall be provided. The design shall comply with the 201 plan, to be submitted as part of the Preliminary Plan application.
 25. A wildfire mitigation plan shall be prepared and submitted as part of the Preliminary Plan application.
 26. The Applicant shall work with Town Staff and the Roaring Fork Transportation Authority (RFTA) to identify a potential bus stop location on Two Rivers Road or Highway 82 near the project, and the Applicant shall participate in or construct a new bus stop and shelter if a stop is approved by RFTA.
 27. The Applicant shall meet the basic water rights dedication requirement of the Town Code. The Applicant shall be required to provide a cash-in-lieu payment reflecting the cost of the Town obtaining direct diversion and augmentation water rights and any changes of existing water rights sufficient to meet the full build-out municipal water service demand occurring during the irrigation and non-irrigation seasons for any shortfall. As part of the Preliminary Plan Application, the Applicant shall also provide documentation to the satisfaction of the Town's Water Attorney that they have sufficient water rights and that the State of Colorado requirements for the installation of a pond are satisfied.
 28. A traffic impact analysis shall be prepared and submitted with the Preliminary Plan application. The analysis shall utilize recently-collected traffic counts to supplement trip generation estimates in the Sketch Plan application. The analysis shall evaluate the need for improvements to the existing road system to adequately handle the increased traffic that the project will generate.
 29. A preliminary construction management plan shall be prepared and submitted with the Preliminary Plan application. At a minimum, the plan shall address the proposed construction staging, material storage, and parking.
 30. As part of the Preliminary Plan application, the Applicant shall submit a traffic plan (including signage and cross-traffic treatments) that detail how golf cart traffic and residential traffic will be managed throughout the development.
 31. As part of the Preliminary Plan Application, the Applicant shall provide a construction phasing plan.

32. The Applicant shall submit a snow storage and trash collection plan for review as part of the Preliminary Plan application.
33. All new trail connections to be provided as part of this application shall be signed to require pets to be on leashes. As part of the Preliminary Plan submittal, the Applicant shall demonstrate compliance with the Parks & Wildlife letter dated May 28, 2012, including any revisions or clarification by Parks & Wildlife.
34. The Applicant shall enter into an agreement with the neighboring property owner to the west (Meyer property) about maintaining ditch flows in the Kester ditch during and after construction. This agreement shall be executed prior to Final PUD plan submittal.