

**RESOLUTION OF THE TOWN COUNCIL OF BASALT, COLORADO, PROVIDING
DIRECTION TO THE P&Z, LOWE AND THE ROARING FORK COMMUNITY
DEVELOPMENT CORPORATION (CDC)**

**Town of Basalt, Colorado
Resolution No. 09
Series of 2016**

RECITALS

Whereas, the Town of Basalt has spent considerable time discussing and taking public input on the appropriate land uses and park development for the various areas of land shown on **Exhibit A** purchased by the Town and by the CDC in 2011.

Whereas, the Town of Basalt through various Council actions, intended to assist the planning efforts of the CDC and Lowe Enterprises, including Resolution No 19. Series of 2015, Resolution No. 34, Series of 2015, and Resolution No. 55, Series of 2015, and Resolution No. 04, Series of 2016 has identified a portion of land owned by the CDC which would be considered for buildings and a portion for Town Park, subject to formal application and compliance with the Basalt Municipal Code.

Whereas, the Town of Basalt has provided numerous opportunities for public comment in the Our Town Planning process including but not limited to chat sessions, drawing maps and submitting maps at "Clasen's Corners", public comment at Town public hearings and public meetings, two surveys, and the opportunity to email Staff, P&Z, and the Council and provide comments posted on the Our Town Planning website.

Whereas, the Planning and Zoning Commission has adopted the Our Town Planning Master Plan amendment, has conducted special studies, and is now working on the zoning provisions to be used in the Our Town Planning Area.

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

Section 1. The Town Council encourages Lowe Enterprises (Developer), which has the option to purchase the property from the CDC (Owner), to prepare and submit a land use application that includes up to 55,000 total square feet of building space (not including parking) on the area shown as building on **Exhibit A**.

Section 2. The Town Council accepts the P&Z recommendation to modify the

Community Serving Commercial (CSC) Zone District for application to all four Our Town Planning (OTP) Parcels generally as described by the P&Z and presented in the packet materials for the February 9, 2016 Council meeting and guidance provided to date by the Council.

- Section 3.** The Town Council directs the P&Z to prepare zoning which would permit 2 ½ stories on the CDC Building Parcel shown on **Exhibit A** as seen from Two Rivers Road and would define volumetric limitations and architectural character for the parcel in sufficient detail to enable the public, Developer and Owner to have a good understanding of what a successful land use application might include. The Town Council could provide further input on acceptable maximum allowed square footages at any time during the planning or zoning process.
- Section 4.** This resolution does not reflect any land use approvals for the development of the property. Neither the Town, Lowe or CDC is bound by the direction contained within this resolution.
- Section 5.** Nothing prevents the authorized entity of the CDC from submitting a land use application for approval of a different zone district or a Planned Unit Development Application for the property under the Basalt Municipal Code or even requesting a new zoning district for the Town's review as the CDC did earlier after it purchased the property. Lowe and the CDC in their discretion may seek approval of more or less development than recommended by the Council in Section 1 of this resolution. Such application would be reviewed in accordance with the Basalt Municipal Code and Master Plan.
- Section 6.** The Town Council will provide opportunities for the public to provide input before the Council makes any final zoning and financial decisions on development for the CDC property or for any of the other properties outlined in Resolution Nos. 19, 34, and 55, Series of 2015 and Resolution No. 4, Series of 2016.

READ AND ADOPTED by a vote of 4 to 3 on February 23, 2016.

TOWN OF BASALT, COLORADO

By: 
Jacque R. Whitsitt, Mayor



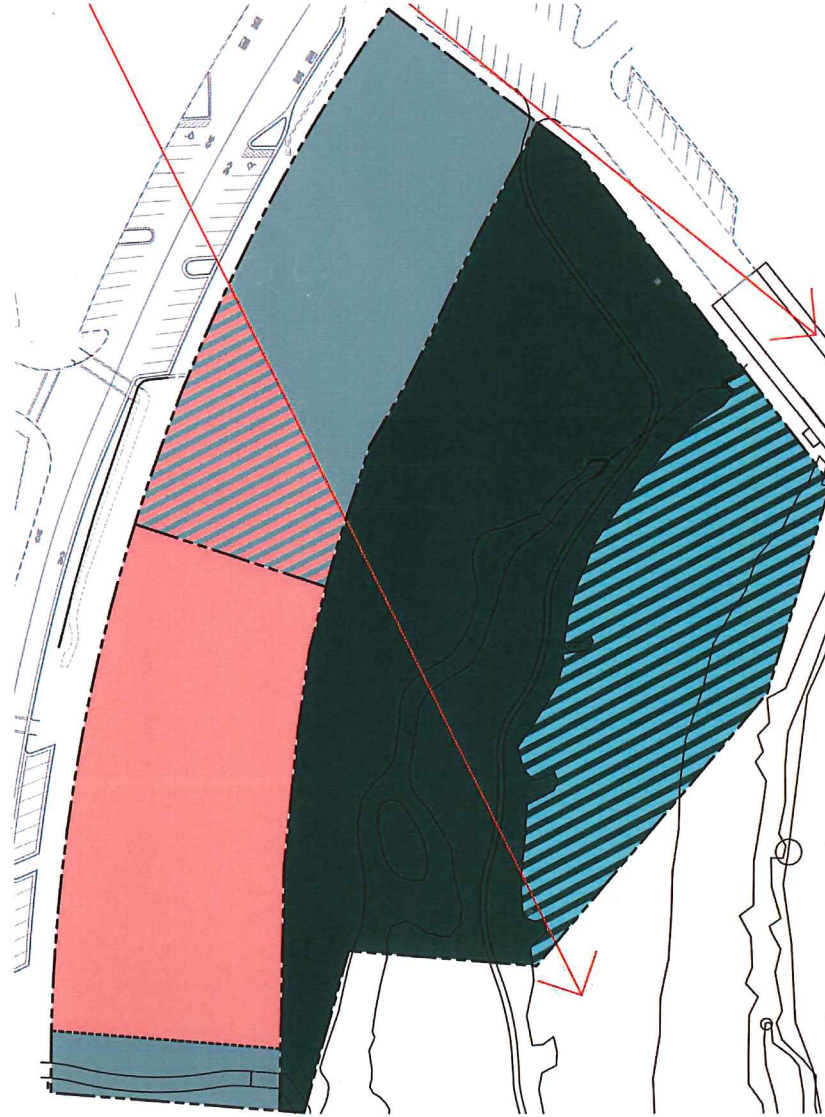
ATTEST:

By:

Pamela K Schilling
Pamela Schilling, Clerk

BASALT RIVER PARCEL AREAS

EXHIBIT A



CDC OWNED
2.32 ACRES TOTAL

- BUILDING PARCEL
1.08 ACRES
- POLYGON / EVENT AREA
.34 ACRES
- FUTURE PARK
.90 ACRES
(.14 ACRES +.76 ACRES)

CURRENT TOWN OWNED
2.96 ACRES TOTAL

- LAND
2.07 ACRES
- WATER
.89 ACRES

