

**Town of Basalt, Colorado
Ordinance No. 10
Series of 2021**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BASALT, COLORADO,
ADOPTING AMENDMENTS TO LIVABILITY REQUIREMENTS FOR COMMUNITY
HOUSING UNITS IN THE BASALT COMMUNITY HOUSING GUIDELINES**

RECITALS

A. 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.

B. The Community Housing Guidelines are a tool used to implement the goals and objectives of the Master Plan related to community housing.

C. Town Code Chapter 16, Article XIX requires the Town to adopt Community Housing Guidelines to implement the community housing requirements established in the Town Code.

D. The Town last updated the Community Housing Guidelines in 2018 pursuant to Ordinance No. 10, Series of 2018.

E. The Council desires to amend the Community Housing Guidelines to update the livability requirements for community housing units in the Guidelines.

F. The Basalt Affordable Community Housing Commission (BACH) reviewed the amendments and recommended that the Council adopt the proposed amendments.

G. At a public meeting on June 8, 2021, the Town Council approved this Ordinance on first reading and set a public hearing and second reading for this Ordinance for June 22, 2021, at a meeting beginning no earlier than 6:00 pm at the Basalt Town Hall, 101 Midland Avenue, Basalt, Colorado.

H. At a public hearing and second reading on June 22, 2021, the Town Council heard evidence and testimony from the Town Staff and members of the public.

I. The Council finds that adoption of amendments to the Community Housing Guidelines further implements the 2020 Basalt Master Plan and provides policy direction for Elected officials and specific direction for developers and others developing community housing.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BASALT, COLORADO, AS FOLLOWS:

Section 1. The Town Council hereby finds, determines, and declares that all findings made above in the Recitals are adopted as a part of this Ordinance, and this Ordinance and the adoption of amendments to the Community Housing Guidelines are necessary and proper for the health, safety, and welfare of the Town of Basalt, Colorado, and the inhabitants thereof.

Section 2. The Minimum Livability Requirements of the Community Housing Guidelines are hereby amended as shown in **Exhibit "A"** attached hereto.

Section 3. A copy of the amended Community Housing Guidelines shall be available for review and at the Office of the Town Clerk of the Town of Basalt and on the Town's website.

Section 4. 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.

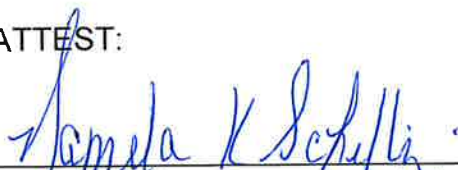
READ ON FIRST READING, ORDERED PUBLISHED AND SET FOR PUBLIC HEARING TO BE HELD ON June 22, 2021, by a vote of 6 to 0 on June 8, 2021.

READ ON SECOND READING AND ADOPTED, by a vote of 6 to 0 on June 22, 2021.

TOWN OF BASALT, COLORADO

By 
William G. Kane, Mayor

ATTEST:


Pamela K. Schilling, Town Clerk



Date of first publication: Thursday, June 17, 2021
Date of second publication: Thursday, July 1, 2021
Effective date: Thursday, July 15, 2021

Exhibit "A"

Community Housing Guidelines- Livability Standards

(Amendments Shown As ~~Strikethrough~~ Deletions and Underlined Additions)

- D. Minimum Livability Requirements. All Community Housing Units developed shall, at a minimum, have the following:
1. Kitchen containing the following:
 - a. Four-burner stove that is a minimum of 24 inches wide
 - b. Oven
 - c. Hood that vents to the outside
 - d. Refrigerator of at least 9.2 cubic feet for Studio and 1-Bedroom Units and 10 cubic feet for all other units
 - e. Dishwasher if unit has 2 or more bedrooms
 - f. At least 10 square feet of counter space
 - g. 80 square feet of kitchen floor area for studio and 1-Bedroom Units
 - h. 120 square feet of kitchen floor area for 2-Bedroom Units or Larger
 2. Adequate dining space per the size of the units as determined by the Town
 3. One full bathroom that includes a tub for Studio and 1-Bedroom Units (the tub in a studio may be a mini-tub), with the exception that units provided to meet the ADA requirements for a building are not required to provide a tub
 4. One and ½ bathrooms that include at least one tub for 2-bedroom Units
 5. Two full bathrooms with at least one tub for 3-Bedroom Units or Larger
 6. Double-layered honeycomb interior blinds or an equivalent to be approved by the Town Planner for all affordable housing unit windows
 7. At least one off-street parking space for each unit
 - ~~8. Adequate storage space as determined by the Town.~~
 8. Storage space exterior to a dwelling unit that is at least 50 square feet.
 9. Enclosed bicycle storage for at least one bicycle per bedroom in addition to the storage provided in Item No. 8 above.

The ~~Special Housing Evaluation Committee (SHEC)~~ Basalt Affordable Community Housing (BACH) Committee may approve variations from the above requirements on a case by case basis if the application does not require Town Council approval. ~~after considering a recommendation from the Basalt Affordable Community Housing~~

(BACH) Committee. If the application requires Town Council approval, BACH shall make a recommendation to the Town Council for its consideration.