

See separate instructions on how to access the meeting

TOWN OF BASALT MEETINGS Planning and Zoning Commission Meeting Tuesday, September 19, 2023

Basalt Town Hall

101 Midland Avenue

- 5:30 PM Site Visit- 168 Original Road (Meet at Site)**
- 6:15 Commissioner Light Dinner at Town Hall**
- 6:30 1 Call to Order**
- 6:33 2A Approve Minutes**
2B August 1, 2023
- 6:35 3A Continued Public Hearing on Jadwin/Black Mountain PUD Sketch Plan Application and Associated Land Use Requests:** for the purpose of considering an application submitted by Jadwin Park, LLC for PUD Sketch Plan, Environmentally Sensitive Area (ESA) Reach II Floodplain Review, Annexation, and associated development review actions necessary to develop sixty-eight (68) residential dwelling units, twelve (12) short-term rental cabins, seven (7) seasonal glamping sites, and associated infrastructure on the property located at 431 Emma Road.
- 3B Recommended Action: Continue the Public Hearing to October 3rd without discussion**
- 6:40 4A Public Hearing on 168 Original Road Minor Subdivision Application and Associated Land Use Requests:** for the purpose of considering an application submitted by Michael Fox for a minor subdivision, site plan review and slope review to subdivide the existing property at 168 Original Road into two lots for the construction of an additional single-family residence at 168 Original Road.
- 4B Recommended Action: Staff Presentation; Applicant Presentation; Public Comment; P&Z Discussion; Potential Motion**
- 7:15 Commissioner Comments and Staff Updates**
- 7:25 Adjourn**

Items on the agenda are approximate and intended as a guide for the Commission. Times are subject to change, as is the order of the agenda. For deadlines and information required to schedule an item on the agenda, please contact Basalt Town Hall at 927-4701.

TOWN OF BASALT, COLORADO
P&Z MEETING - TUESDAY, SEPTEMBER 19, 2023
PUBLIC COMMENT ACCESS INSTRUCTIONS

The Basalt Planning & Zoning Commission will meet in person. The P&Z will conduct a hybrid meeting where the public may attend the meeting to make their comments in person or may join the meeting and make their comments via Zoom.

Directions for viewing and accessing the meeting to provide comment during public the public comment portion of the agenda, or during public hearings is provided below.

You can watch a live stream of the meeting here:

on YouTube: <https://www.youtube.com/channel/UCaBozGBsT0GuBNRf4rUI0cA>, or on Grassroots TV at: <https://townofbasalt.ompnetwork.org/>

Zoom webinar:

When: Tuesday, September 19, 2023 06:00 PM Mountain Time (US and Canada)

Topic: P&Z - 09/19/2023

Please click the link to join the webinar: <https://us06web.zoom.us/j/89487635784>

Or One tap mobile: +17193594580,,89487635784# US +12532158782,,89487635784# US
(Tacoma)

Or Telephone: Dial(for higher quality, dial a number based on your current location):

+1 719 359 4580 US	+1 669 444 9171 US	+1 253 205 0468 US
+1 360 209 5623 US	+1 386 347 5053 US	+1 507 473 4847 US
+1 564 217 2000 US	+1 646 931 3860 US	+1 689 278 1000 US
+1 305 224 1968 US	+1 309 205 3325 US	
+1 253 215 8782 US (Tacoma)	+1 346 248 7799 US (Houston)	
+1 669 900 6833 US (San Jose)	+1 312 626 6799 US (Chicago)	
+1 929 205 6099 US (New York)	+1 301 715 8592 US (Washington DC)	

Webinar ID: 894 8763 5784

International numbers available: <https://us06web.zoom.us/j/89487635784>

(If you are unable to access the meeting using the link or call-in numbers above, e-mail your name, and phone number and item you wish to comment on to planning@basalt.net. We will contact you at the appropriate time in the meeting and make other arrangements for you to make your comments.)





DRAFT

PLANNING AND ZONING ACTION MINUTES

BOARD MEMBERS PRESENT: Bill Maron, Kyle Oberkoetter, Katie Hostetler, and Rob Leavitt.

BOARD MEMBERS ABSENT: Eric Vozick and Cindy Hirschfeld.

STAFF PRESENT: James Lindt.

OTHERS PRESENT: Ryan Thompson and Mike Horvath.

DATE: 8/1/2023

MEETING CALLED TO ORDER AT 6:35PM

AGENDA ITEMS

1. Call to Order.
2. Public Hearing on 144 W. Homestead Application for Site Plan Review, Special Review, and Slope Review.
3. Commissioner Comments and Staff Updates.
4. Adjourn.

PUBLIC HEARING ON 144 W. HOMESTEAD APPLICATION FOR SITE PLAN REVIEW, SPECIAL REVIEW, AND SLOPE REVIEW.

James Lindt, Assistant Planning Director, introduced the item to the Commission, and explained that it is a development application for 144 W. Homestead Dr. that requires Site Plan Review, Special Review, and a Slope Review, to construct a single-family dwelling and ADU. Lindt stated that P&Z had taken a site visit prior to the start of the meeting. Lindt stated that the 5900 square foot lot is known as Lot C of the Mabels Subdivision. He explained that the applicant is proposing to construct a detached garage with an ADU unit of 500 square feet. The main house is proposed to be 1700 square feet. Lindt explained that the application is consistent with the 2020 Master Plan as outlined in the Staff Memo, and that it meets the requirements for the R4 MD Zoning District that it is located in. Lindt added that the ADU is required to be Deed Restricted such that one of the units on the property is to be occupied as a primary residence in the R4 MD Zone District.

The Applicants asked if the Wildfire Mitigation requirement prohibiting trees placed 10 feet from the envelope of the structure was measured from the trunk or the canopy. Lindt responded that it is measured from the trunk. The applicants had no other comments or questions.

Bill Maron opened the meeting to Commissioner questions. P&Z members did not have any questions for Staff or Applicants.

Bill Maron opened the hearing to public comment at 6:46 PM.

Mark Elise, a resident of Homestead Dr., commented that he was accepting of their development but that it should not be called affordable housing as it will be a multi-million-dollar development. He continued that there is not enough pedestrian access on Homestead Dr. and that he would like to see enhancements to make the street more a pedestrian-friendly street.

Bill Maron closed the hearing to public comment at 6:50 PM.

Rob Leavitt commented on the parking requirements for the area and stated that requiring a resident to keep their garage clear in order to park a car inside would be tough to enforce by Staff and the Police Department. He added that while the Town encourages density in the R4 MD Zone District, the consequences of that are not always identified.

Bill Maron commented that he would like to see the applicant's best effort to keep the large spruce tree on the property. He stated that there is no way for the Town to require that it is kept. The applicants responded that they intend to keep the large tree.

M/S ROB LEAVITT AND KATIE HOSTETLER TO RECOMMEND APPROVAL AS WRITTEN TO TOWN COUNCIL. MOTION PASSED 4-0.

COMMISSIONER COMMENTS AND STAFF UPDATES.

Lindt introduced Mike Horvath; a prospective P&Z member who is set to be appointed during the August 8th Town Council meeting. Horvath is a Civil Engineer who works for the Town of Snowmass Village and lives in Basalt.

Lindt continued, and told P&Z that there is a development application that has been submitted for the Jadwin Property, and that it will go in front of the Town Council next week to discuss Annexation Eligibility. If Council approves the Annexation Eligibility, that will start the process for Development Review, and the application would be presented to the Town's Commissions and Boards. He added that there are some other small applications coming up, such as a minor subdivision and a site plan review in the Industrial Zone District.

Lindt informed the group that P&Z will have another look at the Midland Streetscape Project's revised scope, and that Staff is conducting Value Engineering that P&Z will be able to discuss.

Lindt stated that Staff is negotiating a lease for Blue Lake Preschool in the Stotts Mill Development.

Lindt said that the BCC development is working on pricing exercises.

M/S KYLE OBERKOETTER AND ROB LEAVITT TO ADJOURN THE MEETING AT 7:02PM. MOTION PASSED 4-0.

TOWN OF BASALT

PLANNING AND ZONING COMMISSION

By _____

Eric Vozick, Chair

Attest _____

Michelle Bonfils Thibeault, Planning Director

MEMORANDUM

To: Chairman Vozick and Basalt Planning and Zoning Commission
Thru: Michelle Bonfils Thibeault, AICP Planning Director
From: James Lindt, AICP Assistant Planning Director
Date: September 19, 2023
RE: Public Hearing- 168 Original Road Minor Subdivision, Slope Review, Community Housing Review to Pay Affordable Housing Cash-in-Lieu, and Site Plan Review for a Single-Family Residence

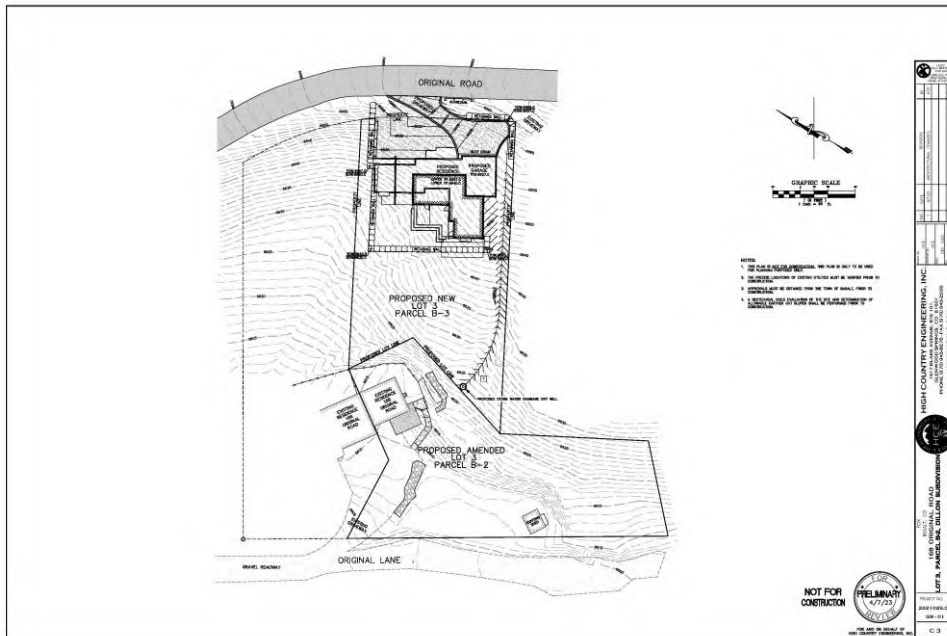
I. Purpose

Michael Fox (Applicant) is requesting approval of a Minor Subdivision, Slope Review, and Community Housing Review to subdivide the property at 168 Original Road into two (2) lots and construct a new single-family residence on the lot to be created through the subdivision.

II. Background

The Applicant owns the property at 168 Original Road (see vicinity map attached as **Exhibit A**). 168 Original Road is .93 acres and includes half of a duplex on it. The Application proposes a Minor Subdivision, Slope Review, Community Housing Review, and a Site Plan Review to subdivide the property into two lots to contain 21,500 sf and 18,098 sf respectively. See Figure 1 below (full size plan also included in attached Application).

Figure 1.



On the 21,500 sf lot (Parcel B-3) proposed for the upper portion of the fathering parcel, the Applicant proposes to construct a 4,436 sf single-family residence. See Figure 2 below (full size plan also included in attached Application).

Figure 2.



The Property is zoned R-2 and is part of the Dillion Subdivision. Written consent from the other property owners in the Dillion Subdivision has been provided (attached as part of **Exhibit B**) to remove the restriction against further subdivision of the properties within the Dillion Subdivision.

III. Review Process

The review process for Community Housing Review and Site Plan Review requires a P&Z recommendation to the Town Council. A Minor Subdivision requires review by only the Town Council unless it is combined with another land use review action. In this case, the Minor Subdivision is being combined with review of the Slope Review, Community Housing Review to Pay Affordable Housing Cash-in-Lieu, and Site Plan Review. Therefore, the P&Z will make a recommendation to the Town Council on all development review actions being requested in this application.

IV. Discussion Items

1. *Consistency with Master Plan:* The subject property is identified as existing residential land use on the Future Land Use Map in the 2020 Basalt Master Plan and is in the Town's Urban Growth Boundary. Additionally, the property is in the Single-Family Residential typology with a Hillside Overlay. In evaluating the Application, the Master Plan includes goals of increasing density in appropriate areas and encouraging the development of smaller homes on smaller lots. Staff believes that the proposal to split the lot to create additional density in this area of Original Road is acceptable if the wildfire and vegetation impacts are appropriately mitigated. However, Staff feels that the proposed floor area of 4,436 sf for the residence on the upper lot (Parcel B-3) is not consistent with the character on the lower portion of Original Road and is not consistent with the objective in the Master Plan of creating smaller houses on smaller lots. Staff further analyzes the proposed size of residence in Section 2 below.

2. *Consistency with Character of Surrounding Area:* Staff believes that the lot sizes proposed are generally consistent with the lot sizes in the surrounding area and are conforming with the minimum lot size in the underlying R-2 Zone District. However, as noted above, Town Staff finds the proposed residence of 4,436 gross sf on Parcel B-3 out of scale with the immediate area. Staff highlighted this concern to the Applicant and the Applicant revised the original design from 4,558 gross sf to the currently proposed 4,436 gross sf. The Applicant has provided a map that is attached as part of **Exhibit B** with the gross floor areas of all the residences in the vicinity and believes that the proposed floor area is consistent with the character of the area.

In examining the Assessor's Records (map prepared by Staff attached as **Exhibit D**) for the residences on the lower portion of Original Road that are most visible from Highway 82, they generally range from approximately 1,800 to 4,000 gross sf. For reference, the Broughton Minor Subdivision approved in 2017 on the lower portion of Original Road is limited to 3,000 gross sf residences. Therefore, Staff recommends that if the P&Z is interested in approving the proposed minor subdivision, that a limit of 3,000 to 3,500 gross sf for units within the subdivision should be considered to be more consistent with the existing residences on the lower portion of the Original Road.

3. *Affordable Housing Mitigation:* The Applicant proposes to pay cash-in-lieu of providing deed-restricted housing to mitigate for affordable housing. Development of new detached single-family residences of less than 3,000 gross sf are exempt from affordable housing mitigation pursuant to Town Code Section 16-416, *Residential Inclusionary Requirements*. As the proposed residence on Parcel B-3 is larger than 3,000 gross sf, affordable housing mitigation would be required. The ability to pay cash-in-lieu of providing affordable housing is discretionary on the part of Town Council. A draft condition (Condition No. 6) is included requiring that cash-in-lieu be paid at the time of building permit issuance for any dwelling units developed in the subdivision that exceed 3,000 gross sf.

4. *Compliance with the R-2 Zone District Requirements:* The existing half duplex unit on the lower portion of the fathering parcel is non-conforming with regards to its side yard setback as it is built to a zero-lot line and has a common wall with the unit on the property to the west. Staff has included a draft condition (Condition No. 4) requiring that any redevelopment on Parcel B-2 that contains the existing dwelling would need to comply with the R-2 Zone District's setbacks and that a specific residence design would need to be reviewed by the P&Z prior to building permit issuance.

Staff finds the proposed dimensional requirements for the two lots to be created by the proposed minor subdivision, to comply with the underlying R-2 Zone District. However, as was noted above, Staff believes the gross floor area proposed is not consistent with the character of the lower portion of Original Road.

5. *Slope Review:* The Applicant has proposed a specific design for the residence to be constructed on Parcel B-3. Parcel B-3 contains slopes that are greater than 30% and the proposed single-family residence is sited on areas of the property that contain 30% slopes. However, Staff believes that the Applicant has proposed the residence in the area that generally has the gentlest slopes on the site. Staff has included a draft condition (Condition No. 10) requiring a tree removal permit for removing trees from the site and mitigation for the trees to be removed. Additionally, conditions (Condition Nos. 7 and 10) are proposed to require terraced retaining walls and submittal of a rockfall mitigation plan for review prior to building permit issuance. A condition (Condition No 16) is also included requiring the Applicant to use non-reflective materials and paint a new residence within the subdivision with dark earthtone colors as is typically required of residences built in the hillside overlay.

6. *Utilities:* The Applicant has proposed the water and sanitary sewer service lines for the new residence on Parcel B-3 to connect downhill across Parcel B-2 to the water and sewer mains in Original Lane. Mid-Valley Metro District required the service lines to connect down to Original Lane due to the age and location of the water and sewer mains in Original Road. This will provide more significant impacts on the slopes than if the Applicant were to be able to bring service lines from Original Road. Staff has included a condition (Condition No. 9) requiring the Applicant to revegetate any disturbed areas and grant necessary utility easements across Parcel B-2 for the utilities to Parcel B-3.

7. *Sustainable Building and Wildfire Mitigation Requirements:* Draft conditions (Condition Nos.14 and 15) have been included requiring that any development in the subdivision is required to satisfy the sustainable building requirements and wildfire mitigation requirements in effect at the time of building permit issuance. Due to the location of the proposed subdivision, a condition (Condition No. 12) is also established to require the Applicant to prepare a Firewise Mitigation Assessment Plan to cover hardening of the structures with fire resistant

materials. The RFFRA has also required that new dwelling units built in the subdivision contain fire sprinkler systems.

8. *Referral Comments:* The Police Department, RFTA, and Eagle County all expressed that they have no comments on the application. The RFFRA's comments are addressed in Section 7 above.

VI. Recommendation

Staff recommends the P&Z hear a presentation by Staff and the Applicant, take public comments, and provide P&Z discussion. As discussed in this memorandum, Staff recommends the allowable size for the units in this minor subdivision be required to be reduced to the 3,000- 3,500 gross sf range. Below are draft conditions for the P&Z to consider in evaluating the Application:

Representations:

1. The Applicant shall comply with all representations set forth in the Application.
2. The Applicant shall comply with all material representations made in hearings before the Town Council.

Dimensional Requirements:

3. The dimensional requirements approved for the subdivision are as follows:

Dimensional Requirement	R-2 Zone District	168 Original Minor Subdivision Lot 3, Parcel B-3	168 Original Minor Subdivision Lot 3, Parcel B-2
Min. Lot Area	14,520	20,700 sf	19,798 sf
Building Height	24 Feet	24 Feet	24 Feet
Ridge Height	28 Feet	28 Feet	28 Feet
# of Stories	2	2	2
Lot Width	50 Feet	110 Feet	230 Feet
Front Yard Setback	20 Feet	25 Feet	25 Feet
Rear Yard Setback	20 Feet	20 Feet	20 Feet
Side Yard Setback	10 Feet	10 Feet	10 Feet* Existing side yard setback may remain until existing dwelling redeveloped
Maximum Floor Area	5,000 gross sf	5,000 gross sf * <i>Staff Recommends Reduction to</i>	4,436 gross sf * <i>Staff Recommends Reduction to 3,000-3,500 gross sf</i>

		3,000- 3,500 gross sf	
Max Lot Coverage	30%	30%	30%
Off-Street Parking	4 Parking Spaces	4 Parking spaces	4 Parking Spaces

Development Review:

4. Construction of a new dwelling unit on Lot 3, Parcel B-2 shall require review by the Planning and Zoning Commission for a site plan review and slope review approval as set forth in Town Code Article VI, Site Plan Review and Section 16-187, *Hillside and Steep Slope Regulations*, prior to applying for building permits. Any new dwelling unit to be constructed on Lot 3, Parcel B-2 shall comply with the dimensional requirements in Condition No. 3 above. The existing dwelling unit on Lot 3, Parcel B-2 may remain at the zero-foot side yard setback until redeveloped. Additionally, any expansion to the existing residence on Lot 3, Parcel B-2 shall also require site plan review and slope review approvals and shall not expand the existing side yard setback non-conformity.
5. A plat note shall be included on the minor subdivision plat that indicates that a site plan review and slope review are required for construction of new residences on the properties included in the subdivision.

Community Housing Requirements:

6. The Applicant shall pay cash-in-lieu of providing affordable housing at the time of building permit issuance for a new residence on either of the lots created by this subdivision if the new residences exceed 3,000 gross sf. The amount of affordable housing cash-in-lieu will be calculated by the Town Planner using the cash-in-lieu methodology in effect at the time of building permit issuance.

Construction Management Plan:

7. The Applicant shall submit a construction management plan for each individual residence for review and approval by the Town Building Official prior to issuance of a building permit. The construction management plan shall include construction parking and dust mitigation measures and a representation that the Applicant will comply with the allowable construction hours as established in the Town Code. The Applicant shall also submit a plan for rockfall mitigation for review and approval by the Town Engineer and Building Official as part of the building permit application on Lot 3, Parcel B-3.

Mid-Valley Metro District Comments:

8. The Applicant shall demonstrate compliance with the Mid-Valley Metro District's e-mail from Chris Lehrman of SGM, dated August 31, 2023, prior to recording a final subdivision plat.
9. The Applicant shall grant necessary water and sanitary sewer easements for the water and sewer service lines that will be installed for the residence on Lot 3, Parcel B-3 across Lot 3, Parcel B-2 in conjunction with recording the final plat and prior to issuance of building permit. Upon installing the water and sewer service lines, the Applicant shall revegetate disturbed areas.

Tree Removal and Landscaping:

10. The Applicant shall apply for and obtain approval of a tree removal permit prior to removing any trees within the Subdivision. The Applicant shall submit a landscaping plan for review and approval by the Town Arborist prior to issuance of a building permit within the Subdivision. Any retaining walls over six (6) feet tall shall be terraced.

Geotechnical Recommendations:

11. Specific geotechnical reports performed by licensed geotechnical engineers shall be produced for each of the lots and shall be submitted as part of the building permit application for a new dwelling unit on either of the lots within the Subdivision.

Fire District Comments:

12. The Applicant shall demonstrate compliance with the Roaring Fork Fire Rescue Authority's (RFFRA) comments, including the requirement to provide a "Firewise Mitigation Assessment Plan", discussed in the letter from Assistant Fire Marshal, Brooke Stott dated August 16, 2023 prior to issuance of a building permit within the Subdivision. Additionally, any residence to be constructed within the subdivision shall contain a fire sprinkler system acceptable to the RFFRA.

Development and Building Fees:

13. The Applicant shall pay all applicable development review fees on each new residence, as calculated by the Town Planner, prior to

individual building permit issuance, (including the payment of parkland dedication and school land dedication fees). The Applicant shall also pay all applicable building permit fees as calculated by the Town Building Official prior to building permit issuance on new residences in the subdivision.

Building Code and Sustainable Building Regulations:

14. New residences to be constructed in the Subdivision shall be required to satisfy the applicable health, safety and building codes in place at the time of building permit issuance. Additionally, new residences shall comply with the Town's Sustainable Building Regulations and Energy Code in place at the time of building permit issuance.

Wildfire Mitigation:

15. New residences to be constructed in the Subdivision shall be required to satisfy the applicable wildfire mitigation regulations at the time of building permit issuance.

Visual Aesthetics:

16. All materials shall be non-reflective and the residence shall be painted natural earth tone colors to better blend into the hillside as seen from the vantage point of Highway 82. The Applicant shall submit the paint colors for review and approval by the Town Planner prior to issuance of a building permit.

Approval Documents and Vested Rights:

17. The Minor Subdivision Plat and the Subdivision Improvements Agreement shall be executed and recorded within 180 days of the effective date of the final plan approval and prior to the issuance of a development permit to make public improvements and prior to the issuance of the first building permit in the subdivision. If the Subdivision Plat and Subdivision Improvements Agreement are not recorded within 180 days, the approvals for the minor subdivision are null and void. The Town Planner may approve an extension to the recording deadline. The Minor Subdivision Plat, Subdivision Improvements Agreement shall be reviewed and approved by the Town Attorney and Town Planner prior to execution and recordation. Additionally, the Applicant shall post financial security in a form approved by the Town Planner and Town Attorney for the required public improvements concurrently with executing the Subdivision Improvements Agreement.

18. All documents necessary to dedicate the utility easements shown on the utility plan in the Final Plan Application shall be filed within 180 days of the effective date of the final approval. The necessary easement documents shall require review and approval by the Town Planner and Town Attorney prior to execution and recording. The Town Planner may approve an extension to the recording deadline.
19. This approval grants vested rights to a develop a single-family residence on Lot 3, Parcel B-3 for three (3) years from the effective date of this approval. The minor subdivision does not create vested rights to develop a new residence on Lot 3, Parcel B-2. Establishment of vested rights to develop on Lot 3, Parcel B-2 shall occur in association with approval of a site plan review for a specific residence design on said lot.

Insubstantial Amendments:

20. The Town Planner may review and approve minor amendments to this approval to effectuate the intent of the final development approvals. The Applicant shall have the ability to appeal a Town Planner's decision on a minor amendment to the Town Council pursuant to the appeals process established in Town Code Section 16-11, *Procedures for Code Interpretations and Appeals*.

Attachments:

- Exhibit A- Vicinity Map
- Exhibit B- Application
- Exhibit C- Referral Comments
- Exhibit D- Lower Original Road Floor Area Map Prepared by Staff

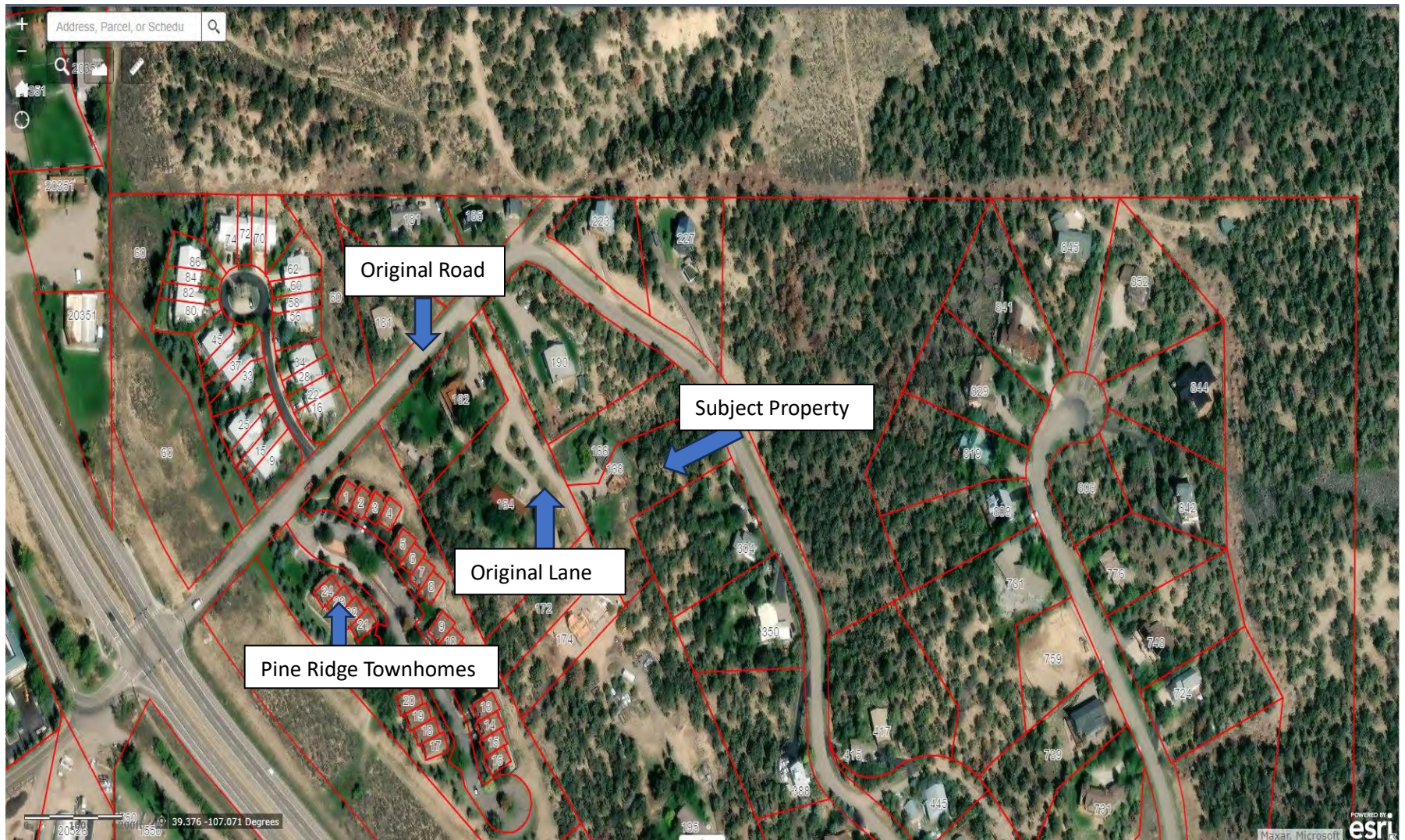


EXHIBIT 1

Development Application

NOTE – Land Use Applicants must schedule and participate in a pre-application conference before submitting a land use application to the Town

To be filled out by the Town Filed: ____/____/____ Application Fee: _____ Review Fee: _____ Total Payment Received: _____ Current Reimbursement Agreement: _____
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Town of Basalt

Development Application

The Following Must Be Provided Unless the Town Planner Gives Permission to Omit Answer:

TYPE OF APPLICATION FILED: ____ Annexation ____ Rezoning ____ ESA
Environmental ____ ESA Floodplain ____ Regular Rezoning ____ Special Review
____ Special Review for Off-Street Parking ____ Variance x Minor
Subdivision ____ Minor Subdivision Condominimization

____ Major Subdivision or Replat	____ Planned Unit Development
____ Sketch Plan	____ Sketch Plan
____ Preliminary Plat	____ Master Plan
____ Final Plat	____ Preliminary Development Plan
	____ Final Development Plan
	____ TRC Administrative Amendment

Other type of Application _____

Brief description of project: __ Minor subdivision of lot at 168 Original Rd. Basalt, CO, to add one new lot to existing subdivision and build a residential home on the new lot within the R-2 zoning perimeters ____

Contact Information

Name of Applicant(s): ____ Michael Fox _____
Phone number (714)345-4974 _____
E mail mfox783@gmail.com _____
Address 168 Original rd. Basalt, CO 81621 _____

Name of Owner(s): ____ Michael Fox _____
Phone number (714)345-4974 _____
E mail mfox783@gmail.com _____
Address 168 Original rd. Basalt, CO 81621 _____

Name of Owner's Representative: ___ n/a _____
Phone number _____
E mail _____

Please attach owner's authorization.

Name of Engineer or Surveyor: ___ Todd Smith. ___
Phone number ___ (720) 399-4091 _____
E mail
todd.smith@rrengineers.com _____

Name of Architect or Planner: ___ Michael Edinger - Alius Design Corp. _____
Phone number ___ (719) 331-9122 _____
E mail Michael@aliusdc.com _____

Information on Existing Conditions

Existing Zoning: ___ R-2 _____ Proposed Zoning: ___ R-2 _____
Total square feet or acreage in application ___ .93 Acres to be divided into two lots _____

Information on Proposed Development

Total number of dwelling units: ___ 1 _____ Number of bedrooms: ___ 5 _____
Total floor area: ___ 3,857 Sq Ft. Residence with 579 Sq. Ft. Garage _____
Proposed gross floor area by use (non-residential development only): _____

Area of open space to be provided: ___ 20,700 sq ft. or .475 acres _____

Legal Description

Legal Description of property (attach if necessary): _____ Subdivision: DILLON
SUBDIVISION Lot: 3 PARCEL B2

Reception No. of Deed: ___ 202009239 _____



SIGNATURE OF OWNER OR OWNER'S REPRESENTATIVE*

* If Owner's Representative files or will represent the application, attach an owner's authorization to represent

Attach appropriate information requested for type of application per the Basalt Town Code and any information requested by Planning Department.

EXHIBIT 2

Reimbursement Agreement

REIMBURSEMENT AGREEMENT

The undersigned (hereinafter "Applicant") has applied to the Town of Basalt for a development permit for _____Michael Fox_____ for the property known as ___168 Original Rd. Basalt, CO 81621 _____ (the "Property") pursuant to the requirements of the Town Code. Applicant acknowledges and agrees that in consideration of the Town of Basalt processing and reviewing Applicant's request for a development permit, Applicant shall make the following payments to the Town and agrees as follows.

1. **NON-REFUNDABLE Application Fee.** Simultaneous with execution hereof, Applicant has paid a non-refundable Application Fee pursuant to Sections 16-292(a) and 17-61(a), Town Code, in the amount of \$_1,300_(Minor subdivision review fee, Slope Review Fee, and Site Plan Amendment Fee).

2. **Review Deposit.** Simultaneous with execution hereof, Applicant has paid a review deposit as required by Sections 16-292(c) and 17-61(c), Town Code, in the amount of \$_3,500_____ against and to secure payment of a portion of the Town's review expense in accordance with Sections 16-292(b) and 17-61(b), Town Code. Any amount by which the Applicant's deposit exceeds the costs incurred by the Town with regard to development of the Property shall be refunded to Applicant within a reasonable time after final action has been taken with regard to development of the Property or upon withdrawal of the application by the Applicant.

3. **Review Expenses.** Pursuant to Sections 16-292(b) and 17-61(b), Town Code, the Applicant agrees to reimburse the Town for any and all Costs, Staff Fees, and Consultant Fees described herein incurred by the Town during and after the review process associated with the Property. Costs include but are not limited to publication fees, recording fees, and any other actual out-of-pocket costs incurred by the Town with regard to the Property ("Costs"). Inspection and review by town employees shall include reimbursement for time spent by the Town Administrator, Town Planning staff and the Town Public Works staff in compliance with the Town's rate schedule in affect at the time that the work was completed ("Staff Fees"). These rates currently range from \$85.00 to \$100 per hour. Applicant shall also reimburse the Town for all actual out-of-pocket costs incurred by the Town in connection with Applicant's development review application for consultants, including but not limited to, legal, engineering and planning review and advice from persons or entities not on town staff at the rate of the amount actually paid by the Town for such review and advice ("Consultant Fees"). Additionally, to partially defray administrative, handling and review costs incurred by the Town with regard to the Property, Applicant shall additionally pay to the Town an amount equal to 15% of all of the Costs and Consultant Fees.

4. **Payment.** Any and all bills for these costs are due and payable to the Town as follows: All accounts are due net in 15 days from the date of the bill. Interest on any overdue amounts shall be accessed and paid by Applicant at the rate of 2% per month (24% APR) from the date due until paid.

5. **Binding Obligation.** Applicant agrees and acknowledges that this Reimbursement Agreement shall be a continuing obligation which will run with the land and be binding on Applicant and any future owners of the land, and will include the obligation to reimburse the Town for any and all costs associated with the Property incurred by the Town for

EXHIBIT 3

Copy of Payment

MICHAEL FOX
MELISSA RESUTKO
168 ORIGINAL RD
BASALT, CO 81621-9379

178
23-7/1020 1007

4/28/23

Date

Pay to the
Order of

Town of Basalt

\$ 4,800.⁰⁰

Four thousand Eight hundred & $\frac{0}{100}$ 's¹⁰⁰

Dollars



Wells Fargo Bank, N.A.
Colorado
wellsfargo.com

For

Fees & deposits for subdivision
168 Original Rd.

MP

⑆ 102000076⑆ 8426982586⑆ 00178

Harland Clarke

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WRITTEN INFORMATION EXHIBIT 4

Proposed Development Chart
Lot 3 Parcel B-3

	Proposed Development	R-2 Zoning Requirements	Code Number
Use	Single-family Dwelling	Single Family Dwelling Permitted	Basalt Municipal Code 16-22(1)
Minimum Lot Area	21,500 sq ft	14,520 sq ft	Basalt Municipal Code 16-22(2)
Minimum Lot Width	112.44 ft	50 ft	Basalt Municipal Code 16-22(2)
Front Yard Setback	25 ft	25 ft	Basalt Municipal Code 16-22(2)
Side Yard Setback	10 ft	10 ft	Basalt Municipal Code 16-22(2)
Rear Yard Setback	44 ft	20 ft	Basalt Municipal Code 16-22(2)
Maximum building height (feet)	24 ft	24 ft	Basalt Municipal Code 16-22(2)
Highest point of a pitched roof not to exceed (feet)	28 ft	28 ft	Basalt Municipal Code 16-22(2)
Maximum Number of Stories	2	2	Basalt Municipal Code 16-22(2)
Maximum Lot Coverage	20.6%	30%	Basalt Municipal Code 16-22(2)
Maximum Floor Area	4,558	5,000	Basalt Municipal Code 16-22(2)

Proposed Development Chart
Lot 3 Parcel B-2

	Existing Structure	R-2 Zoning Requirements	Code Number
Use	Single-family Dwelling	Single Family Dwelling Permitted	Basalt Municipal Code 16-22(1)
Minimum Lot Area	18,098 sq ft	14,520 sq ft	Basalt Municipal Code 16-22(2)
Minimum Lot Width	233.26 ft	50 ft	Basalt Municipal Code 16-22(2)
Front Yard Setback	92 ft	25 ft	Basalt Municipal Code 16-22(2)
Side Yard Setback	0 ft	10 ft	Basalt Municipal Code 16-22(2)
Rear Yard Setback	20 ft	20 ft	Basalt Municipal Code 16-22(2)
Maximum building height (feet)	24 ft	24 ft	Basalt Municipal Code 16-22(2)
Highest point of a pitched roof not to exceed (feet)	28 ft	28 ft	Basalt Municipal Code 16-22(2)
Maximum Number of Stories	3	2	Basalt Municipal Code 16-22(2)
Maximum Lot Coverage	8.04%	30%	Basalt Municipal Code 16-22(2)
Maximum Sq. Ft	1456	5,000	Basalt Municipal Code 16-22(2)

Note: Parcel B-2 is not planned to be re-developed at this time. If re-development is sought in the future the property re-development would be limited in terms of total square footage, area, and setbacks with the existing structure. Re-development would be required to meet the underlying zoning setbacks and floor area limitations.

EXHIBIT 5

Owner Applicant Info.

Names and Address of Owner and Applicant
Lot 3 Parcel B-3

Owners of 168 Original Rd. Basalt, CO 81621:

Michael Fox and Melissa Fox
Address: 168 Original Rd. Basalt, CO 81621

Applicants for minor subdivision:

Michael Fox and Melissa Fox
Address: 168 Original Rd. Basalt, CO 81621

EXHIBIT 6
Engineer Surveyor
Planner Information

Names and Addresses of the Surveyor, Engineer, and Planner of Subdivision
Lot 3 Parcel B-3

Surveyor:

Rodney P. Kiser, PLS/Partner
True North Colorado, LLC
A Land Surveying and Mapping Company
PO Box 614
386 W. Main Street Unit 3
New Castle, Colorado
970-984-0474
www.truenorthcolorado.com

Engineer:

Tom Scott - Civil Engineer
High Country Engineering, Inc.
1517 Blake Avenue, Suite 101
Glenwood Springs, CO 81601
Phone: 970.945.8676
Office Fax: 970.945.2555

Todd Smith - Civil Engineer
R&R Engineers
1635 W. 13th Ave. Suite 310
Denver, CO 80204
Phone: 720-390-5523

Daniel Hardin - Geotechnical Engineer
Kumar and Associates
5020 County Road 154
Glenwood Springs, CO 80601
Phone: 970-945-7988

Architect/Planner:

Michael Edinger
Michael@aliusdc.com
719.331.9211

EXHIBIT 7
Neighboring Property Info.

Contact of Property Owners within 300 yards
 Lot 3 Parcel B-3

Short Address	Full Location Address	Owner	Owner Address
350	000350 ORIGINAL RD BASALT AREA 0	BLIZZARD, STEPHEN B.	350 ORIGINAL RD BASALT, CO 81621-9379
304	000304 ORIGINAL RD EL JEBEL AREA 0	SPRACHER, SANDRA - CARSTEN, RICK	304 ORIGINAL RD BASALT, CO 81621-9379
227	000227 ORIGINAL RD BASALT AREA 0	LAVIGNE, RICHARD CHADWICK & CHRISTIE F.	227 ORIGINAL RD BASALT, CO 81621-9378
223	000223 ORIGINAL RD BASALT AREA 0	ROJAK, JOHN - MAHONY, KAITILIN	25 CIMARRON RD PUTNAM VALLEY, NY 10579-1807
190	000190 ORIGINAL RD EL JEBEL AREA 0	MARQUEZ 190 ORIGINAL HOLDING LLC	PO BOX 2870 ASPEN, CO 81612- 2870
174	000174 ORIGINAL RD BASALT AREA 0	174 ORIGINAL ROAD LLC	PO BOX 6464 SNOWMASS VILLAGE, CO 81615-6464
172	000172 ORIGINAL RD BASALT AREA 0	CUSICK, JACOB & COURTNEY	161 CHEYENNE AVE CARBONDALE, CO 81623-8706
166	000166 ORIGINAL RD BASALT AREA 0	GONZALEZ-BRINGAS FAMILY TRUST	67 COUNTY ROAD 162 CARBONDALE, CO 81623-9621
164	000164 ORIGINAL RD BASALT AREA 0	SCOT OWEN BROUGHTON TRUST - KATHRYN MARIE BROUGHTON TRUST	PO BOX 1311 BASALT, CO 81621- 1311
162	000162 ORIGINAL RD BASALT AREA 0	HACKBARTH, KURT A.	PO BOX 2016 BASALT, CO 81621- 2016
195	000195 HILLCREST EL JEBEL AREA 0	WESSELING, RYAN J. & LILLIAN ELLEN	PO BOX 1854 BASALT, CO 81621- 1854

Contact of Property Owners within 300 yards
Lot 3 Parcel B-3



EXHIBIT 8

Data Related to Application

Chart of Data Related to the Application
Lot 3 Parcel B-3

	Proposed Development	R-2 Zoning Requirement
Description of proposed land uses	Residential	
Description of planning objectives	Planning objective is a minor-subdivision adding one new lot to the existing subdivision	
Description of the adjoining land uses	Residential	
Existing and proposed zoning	R-2	R-2
An estimate of proposed residential units; an estimate of population on commercial square footage are	One single-family residence on each. A five bedroom residence that is 3,857 sq ft with a 579 sq. ft garage. Commercial population is not applicable.	
The total area of the parcel	.93 acres	
A statement of how development will be served by utilities	Midvalley Metro water and sewage, black hills energy gas, comcast fiber cable, holy cross electric. All utilities have been located on the street above Original Rd. See Exhibit 1 - C-2 Utility Plan 12-6-22.	
A general statement describing the geological characteristics of the land, soil types, slope stability and floodplain information. This information may be based on secondary data available from the Town, soil conservation service or other sources. The Town Manager may request that an environmental summary of the above characteristics be submitted in graphic form.	Regional geologic mapping shows that the hillside in the vicinity of Lot 3, Parcels B-2 and B-3 is underlain by Quaternary-age landslide deposits (Kirkham and Others, 1998). The landslide deposits consist of unstratified clay, silt, sand, and gravel with cobbles and boulders. In our opinion the hillside in the vicinity of Lot 3, Parcels B-2 and B-3 is probably a large dormant landslide that does not show evidence of recent large-scale landslide movements, however, minor seasonal creep movements may be occurring without producing noticeable surface evidence. Lot 3 Parcels B-2 and B-3 is not exposed to potential snow avalanche, rockfall or debris flow hazards. Steep and potentially unstable slopes are present throughout the lot. No cracking, bulging, seepage, or other signs of slope instability were	

Chart of Data Related to the Application
Lot 3 Parcel B-3

	<p>observed in the northern part of the lot. Although the lot is identified as 'landslide deposits' by Kirkham and Others (1998), based on our observations and experience in the area, we believe that the area of the proposed residence is generally adequately stable for the building construction. The likelihood of major slope instability on Lot 3, Parcels B-2 and B-3 during a reasonable exposure period for a residence appears to be low, but the site could experience small scale creep movements. It should be possible to design the residence to resist small scale creep movements such as with a heavily reinforced foundation typical of this area.</p>	
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EXHIBIT 9

Proposed Covenants

Proposed terms of reservations and dedications of public rights-of-way, easements and other public
lands
Lot 3 Parcel B-3

There are no proposed covenants for this minor subdivision

EXHIBIT 10

Proposed Easements Etc.

Proposed terms of reservations and dedications of public rights-of-way, easements and other public
lands
Lot 3 Parcel B-3

No terms of reservations, dedications of public rights of way, easements, or other public lands
designated with this subdivision.

EXHIBIT 11

Response to Slope Standards

Sec. 16-187. Hillside and steep slope regulations.

The Town intends to implement the goals and objectives of the master plan by adopting these steep slope regulations. These regulations are intended to achieve the following purposes:

- (1) Preserve the visual and aesthetic qualities of Basalt's hillside areas;

Conceptual architectural design has been created with this application to ensure the visual and aesthetic qualities of Basalt's hillside.

- (2) Ensure that development fits with the natural contours of the land so as to minimize the impacts of cutting, filling and grading on hillsides and steep slopes;

Natural contours were taken into account when planning development as to minimize the impacts of cutting, filling, and grading hillsides. Documents of conceptual designs are prepared for review.

- (3) Control activities that would cause scarring and erosion on steep slopes and that could degrade water quality; and

The applicant will defer to retained civil and geotechnical engineers to minimize any scarring or erosion of steep slopes. See note from Geo-technical report below.

- (4) Protect the public from the natural hazards associated with unstable slopes and hillside development, including those from geologic hazards and wildfire hazards.

The applicant will defer to retained civil and geotechnical engineers to minimize any unstable slopes. See note from Geo-technical report below.

Response Pursuant to February 9, 2023 Report by Kumar and Associates, Inc.

Geologic Site Assessment: Lot 3 Parcels B-2 and B-3 is not exposed to potential snow avalanche, rockfall or debris flow hazards. Steep and potentially unstable slopes are present throughout the lot. No cracking, bulging, seepage, or other signs of slope instability were observed in the northern part of the lot. Although the lot is identified as 'landslide deposits' by Kirkham and Others (1998), based on our observations and experience in the area, we believe that the area of the proposed residence is generally adequately stable for the building construction. The likelihood of major slope instability on Lot 3, Parcels B-2 and B-3 during a reasonable exposure period for a residence appears to be low, but the site could experience small scale creep movements. It should be possible to design the residence to resist small scale creep movements such as with a heavily reinforced foundation typical of this area.

A structural engineer should be consulted to review design options and provide structural details

Written Responses to the Review Standards, Including Slope Review Standards
Lot 3 Parcel B-3

for potential small creep movements as part of the building design. It should be feasible to develop the lot with a residence typical of the area. Once access for a drill rig to the building site has been constructed, a geotechnical subsoil study should be performed to evaluate foundation bearing conditions and provide recommendations on foundation design.

Historic earthquakes within 150 miles of the project site have typically been moderately strong with magnitudes less than 5.5 and maximum Modified Mercalli Intensities less than VI (Widmann and Others, 1998). The largest historic earthquake in the project region occurred in 1882. It was located in the northern Front Range and had an estimated magnitude of about $M6.4 \pm 0.2$ and a maximum intensity of VII. Historic ground shaking at the project site associated with the 1882 earthquake and the other larger historic earthquakes in the region does not appear to have exceeded Modified Mercalli Intensity VI (Kirkham and Rogers, 2000). Modified Mercalli Intensity VI ground shaking should be expected during a reasonable exposure time for the residences, but the probability of stronger ground shaking is low. Intensity VI ground shaking is felt by most people and causes general alarm, but results in negligible damage to structures of good design and construction.

Using estimated shear wave velocities for the subgrade materials, calculations indicate that the seismic soil profile within the upper 100 feet at the subject site should be considered Class C, very dense soil and soft rock, as described in the 2015 International Building Code, unless site specific shear wave velocity studies show otherwise. Based on the subsurface profile and the anticipated ground conditions, liquefaction is not a design consideration.

Relief from formulas. An applicant who wishes to obtain relief from the restrictions of the density and floor area calculation formulas on his lot may do so by submitting an application for special review pursuant to Chapter 16, Article III or by obtaining a variance through the PUD process pursuant to Chapter 16, Article IV of this Code.

(a) Site planning standards. Applications that are subject to these steep slope regulations shall demonstrate their compliance with the following site planning standards.

(1) Overall site plan.

a. Setback from top of slope. When development is placed on the top of a slope that is greater than thirty percent (30%), the facade of any structure shall be set back by a minimum of ten feet (10") from the top of that slope.

Answer: The predominant portion of the site plan is designed to avoid slope over 30% and to be setback 10 ft. from the top of the 30% slope line. For the small portion of the home that traverses through the slope of 30%, we are utilizing design features to minimize the disruption of 30% slope and to minimize the visual appearance of the home from the road.

b. Development to occur on lesser slopes. When a property contains some lands with a slope of less than thirty percent (30%) and some lands with a slope of greater than thirty percent (30%), the area of the property having a slope of less than thirty percent (30%) is the preferred portion of the site in which to accommodate the development and shall be utilized to the extent practical.

However, development may occur along the toe of a thirty percent (30%) slope, (or if it is not practical to develop on a slope of less than thirty percent (30%), then along the slope itself) if the applicant demonstrates to the satisfaction of the Town Planner or other applicable review body that the development is reasonable and safe from an engineering and slope stability standpoint and does not cause unnecessary impacts on the slope onto which it is being built. In doing so, the applicant shall demonstrate that the development has been designed to appropriately account for the following factors, as applicable to the site in question:

1. The stability of the slope and whether disturbing that slope could pose a hazard to occupants of the property or neighboring properties.
2. The presence or absence of vegetation on the slope and whether development on the slope would result in the loss of mature vegetation that helps to stabilize the slope.
3. Whether there are natural or unique features or valued neighborhood characteristics on the flat portions of the site that could be preserved by locating some of the development at the toe of the slope or on the steeper slopes.
4. The prevailing development pattern on the surrounding lots and whether development has typically occurred on the flat area of the property or has taken place on the steeper lands (Note: this factor shall not apply to properties accessed off of an alley).
5. The ability of the proposed development to keep all site impacts, such as drainage and erosion, within the confines of the site during and following construction.

Answer: We are generally avoiding development in areas of slope above 30%. Where it does occur we are keeping our structure ABOVE the slope in true ASL elevation allowing the slope to be avoided in terms of cut. We will adhere to any recommendations from the geotechnical engineers regarding unstable soil and whether additional backfill is needed in the foundation. Our goal is to maintain foundational structure and minimize disruption to the slopline.

C. Preserve natural features. Whenever possible development should be located to preserve significant natural site features such as prominent landforms, rock outcrops, mature trees and vegetation, and drainage courses. Developing in already disturbed areas of a site is preferred to disturbance of natural areas.

d. Avoid unstable slopes. Development shall be located so as to avoid areas that the Town determines are subject to slope instability and rockfall hazards, except as provided in the following circumstance. Where a project is not able to fully avoid these hazards, development may be permitted if an engineer or geologist licensed in the State of Colorado demonstrates that the hazard will be safely mitigated and appropriate mitigation measures are employed.

Mitigation measures may include but are not limited to:

1. Slope stabilization via grading, revegetation, retaining walls, soil nail or micropile systems, or other accepted designs;
2. Stabilization of rocks via bolting, gunite application (cementing), removal of unstable rocks (scaling), cribbing, installation of retaining or catchment walls and other accepted practices;
3. Slowing, diverting or channelizing rocks or debris flows using fences, screens, dams, concrete barriers or diversion facilities around vulnerable structures; and
4. Designing structures to withstand the impacts from rocks and other geologic hazards by reinforcing uphill walls, windows and doors or by having no windows or doors on uphill walls.

Answer: The property sits in an area of the site where minimal steep or unstable slopes exist. Apart of this design includes a cantilevered portion of the home to avoid building on 30% grade slopes. We plan to re-vegetate and irrigate portions of slope that are disrupted with Native irrigated vegetation mixes recommended by Pitkin County and the Colorado Parks and Wildlife Division. Of note, all hillside disturbed for digging utilities will be re-vegetated and irrigated with native vegetation mix.

e. Avoid driveway cuts across steep slopes. To the extent practical, development should be placed close to where an existing road or driveway enters a property so as to avoid having the driveway cut across an existing steep slope to access another portion of the site. This means that if the road accesses the property at the toe of a slope, then development should occur at the toe of the slope while if the road accesses the property at the top of the slope, then development should occur at the top of the slope.

Answer: It is impossible to avoid crossing the steep slope however; we are keeping the drive way ABOVE the slope with walls and fill thus eliminating any steep slope conditions at the driveway . Slope that is disrupted will be terraced and re-vegetated and irrigated.

(2) Grading standards.

- a. Developments within the R-3TN Zone District. Terracing, as seen throughout the R-3TN Zone District (Hill District), is permitted to occur on slopes in excess of thirty percent (30%) in order to create a flat bench or building pad or to create a garden or lawn area as this is consistent with the historical development of this area of Town.
- b. Developments in areas not zoned R-3TN. In areas of Town not zoned R-3TN that have slopes in excess of thirty percent (30%) development should be designed to minimize the need for earth moving or disturbance. For example, cutting and grading to create a flat bench or building pad should be avoided to the maximum extent possible building designs that require excessive cut and fill shall not be allowed. Instead buildings should be designed to follow the site's natural contours and building foundations should be stepped along the slope to limit the need for cutting and filling. Driveways should be designed to follow the site's natural contours whenever possible and should take up the grade of the slope rather than cutting into or manipulating the topography.
- c. Man-made slopes. Where grading, excavation, or filling is necessary, creation of slopes of twenty-five percent (25%) or less is strongly encouraged. Cut or filled man-made slopes shall not exceed a slope of fifty percent (50%) unless a soils engineering or technical report is submitted demonstrating that the cut or fill will be stable.
- d. Re-contour cut and filled slopes. All cut, filled and graded slopes shall be re-contoured to blend with the natural, varied contours of the surrounding undisturbed terrain. Abrupt angular transitions and linear slopes should be avoided to the extent possible.
- e. Retaining walls. Retaining walls used to support steep slopes shall not exceed six (6) feet in height except when terracing is employed or as needed to construct a structure's foundation wall. Terracing should be limited to two (2) tiers. The width of the terrace between retaining walls that are up to four (4) feet in height should be at least three (3) feet. Retaining walls greater than four (4) feet in height should be separated from other retaining walls by at least five (5) horizontal feet and shall be based on the design of a professional engineer. Terraces shall be permanently landscaped or revegetated pursuant to the standards in Subsection (e)(3)a. below.

Answer: Terraced walls have been added in compliance with the above standards. The grading of this lot will be only what is necessary to build the home and the immediate surrounding landscape. No grades are intended to be created greater than 25%.

(3) Vegetation preservation and landscaping.

- a. Revegetation is required. Areas disturbed by development shall be revegetated. Plant material used to revegetate these areas shall be non-invasive and should be low-water using and indigenous to the neighborhood in which the property is located. For the purpose of this standard, "indigenous" means naturalized to a given geographic area. The Town has prepared a list of

indigenous plant materials that can be obtained from the Town Planner or Town Horticulturalist. Proposals to revegetate with plant materials that are not on the list of indigenous plant materials shall be subject to review and approval by the Town Horticulturalist and Town Planner. In evaluating the appropriateness of using non-indigenous materials on a particular site, the Town Horticulturalist and Town Planner may consider the type and composition of plant materials in the immediate surrounding area.

- b. Preserve natural vegetation. Development shall be located so as to preserve, to the maximum extent practical, existing natural vegetation (particularly mature vegetation) which may help to screen its appearance.

c

Soil disturbance. Topsoil from a disturbed slope should be stockpiled on-site to the extent practical and should be used in re-vegetation of the subject property or surrounding area when this is feasible. Soils disturbed by development shall be retained on-site by using accepted erosion and sedimentation control practices.

- c. Irrigation. The applicant shall demonstrate that there are sufficient facilities for irrigation present on the property to support the vegetation that is proposed to be planted.

Answer: Landscaping will be done in accordance with town rules to re-vegetate property correctly. We are looking at the native mixes offered by Pitkin County and the Colorado Parks and Wildlife division. Owners will plan to properly irrigate the property regarding the vegetation that they add.

(4) Building form and materials. The following standards shall only apply to properties that are located in certain highly visible areas that are depicted on the Hillside Overlay Map which is considered to be part of this Section.

- a. Mass. The mass of the development shall be designed to minimize or reduce its overall visual impacts by complying with either of the following two (2) design approaches:
 - 1. Breaking the mass into distinct smaller forms which may involve repeating similar forms at a more modest scale, breaking facades and roof lines into smaller segments, or stepping the building mass into the hillside. When development is permitted to occur on a slope, stepped foundation design and terraced building forms should also be used to allow buildings to step up or down with the natural slope; or
 - 2. Using simple building forms and simple roof lines that tend to reduce the visual perception of the structure.

Answer: The conceptual design of this house has minimal angles and steps down with the hillside in accordance with the above standards.

- b. Buildings shall meet the ground. Buildings shall be designed so they firmly meet the ground and do not use a pier design. Cantilevers may be permitted when:

1. The Town Planner or other applicable final review body determines that using cantilevers causes less physical impacts on the slope and results in a building with less visual impacts than if cantilevers were not used; and
2. The resulting building form is compatible with that of surrounding structures.

Answer: A cantilevered design is employed here to avoid cutting into the 30% slope beneath it. This rule may not be an issue because owners plan to build an exterior façade below the cantilever with piers to appear as if the home runs to the ground.

- c. Basement exposure. No more than two (2) floors shall be exposed above grade. An additional basement level is permitted and is determined to satisfy this requirement if it meets the following provisions:
 1. The additional basement level must be covered with grade at the exterior of the residence so that not more than six (6) feet of basement wall is exposed, as measured vertically at all points around the perimeter of the residence except for any door or window and grading necessary to achieve the door or window that satisfies subsection 2. below.
 2. Individual window openings that are no wider than six (6) feet may be approved by the Town Planner after a finding that the glazing is kept to a minimum and that such glazing is adequately screened from view from the public right-of-way and the neighboring properties.

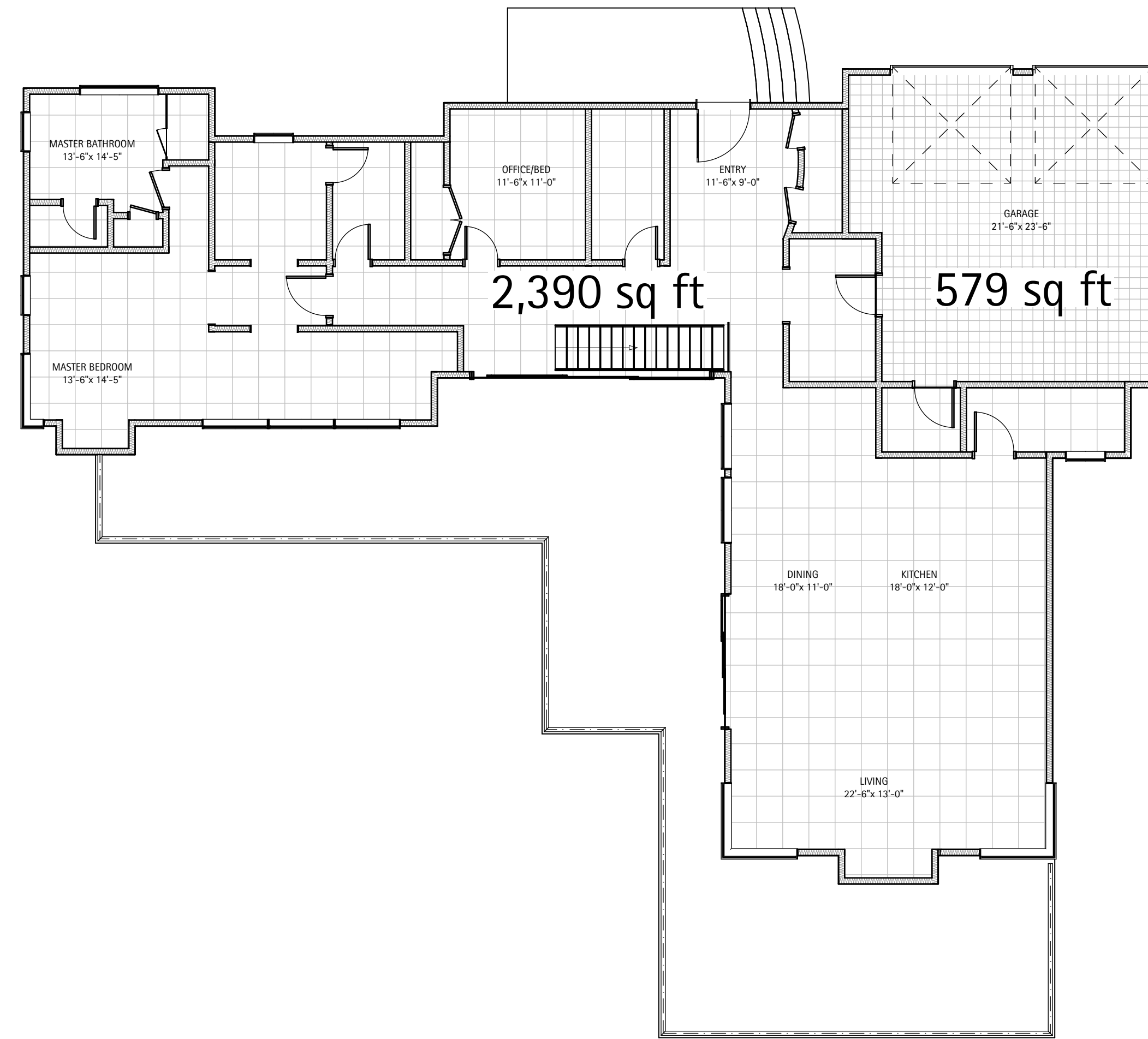
Answer: This rule does not apply. No more than two floors are planned above grade.

3. Any egress well may be no deeper than four (4) feet.

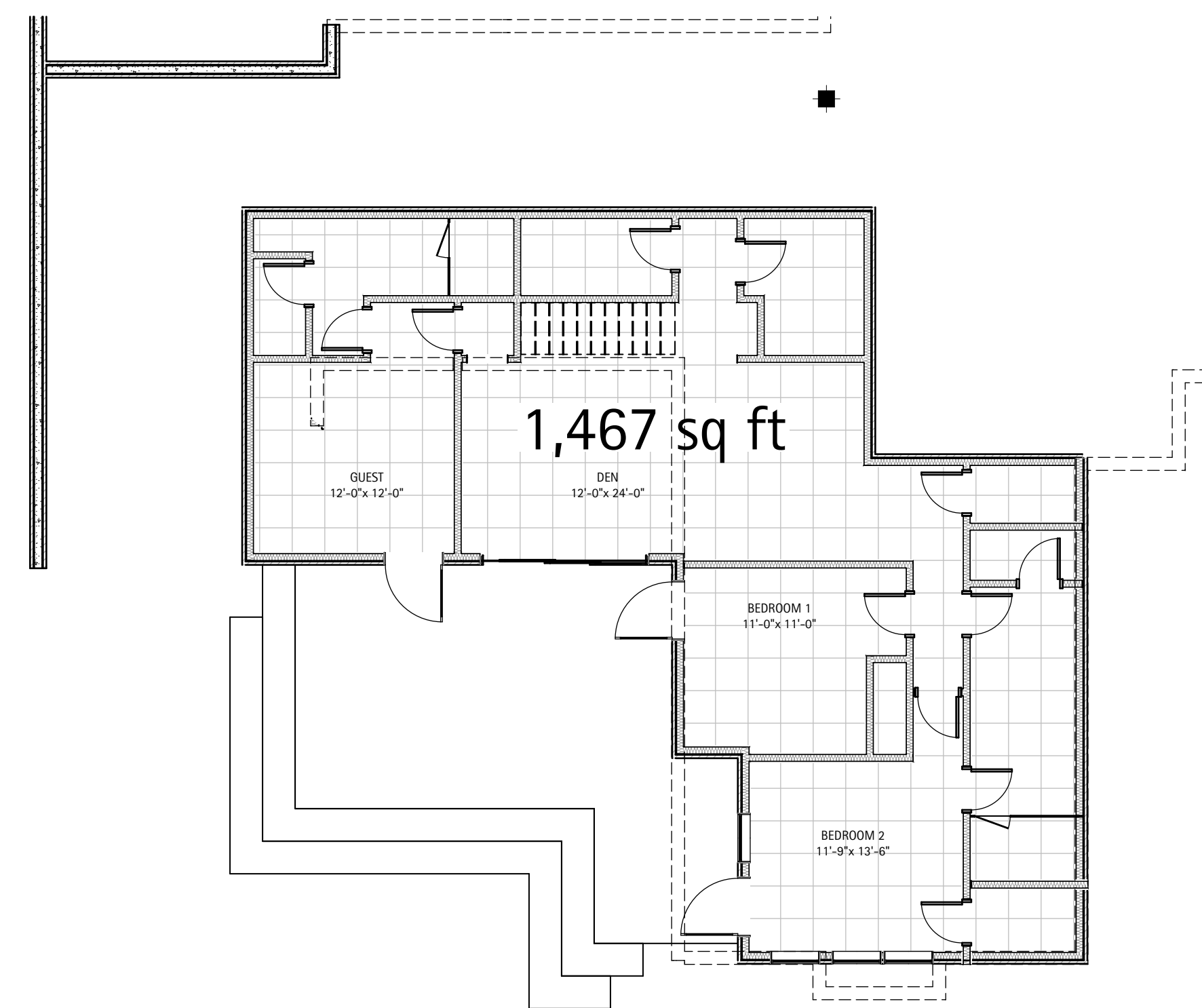
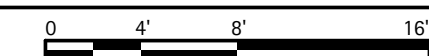
(Prior code 70-81; Ord. 05 §B(Exh. A), 2012; Ord. 15 §1(Exh. A), 2014)

EXHIBIT 12

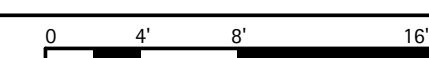
Conceptual Design



1 MAIN LEVEL FAR
SCALE: 1/8" = 1'-0"



1 LOWER LEVEL FAR
SCALE: 1/8" = 1'-0"



168 Original Road
Basalt, CO 81623

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DRAWING SET	ISSUE
LAND USE APP	03/24/2023
LAND USE APP REV	06/25/2023
LAND USE APP REV II	09/11/2023

FLOOR AREA CALCULATIONS

PROJECT No:	2106
DRAWN BY:	MTE



G1.02



168 Original Road
Basalt, CO 81623

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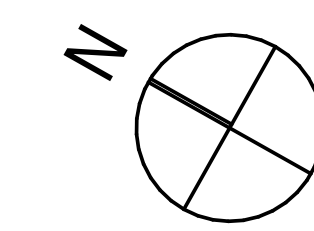
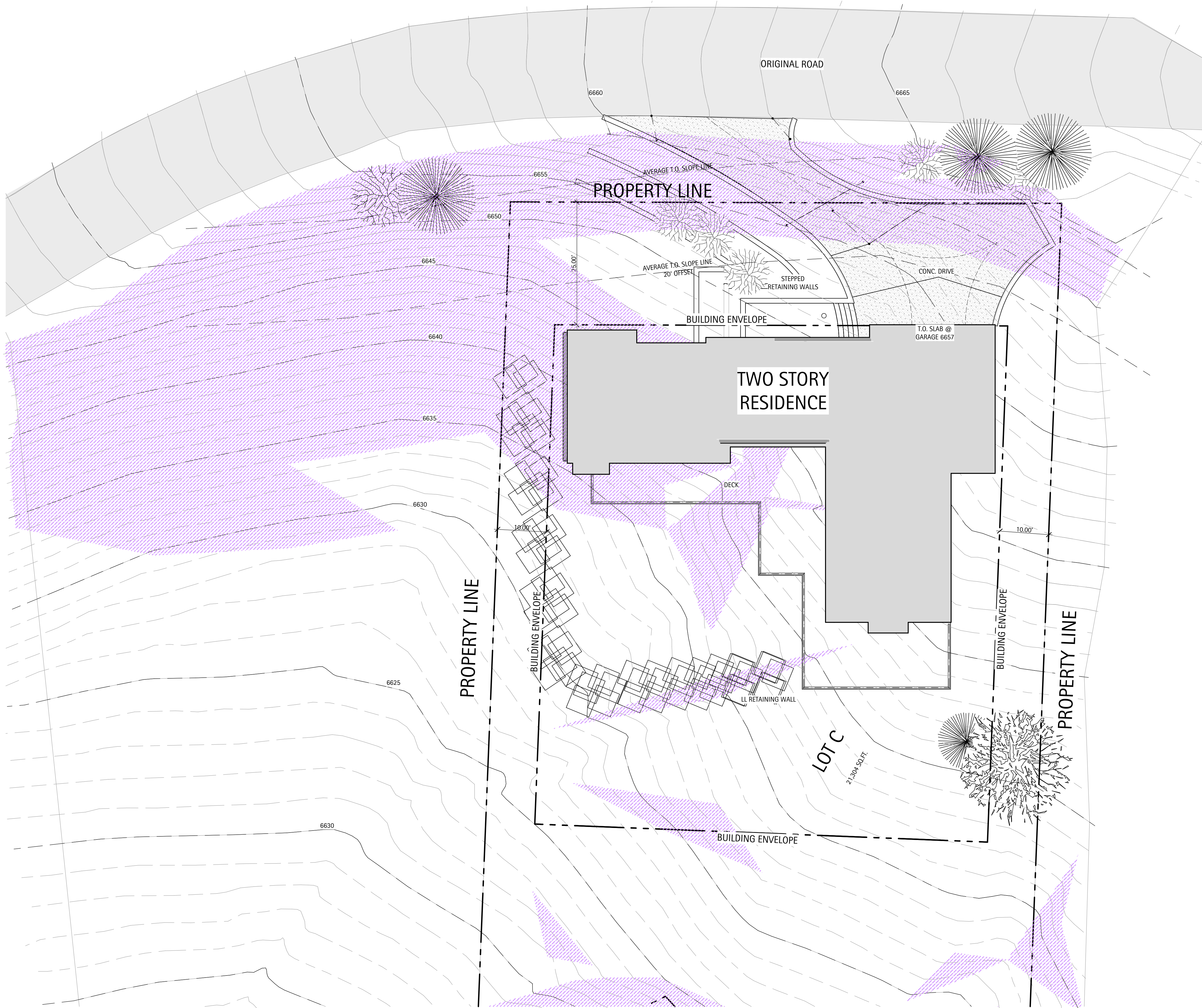
DRAWING SET	ISSUE
LAND USE APP	03/24/2023
LAND USE APP REV	06/25/2023
LAND USE APP REV II	09/11/2023

SITE PLAN 1"=20'

PROJECT No: 2106
DRAWN BY: MTE

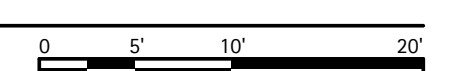


C1.01



168 Original Road
Basalt, CO 81623

1 SITE PLAN
SCALE: 1" = 10'



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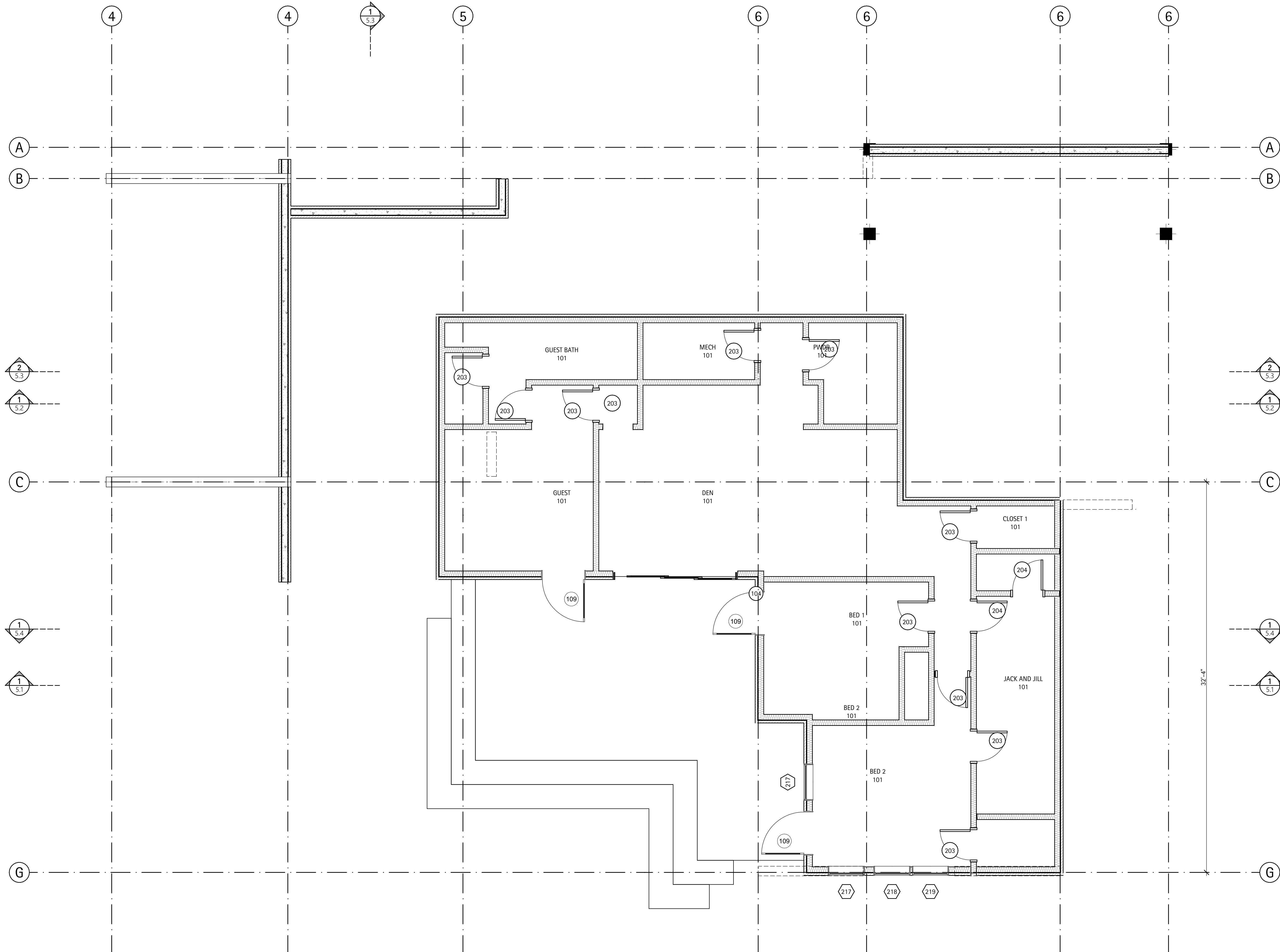
DRAWING SET	ISSUE
LAND USE APP	03/24/2023
LAND USE APP REV	06/25/2023
LAND USE APP REV II	09/11/2023

SITE PLAN

PROJECT No: 2106
DRAWN BY: MTE



C1.02



168 Original Road
Basalt, CO 81623

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DRAWING SET	ISSUE
LAND USE APP	03/24/2023
LAND USE APP REV	06/25/2023
LAND USE APP REV II	09/11/2023

LOWER LEVEL PLAN

PROJECT No: 2106
DRAWN BY: MTE



A1.01

1 LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



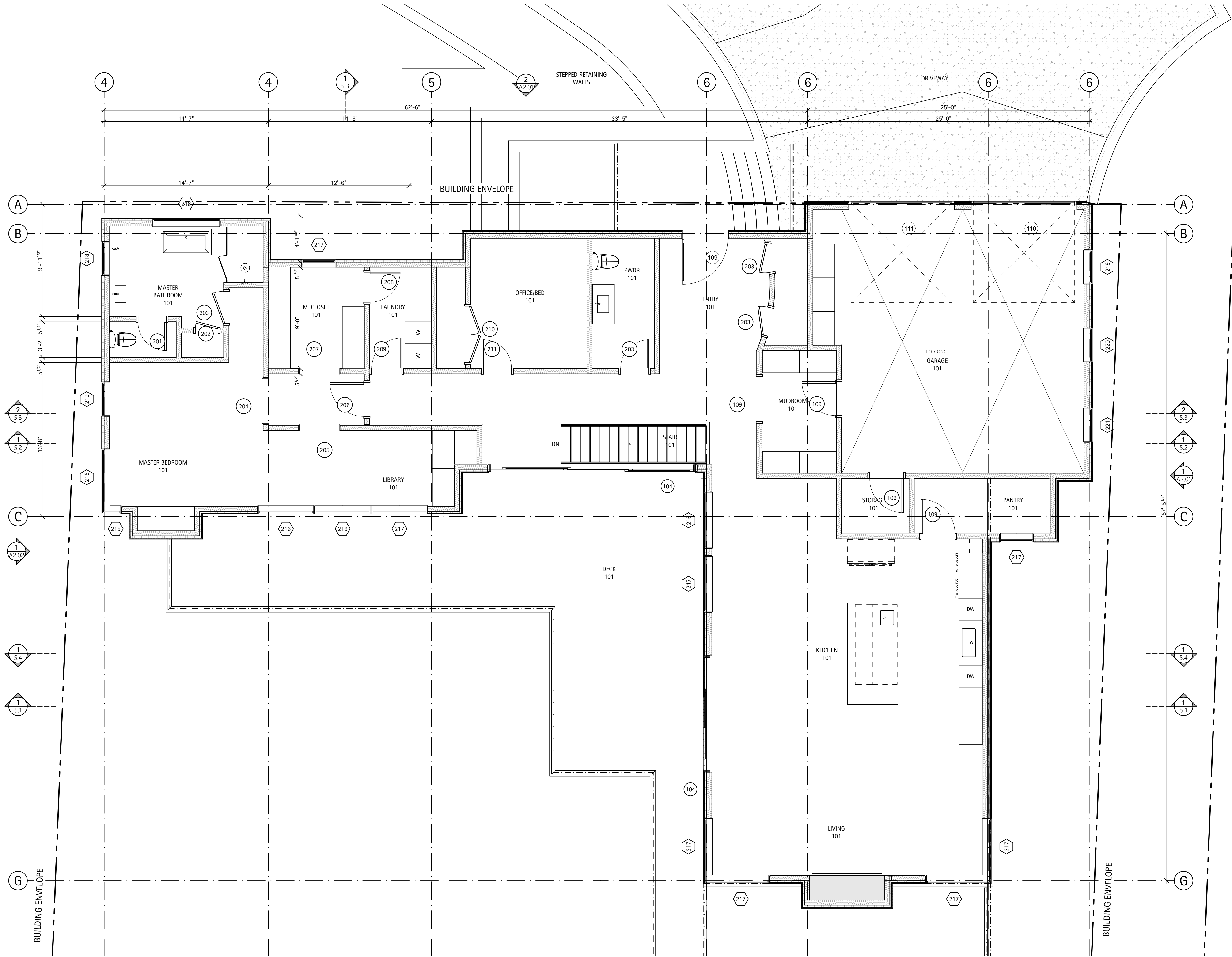
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DRAWING SET	ISSUE
LAND USE APP	03/24/2023
LAND USE APP REV	06/25/2023
LAND USE APP REV II	09/11/2023

MAIN LEVEL PLAN	
PROJECT No:	2106
DRAWN BY:	MTE

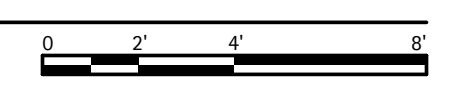


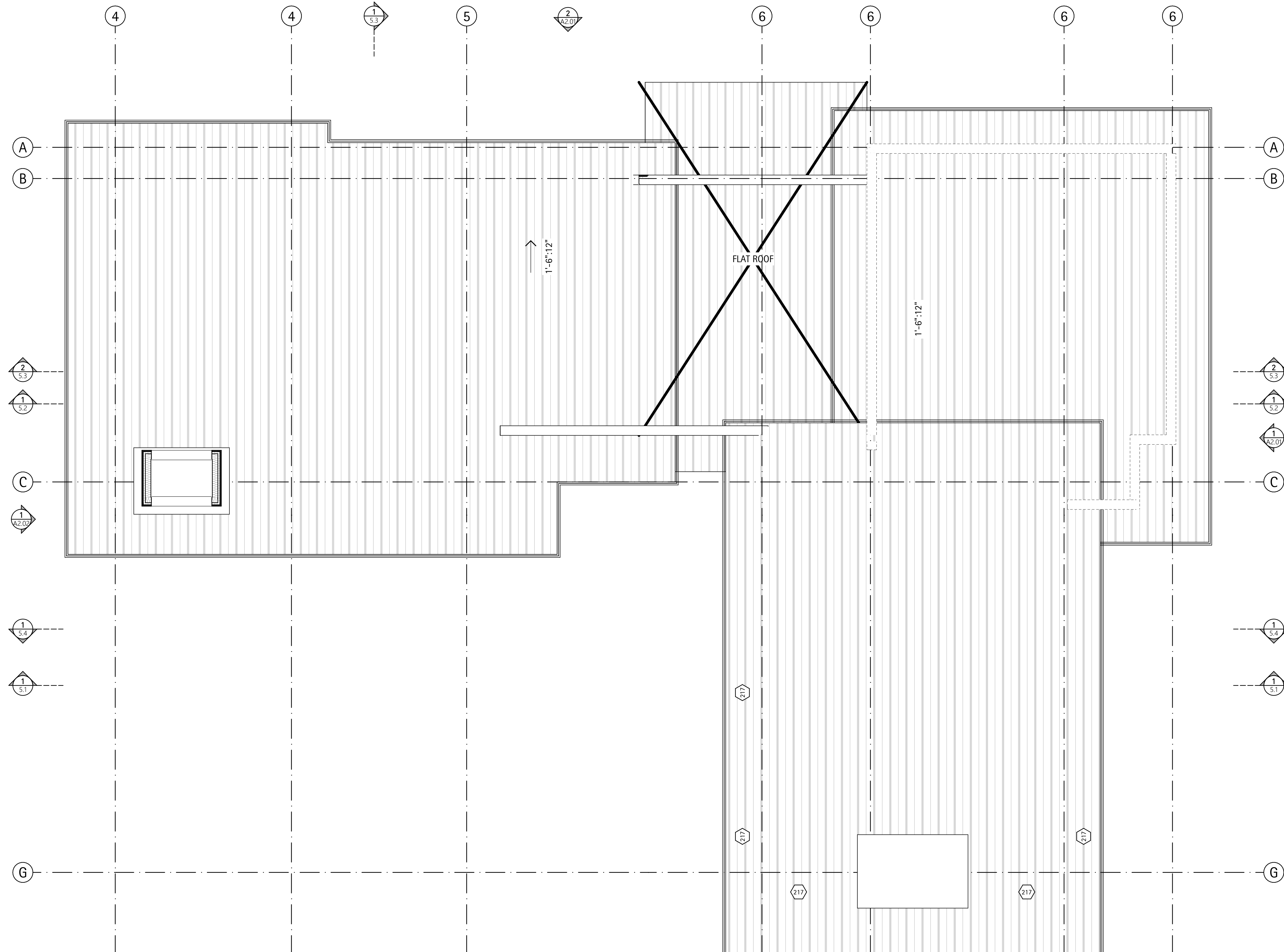
A1.02



PROPERTY LINE

1 MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"





168 Original Road
Basalt, CO 81623

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DRAWING SET	ISSUE
LAND USE APP	03/24/2023
LAND USE APP REV	06/25/2023
LAND USE APP REV II	09/11/2023

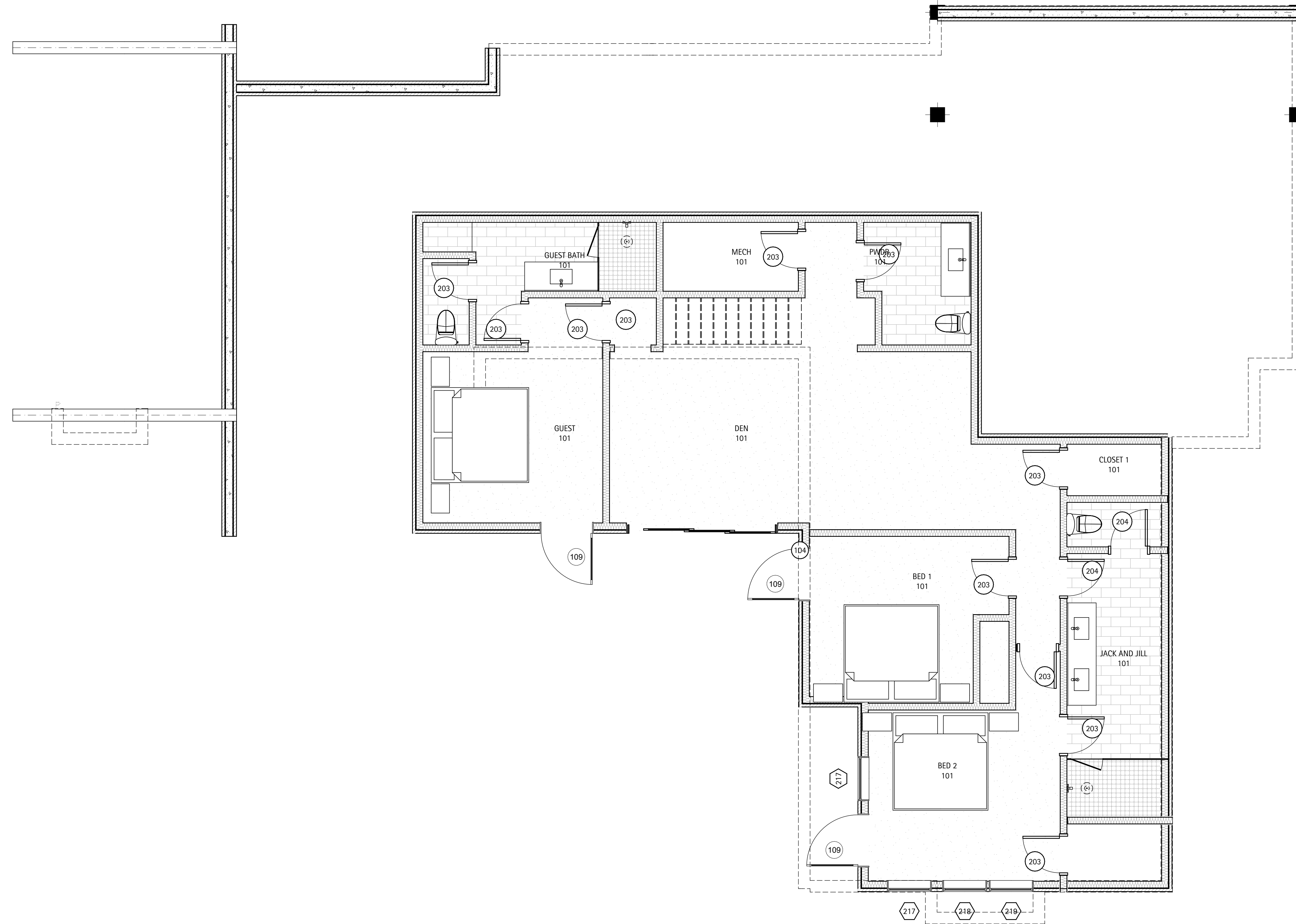
ROOF PLAN

PROJECT No: 2106
DRAWN BY: MTE



A1.03

1 ROOF PLAN
SCALE: 1/4" = 1'-0"



168 Original Road
Basalt, CO 81623

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DRAWING SET	ISSUE
LAND USE APP	03/24/2023
LAND USE APP REV	06/25/2023
LAND USE APP REV II	09/11/2023

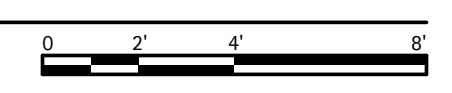
**LOWER LEVEL
FURNITURE PLAN**

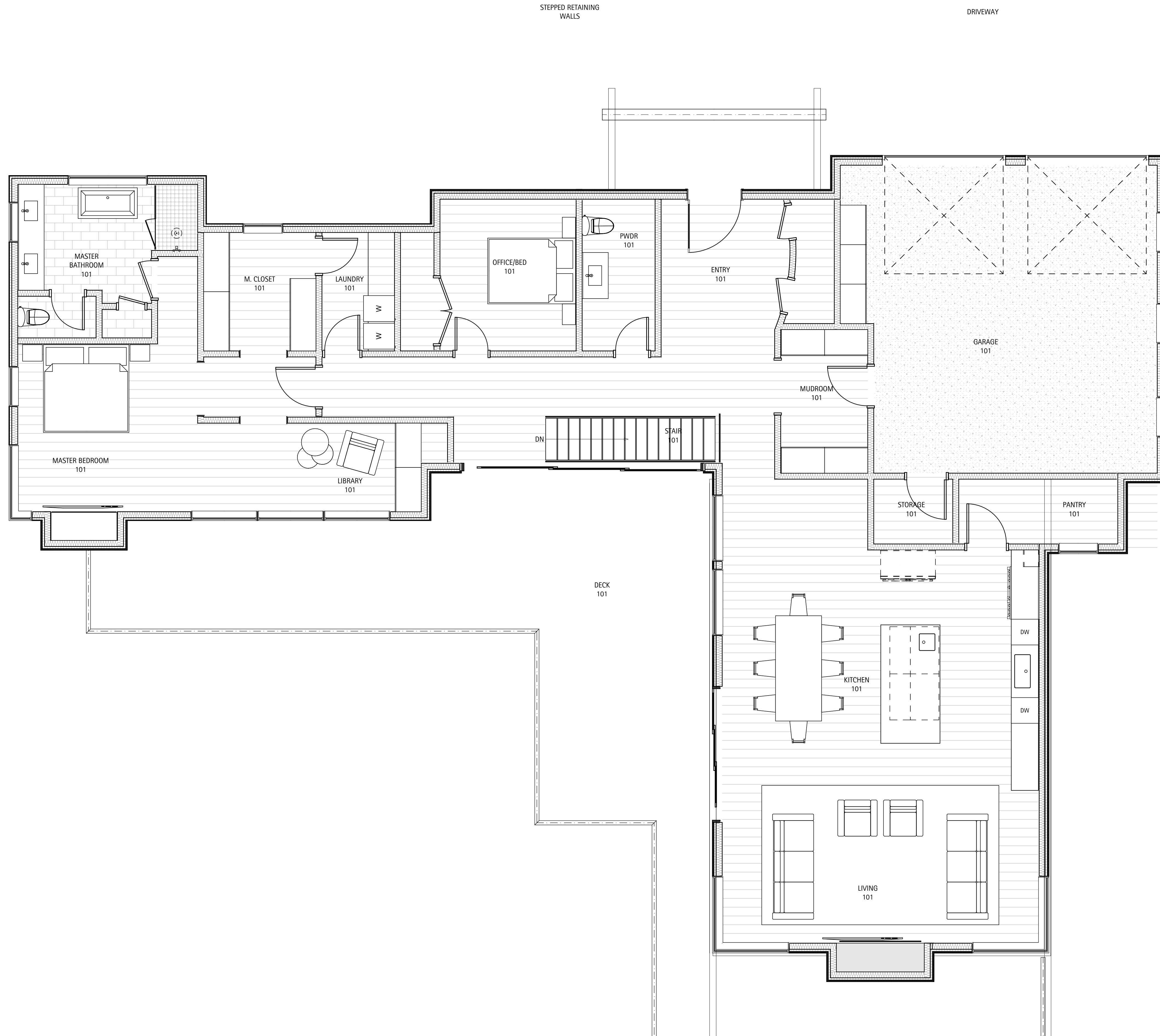
PROJECT No: 2106
DRAWN BY: MTE



A1.04

1 LOWER LEVEL FURNITURE PLAN
SCALE: 1/4" = 1'-0"





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Basalt, CO 81623

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DRAWING SET	ISSUE
LAND USE APP	03/24/2023
LAND USE APP REV	06/25/2023
LAND USE APP REV II	09/11/2023

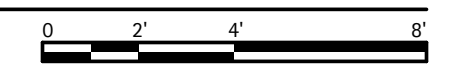
MAIN LEVEL FURNITURE PLAN

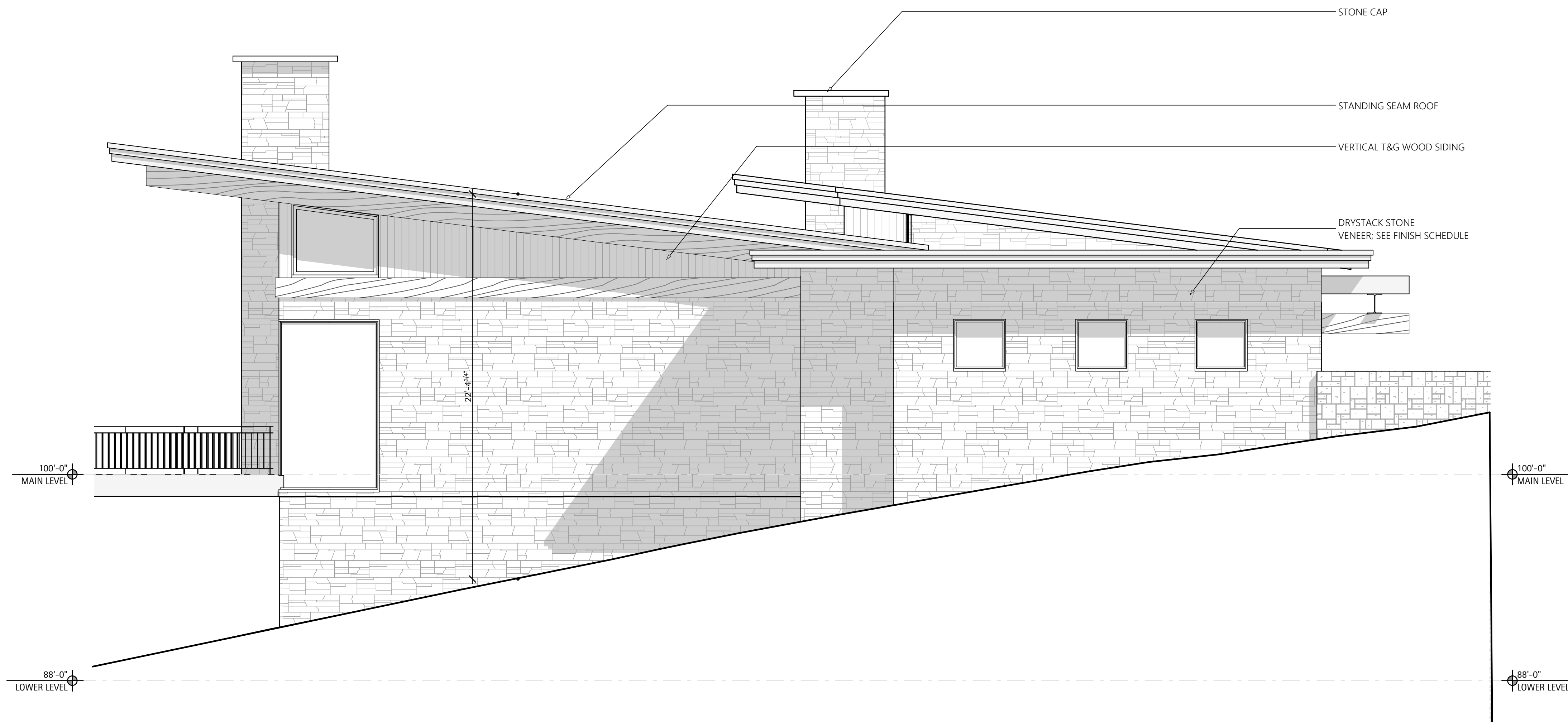
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DRAWN BY: MTE



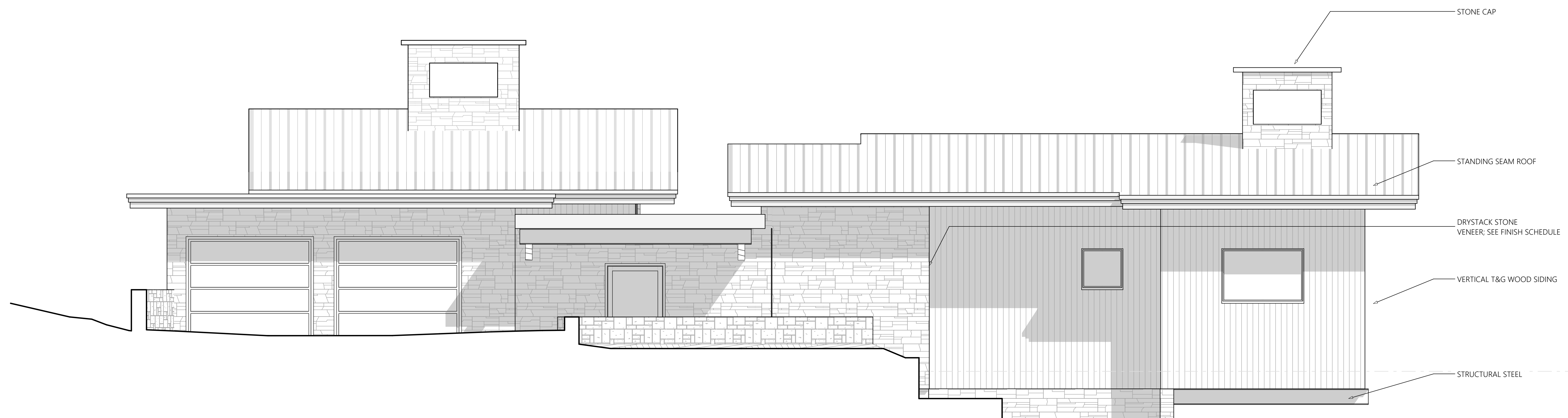
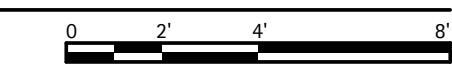
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1 MAIN LEVEL FURNITURE PLAN
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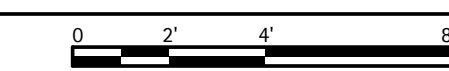




1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



168 Original Road
Basalt, CO 81623

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DRAWING SET	ISSUE
LAND USE APP	03/24/2023
LAND USE APP REV	06/25/2023
LAND USE APP REV II	09/11/2023

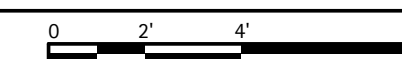
SOUTH & EAST ELEVATIONS
PROJECT No: 2106
DRAWN BY: MTE



A2.01



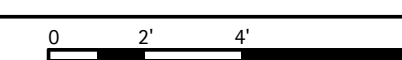
1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



168 Original Road
Basalt, CO 81623



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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DRAWING SET	ISSUE
LAND USE APP	03/24/2023
LAND USE APP REV	06/25/2023
LAND USE APP REV II	09/11/2023

WEST & NORTH ELEVATIONS

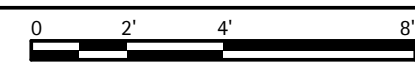
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DRAWN BY: MTE



A2.02



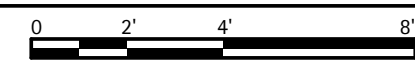
1 EXTERIOR VIEW 1
SCALE: 1/4" = 1'-0"



168 Original Road
Basalt, CO 81623



1 EXTERIOR VIEW 2
SCALE: 1/4" = 1'-0"



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DRAWING SET	ISSUE
LAND USE APP	03/24/2023
LAND USE APP REV	06/25/2023
LAND USE APP REV II	09/11/2023

RENDERINGS

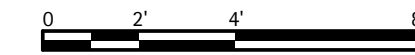
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A2.03



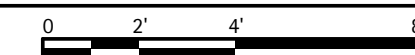
1 EXTERIOR VIEW 3
SCALE: 1/4" = 1'-0"



168 Original Road
Basalt, CO 81623



1 EXTERIOR VIEW 3
SCALE: 1/4" = 1'-0"



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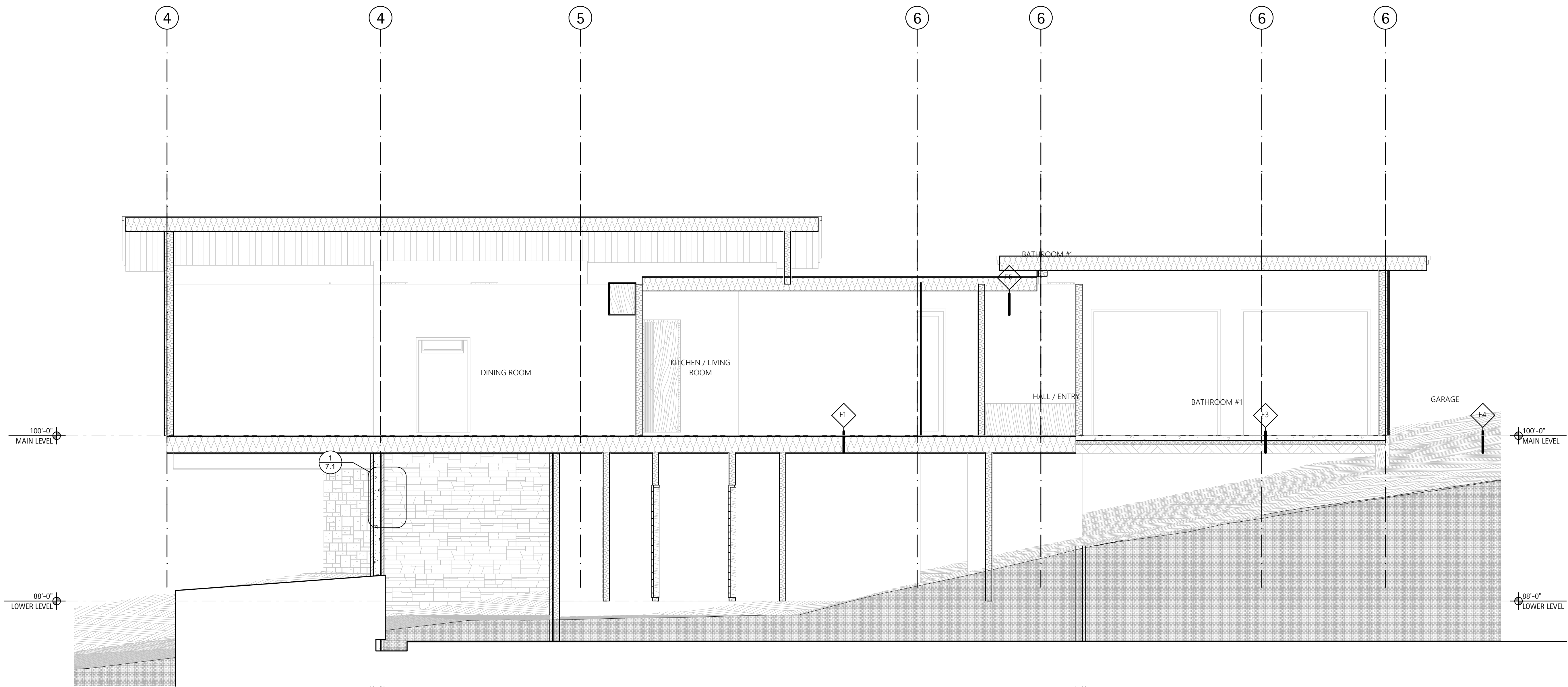
DRAWING SET	ISSUE
LAND USE APP	03/24/2023
LAND USE APP REV	06/25/2023
LAND USE APP REV II	09/11/2023

RENDERINGS

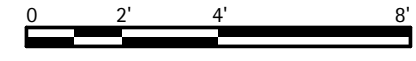
PROJECT No:	2106
DRAWN BY:	MTE



A2.04



1 SECTION 'D'
SCALE: 1/4" = 1'-0"



168 Original Road
Basalt, CO 81623

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DRAWING SET	ISSUE
LAND USE APP	03/24/2023
LAND USE APP REV	06/25/2023
LAND USE APP REV II	09/11/2023

SECTIONS

PROJECT No:	2106
DRAWN BY:	MTE



5.2

EXHIBIT 13
Statement of Compliance
Housing Mitigation

Statement of Compliance with Exception Requirements
Lot 3 Parcel B-3

Applicant Statement of Compliance:

We plan to pay cash-in-lieu of \$139.53 per sq. ft. for community housing equal to 25% of the total net square footage of the residential development as is delineated in 16-416 of the Basalt Municipal Code. Due to a number of variables and the preliminary nature of our application and conceptual architectural design, we plan to ask the town council for the housing mitigation to be due at time of the building permit issuance instead of at the time of the filing of the subdivision plat.

Regulation 16-416. - Residential inclusionary requirements.

(a) **All new residential development comprised of two (2) or more units or lots** unless exempted by the provisions below, including the residential component of a mixed use development shall satisfy residential inclusionary requirements by providing deed-restricted, category-level housing in the form and amount described below:

(1) Community housing equal to at least twenty-five percent (25%) of total net square footage of the residential development and twenty percent (20%) of the total residential units.

(2) Residential or mixed use developments creating three (3) or fewer new residential units are exempt from the residential inclusionary housing requirements set forth above if they consist of detached residential dwelling units not exceeding three thousand (3,000) total square feet each or attached residential dwelling units not exceeding one thousand four hundred (1,400) total square feet each.

(b) Category-level community housing units constructed within a development to satisfy inclusionary zoning requirements shall have an average initial sales price not to exceed a sales price that is affordable to those individuals or households making one hundred percent (100%) of Basalt's Area Median Income (AMI) as is updated periodically pursuant to the method established in the community housing guidelines. By way of example, if there are three (3) community housing units constructed in a development to satisfy inclusionary zoning requirements, one (1) community housing unit could be priced to be affordable to those individuals or households making one hundred percent (100%) of AMI, the second community housing unit could be priced to be affordable to those individuals or households making one hundred twenty percent (120%) of AMI, and the third community housing unit could be priced to be affordable to those individuals or households making eighty percent (80%) of AMI so that they do not average an initial sales price greater than would be affordable for those individuals or households making one hundred percent (100%) of AMI. The bedroom mix of unit types and the breakdown of for-sale and rental units used to meet the inclusionary zoning requirements shall be at the discretion of the Town Council as is set forth in [Section 16-415](#), mitigation methods.

(c) When an applicant seeks to create only residential lots, the inclusionary housing requirement shall be based on the applicant's estimate at the time of the land use application of the net square footage of residential development that will be constructed on such lots. The inclusionary housing requirement from lot creation shall generally be imposed at the time of subdivision, except upon showing of good cause to the Town Council. If additional net square footage is later requested and approved, an additional housing or in-lieu payment shall be required at that time. If purchasers build

Statement of Compliance with Exception Requirements
Lot 3 Parcel B-3

smaller units than the estimate, they may sell their unused housing allocation as community housing credits.

As we are developing one new lot with only one residential unit on the lot, housing mitigation is not required for this minor subdivision.

EXHIBIT 14

Statement of Plat Note

Statement Regarding Plat Note and Covenants Restriction
Lot 3 Parcel B-3

Applicant Statement:

All members of the Dillon subdivision have consented a the removal of the plat restriction and covenant noted in the Original Plat Restriction. See the letter of intent signed by all property owners attached.

Letter of Intent Regarding Re-subdivision of Dillon Subdivision Lot 3 Parcel B

Dated: July 22, 2021

Javiar Gonzalez and Laura Maine
Owners
166 Original Rd.
Basalt, CO 81611

Michael Fox
Owner
168 Original Rd.
Basalt, CO 81611

1. 166 Original Rd. Basalt, CO 81611, also known as, parcel number 2465-111-00-025, is owned by Javiar Gonzalez and Laura Maine (hereby known as “Owners of 166 Original”).
2. 168 Original Rd. Basalt, CO 81611, also known as, parcel number 2465-111-00-024, is owned by Michael Fox (hereby known as “Owner of 166 Original”).
3. Both 166 Original Rd. Basalt, CO 81611 and 168 Original Rd. Basalt, CO 81611 derive from the same parcel of land, delineated as “Eagle County Dillon Subdivision Lot 3 Parcel B.”
4. The most recent plat map of 166 Original Rd. and 168 Original Rd. is the “Final Plat A Resubdivision of Lot 3 Parcel B Dillon Subdivision Eagle County, Colorado,” recorded by the Eagle County Office of the Clerk and Recorder on August 24, 1984.
5. It is the Owners of 166 Original Rd. and the Owner of 168 Original Rd.’s intent to re-subdivide the lot delineated in the “Final Plat A Resubdivision of Lot 3 Parcel B Dillon Subdivision Eagle County, Colorado.”
6. In subdividing the lot, the Owners of 166 Original Rd. and the Owner of 168 Original Rd. intend to remove the plat restriction listed on the previously recorded plat, “Final Plat A Resubdivision of Lot 3 Parcel B Dillon Subdivision Eagle County, Colorado,” which states: “PLAT RESTRICTION: The construction of only on two family residence shall be permitted on the lot created by this sub-division.”
7. The Owners of 166 Original Rd. and the Owner of 168 Original Rd. intend for the new subdivision of the lot to have no restrictions and that the lot only be controlled by the Eagle County and the town of Basalt building and zoning codes.

8. The Owners of 166 Original Rd. and the Owner of 168 Original Rd. understand that this document is a binding enforceable agreement and may be submitted to show the existing of an agreement to any agency or governing entity.



	Javiar Gonzalez Owner of 166 Original	7/22/21
Signature	Print Name	Date
	Michael Fox	7/22/21
Signature	Print Name	Date

EXHIBIT 15
Statement of Compliance
Parkland and School
Dedication

Description of Parkland dedication and school land dedication
Lot 3 Parcel B-3

Applicant Description of Parkland Dedication and School Land Dedication: Pursuant to Parkland Dedication requirement under Basalt Municipal Code 17-15 and Basalt Municipal Code 17-16, we will seek to make a payment of fee in lieu of land dedications.

EXHIBIT 16

Topographical Survey

TOPOGRAPHIC SURVEY

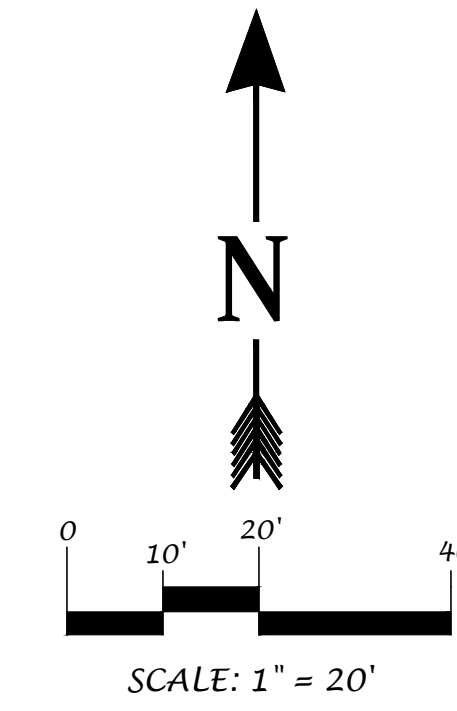
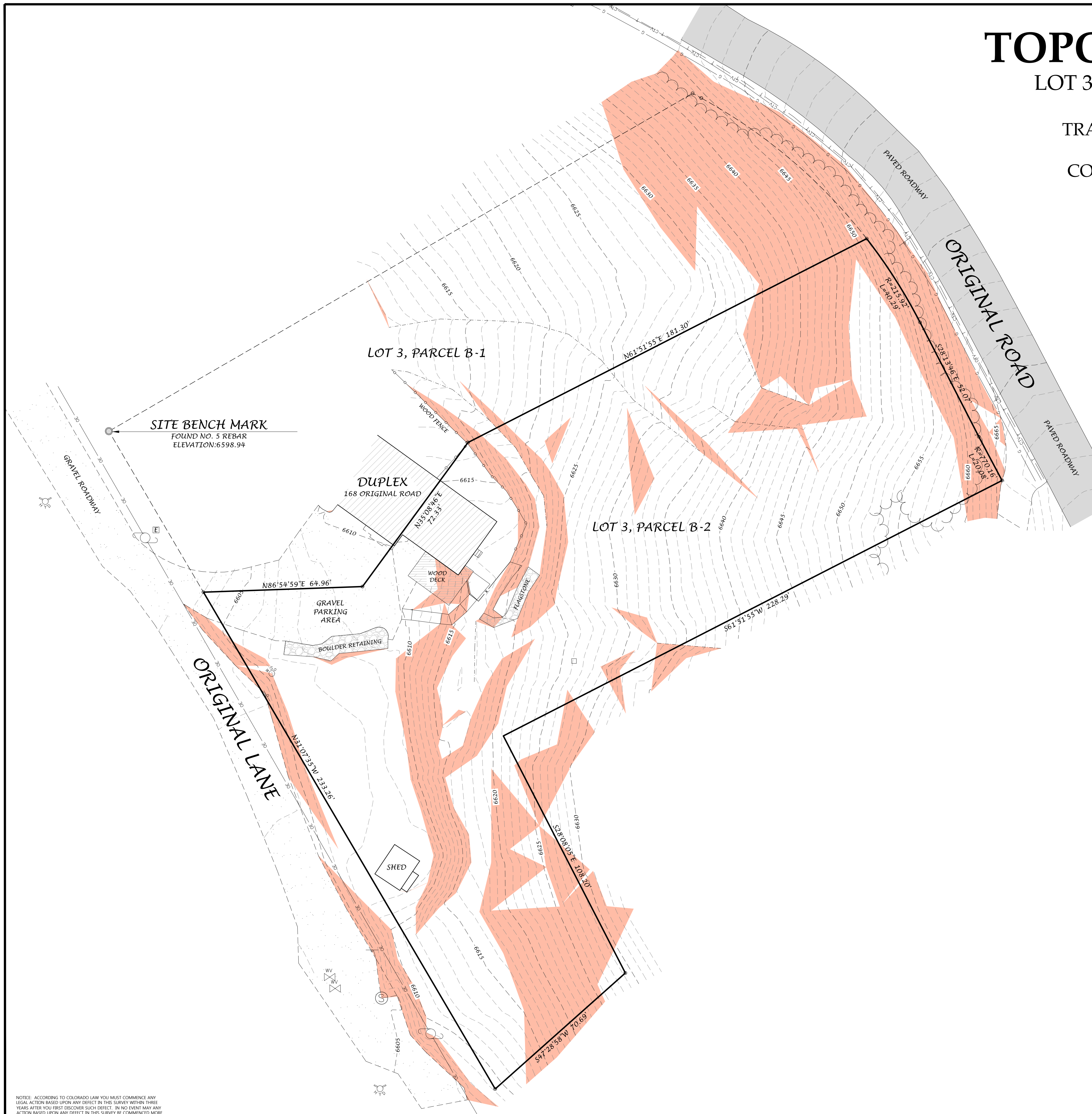
LOT 3 - PARCEL B-2 DILLION SUBDIVISION

RECEPTION NO. 289629

TRACT 51, SECTION 11, TOWNSHIP 8 SOUTH,

RANGE 87 WEST OF THE 6TH PM

COUNTY OF EAGLE, STATE OF COLORADO



LEGEND

- POWER POLE
- ELECTRICAL METER
- CATV PEDESTAL
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- WATER VALVE
- WATER SHUTOFF
- SANITARY MANHOLE
- VEGETATION LINE
- OVERHEAD ELECTRIC LINE
- TELEPHONE LINE
- GAS LINE
- CATV LINE
- SLOPES ABOVE 30%

NOTES:

1. DATE OF FIELD SURVEY: JUNE 14, 2021. ADDED UTILITIES SEPTEMBER 26, 2022.
2. LINEAR UNITS USED TO PERFORM THIS SURVEY WERE U.S. SURVEY FEET.
3. ELEVATIONS SHOWN HEREON WERE DERIVED FROM GPS GROUND OBSERVATIONS ON JUNE 14, 2021 AND ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. CONTOUR INTERVAL EQUALS 1 FOOT.

SURVEYOR'S STATEMENT

I, RODNEY P. KISER, DO HEREBY STATE THAT THIS TOPOGRAPHIC SURVEY WAS PREPARED BY TRUE NORTH COLORADO, LLC, FOR MICHAEL FOX, THAT SAID SURVEY WAS PREPARED BY ME OR UNDER MY SUPERVISION AND RESPONSIBLE CHARGE AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.

RODNEY P. KISER
LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 38215
TRUE NORTH COLORADO, LLC.

REVISED: OCTOBER 7, 2022: ADDED UTILITIES.
REVISED: JULY 13, 2021: ADJUSTED PROPERTY TO REFLECT CURRENT PLATTED LOT 3.

 TRUE NORTH COLORADO A LAND SURVEYING AND MAPPING COMPANY	MICHAEL FOX TOPOGRAPHIC SURVEY 168 ORIGINAL ROAD - BASALT COUNTY OF EAGLE - STATE OF COLORADO							
	TRUE NORTH COLORADO LLC. A LAND SURVEYING AND MAPPING COMPANY P.O. BOX 614 - 386 MAIN STREET UNIT 3 NEW CASTLE, COLORADO 81647 (970) 984-0474 www.truenorthcolorado.com							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>PROJECT NO: 2021-250</td> <td>DRAWN RPK</td> <td>SHEET 1 OF 1</td> </tr> <tr> <td>DATE: JULY 1, 2021</td> <td>SURVEYED MAN</td> <td></td> </tr> </table>	PROJECT NO: 2021-250	DRAWN RPK	SHEET 1 OF 1	DATE: JULY 1, 2021	SURVEYED MAN		
PROJECT NO: 2021-250	DRAWN RPK	SHEET 1 OF 1						
DATE: JULY 1, 2021	SURVEYED MAN							

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

EXHIBIT 17

Supporting Documentation

February 9, 2023

Michael Fox
133 Prospector Road, Suite 4102X
Aspen, Colorado 81611
michael@kalamaya.law

Project No. 23-7-130

Subject: Geologic Hazards Review, Proposed Subdivision and Residence, Lot 3, Parcels B-2 and B-3, Dillon Subdivision, 168 Original Road, Basalt, Colorado

Gentlemen:

As requested, we have performed a geologic site assessment for the proposed residence to evaluate if there are geologic conditions that could present constraints or risks to the proposed construction. A field reconnaissance of the project site was made on January 18, 2023 to observe the existing geologic conditions. We reviewed published regional geologic studies and our experience with projects in the area. This letter summarizes our findings and presents our conclusions and recommendations. The services were performed in accordance with our agreement for professional engineering services to you, dated January 18, 2023.

Proposed Construction: The proposed development is in the conceptual phase and building plans are not available at this time. In general, the residence will be a two-story structure over a walk-out basement level with an attached garage and typical of the area. The residence is proposed to be serviced with municipal water and sewer.

Site Conditions: The property consists of about 0.93 acres located in Tract 51, Section 11, Township 8S, Range 87W of the 6th Prime Meridian. Topography at the site consists of valley side with generally moderately steep to very steep sloping terrain down to the southwest. The slope in the northern part of the lot is about 20 to 30 percent down to the southwest. Basalt boulders are present at the ground surface throughout the lot. Vegetation consists of native grass and weeds and with pinon pine and juniper trees. Existing residences are located on several nearby lots to the north, south, east, and west. About 1 to 3 feet of snow covered the site at the time of our field reconnaissance.

Geologic Setting: Regional geologic mapping shows that the hillside in the vicinity of Lot 3, Parcels B-2 and B-3 is underlain by Quaternary-age landslide deposits (Kirkham and Others, 1998). The landslide deposits consist of unstratified clay, silt, sand, and gravel with cobbles and boulders. In our opinion the hillside in the vicinity of Lot 3, Parcels B-2 and B-3 is probably a large dormant landslide that does not show evidence of recent large-scale landslide movements, however, minor seasonal creep movements may be occurring without producing noticeable surface evidence.

Geologic Site Assessment: Lot 3 Parcels B-2 and B-3 is not exposed to potential snow avalanche, rockfall or debris flow hazards. Steep and potentially unstable slopes are present throughout the lot. No cracking, bulging, seepage, or other signs of slope instability were observed in the northern part of the lot. Although the lot is identified as ‘landslide deposits’ by Kirkham and Others (1998), based on our observations and experience in the area, we believe that the area of the proposed residence is generally adequately stable for the building construction. The likelihood of major slope instability on Lot 3, Parcels B-2 and B-3 during a reasonable exposure period for a residence appears to be low, but the site could experience small scale creep movements. It should be possible to design the residence to resist small scale creep movements such as with a heavily reinforced foundation typical of this area.

A structural engineer should be consulted to review design options and provide structural details for potential small creep movements as part of the building design. It should be feasible to develop the lot with a residence typical of the area. Once access for a drill rig to the building site has been constructed, a geotechnical subsoil study should be performed to evaluate foundation bearing conditions and provide recommendations on foundation design.

Historic earthquakes within 150 miles of the project site have typically been moderately strong with magnitudes less than 5.5 and maximum Modified Mercalli Intensities less than VI (Widmann and Others, 1998). The largest historic earthquake in the project region occurred in 1882. It was located in the northern Front Range and had an estimated magnitude of about $M_{6.4} \pm 0.2$ and a maximum intensity of VII. Historic ground shaking at the project site associated with the 1882 earthquake and the other larger historic earthquakes in the region does not appear to have exceeded Modified Mercalli Intensity VI (Kirkham and Rogers, 2000). Modified Mercalli Intensity VI ground shaking should be expected during a reasonable exposure time for the residences, but the probability of stronger ground shaking is low. Intensity VI ground shaking is felt by most people and causes general alarm, but results in negligible damage to structures of good design and construction.

Using estimated shear wave velocities for the subgrade materials, calculations indicate that the seismic soil profile within the upper 100 feet at the subject site should be considered Class C, *very dense soil and soft rock*, as described in the 2015 International Building Code, unless site specific shear wave velocity studies show otherwise. Based on the subsurface profile and the anticipated ground conditions, liquefaction is not a design consideration. Using the USGS National Earthquake Hazard Reduction Program online database, the following probabilistic ground motion values are reported for the subject site.

Site Class C, <i>Very Dense Soil and Soft Rock</i>	
Intensity Measure Type	Intensity Measure Level 2 percent in 50 Years
0.2 Sec. Spectral Acceleration S_s	0.500
1.0 Sec. Spectral Acceleration S_1	0.094

The USGS National Earthquake Hazard Reduction Program online database also indicates a peak ground acceleration (PGA) of 0.335 for site class C, *very dense soil and soft rock*, at the subject site. The PGA is the lower of the deterministic or the probabilistic value with a 2% exceedance probability for a 50-year exposure time at the project site (statistical recurrence interval of 2,500 years).

Limitations: This study was conducted according to generally accepted engineering geology principles and practices in the area, at this time. We make no warranty either express or implied. The conclusions and recommendations submitted in this report are based on our field observations, the proposed construction and our experience in the area. This report has been prepared exclusively for our client and is an evaluation of the potential risks associated with the geology on the proposed construction. We are not responsible for technical interpretations by others of our information. A building specific geotechnical study should be performed at future development sites when grading plans and foundation bearing elevations are available.

If you have any questions or need further assistance, please call our office.

Sincerely,

Kumar & Associates, Inc.



Robert L. Duran, P.E.

Reviewed by:

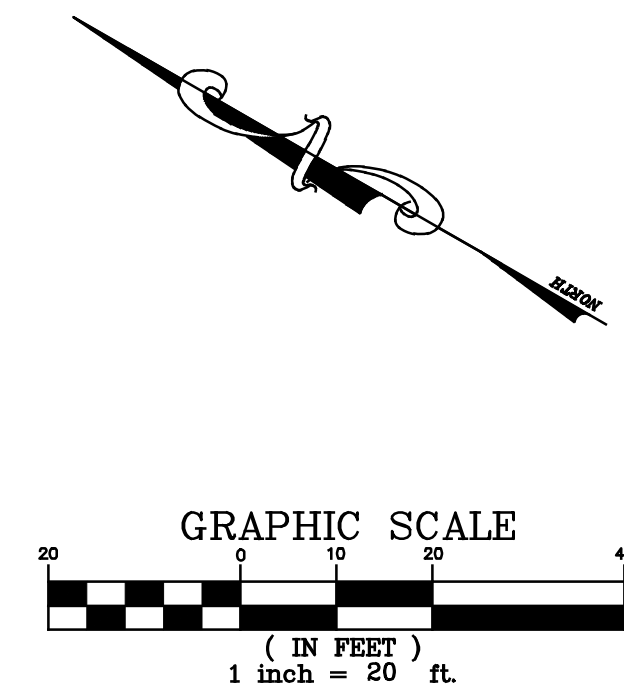
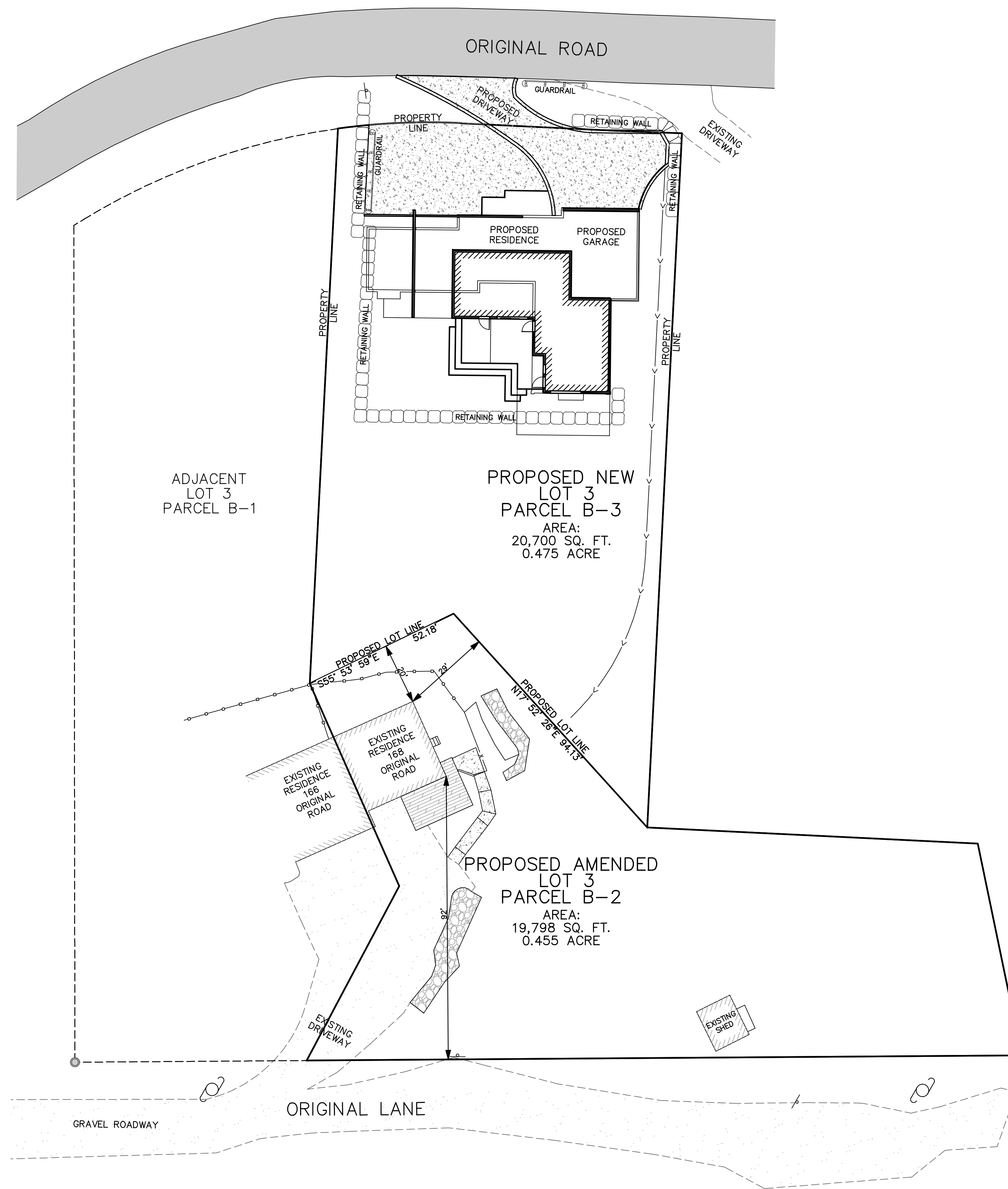
A handwritten signature in black ink, appearing to read "Daniel E. Hardin".

Daniel E. Hardin, P. E.

RLD/kac

REFERENCES:

- Kirkham, R.M., Widmann, B.L., and Streufert, R.K., 1998, *Geologic Map of the Leon Quadrangle, Eagle and Garfield Counties, Colorado*, Colorado Geological Survey, Open-File Report OF-98-3.
- Kirkham, R. M. and Rogers, W. P., 2000, *Colorado Earthquake Information, 1867 to 1996*: Colorado Geological Survey Bulletin 52.
- Widmann B. L. and Others, 1998, *Preliminary Quaternary Fault and Fold Map and Data Base of Colorado*: Colorado Geological Survey Open-File Report 98-8.



- NOTES:**
1. THIS PLAN IS NOT FOR CONSTRUCTION. THIS PLAN IS ONLY TO BE USED FOR PLANNING PURPOSES ONLY.
 2. THE PRECISE LOCATIONS OF EXISTING UTILITIES MUST BE VERIFIED PRIOR TO CONSTRUCTION.
 3. APPROVALS MUST BE OBTAINED FROM THE TOWN OF BASALT, PRIOR TO CONSTRUCTION.
 4. A GEOTECHNICAL SOILS EVALUATION OF THE SITE AND DETERMINATION OF ALLOWABLE EARTHEN CUT SLOPES SHALL BE PERFORMED PRIOR TO CONSTRUCTION.

ORIGINAL
LOT 3
PARCEL B-2
AREA:
40,498 SQ.FT.
0.93 ACRE

NOT FOR
CONSTRUCTION



FOR AND ON BEHALF OF
HIGH COUNTRY ENGINEERING, INC.



BY	HCE
REVISION	ARCHITECTURAL CHANGES
DATE	4/7/23
NO.	1
Drawn by	HCE
Checked by	HCE
Date	DEC. 2022
HCE	SI - 01

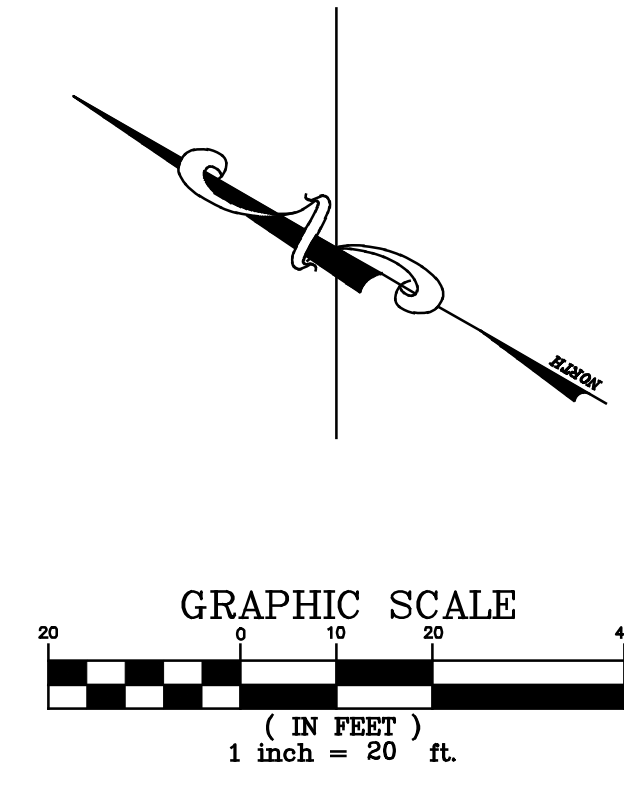
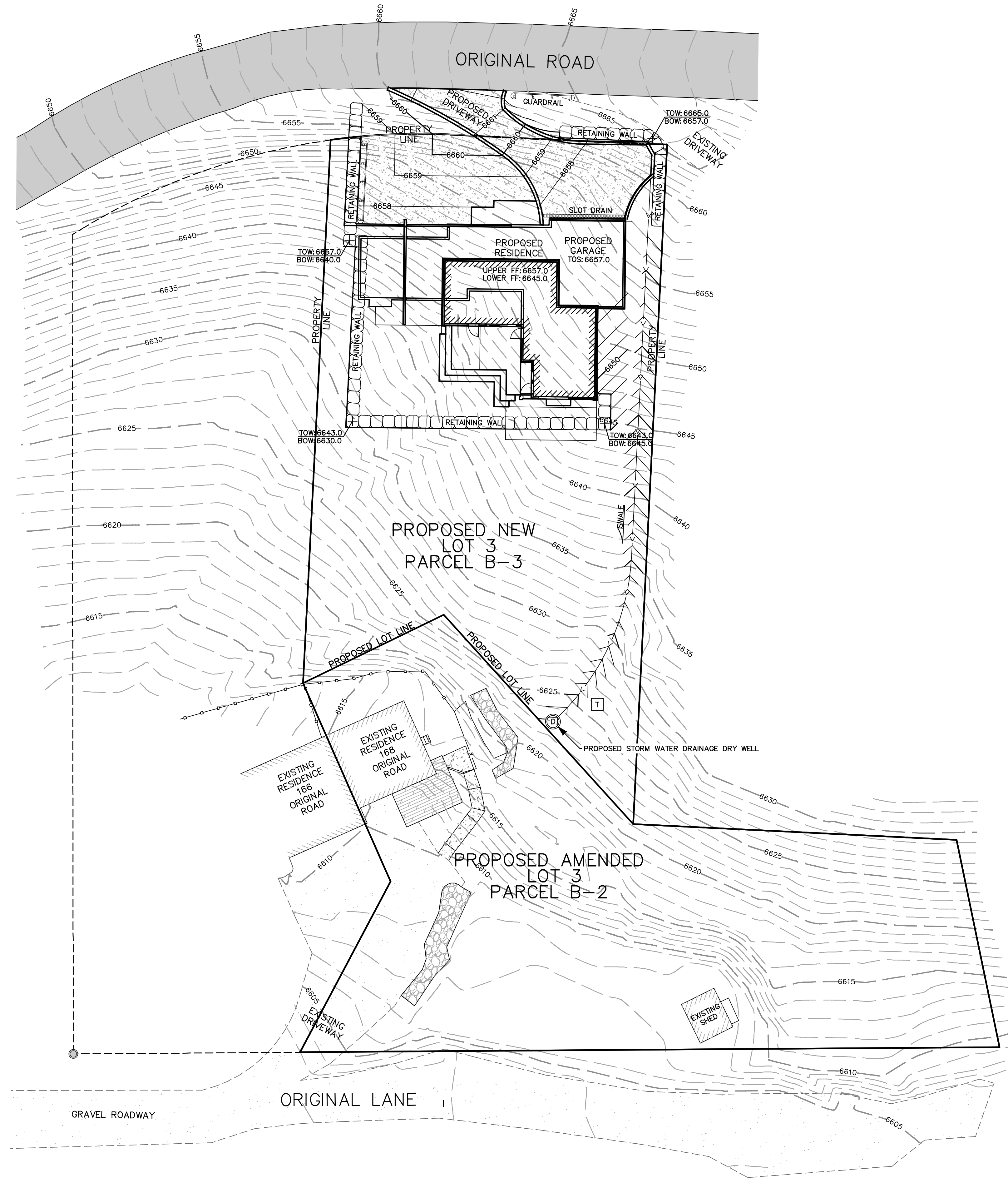
HIGH COUNTRY ENGINEERING, INC.
1517 BLAKE AVENUE, STE 101,
GLENWOOD SPRINGS, CO 81601
PHONE (970) 945-8676 - FAX (970) 945-2555
www.hceng.com



FOX
BASALT, CO
168 ORIGINAL ROAD
LOT 3, PARCEL B-2, DILLON SUBDIVISION
PRELIMINARY ACCESS DRIVEWAY PLAN

PROJECT NO.
2221025.00
SI - 01

C 1



- NOTES:
1. THIS PLAN IS NOT FOR CONSTRUCTION. THIS PLAN IS ONLY TO BE USED FOR PLANNING PURPOSES ONLY.
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BY	HCE
REVISION	ARCHITECTURAL CHANGES
DATE	4/7/23
NO.	1
Drawn by	HCE
Checked by	HCE
Date	DEC. 2022
HCE	GR - 01

HIGH COUNTRY ENGINEERING, INC.
 1517 BLAKE AVENUE, STE 101,
 GLENWOOD SPRINGS, CO 81601
 PHONE (970) 945-8676 - FAX (970) 945-2555
 www.hceng.com



FOX BASALT, CO
 168 ORIGINAL ROAD
 LOT 3, PARCEL B-2, DILLON SUBDIVISION
 PRELIMINARY FEASIBILITY GRADING PLAN

PROJECT NO.	2221025.00
GR - 01	
C 3	

NOT FOR CONSTRUCTION



FOR AND ON BEHALF OF
 HIGH COUNTRY ENGINEERING, INC.



To: Michael Edinger
Alius Design Corp, LLC

From: R&R Engineers-Surveyors, Inc.

Date: June 1, 2023

RE: Emergency Service Access

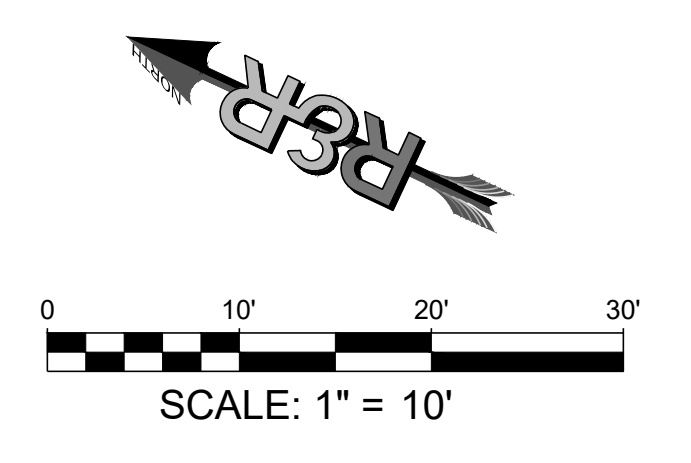
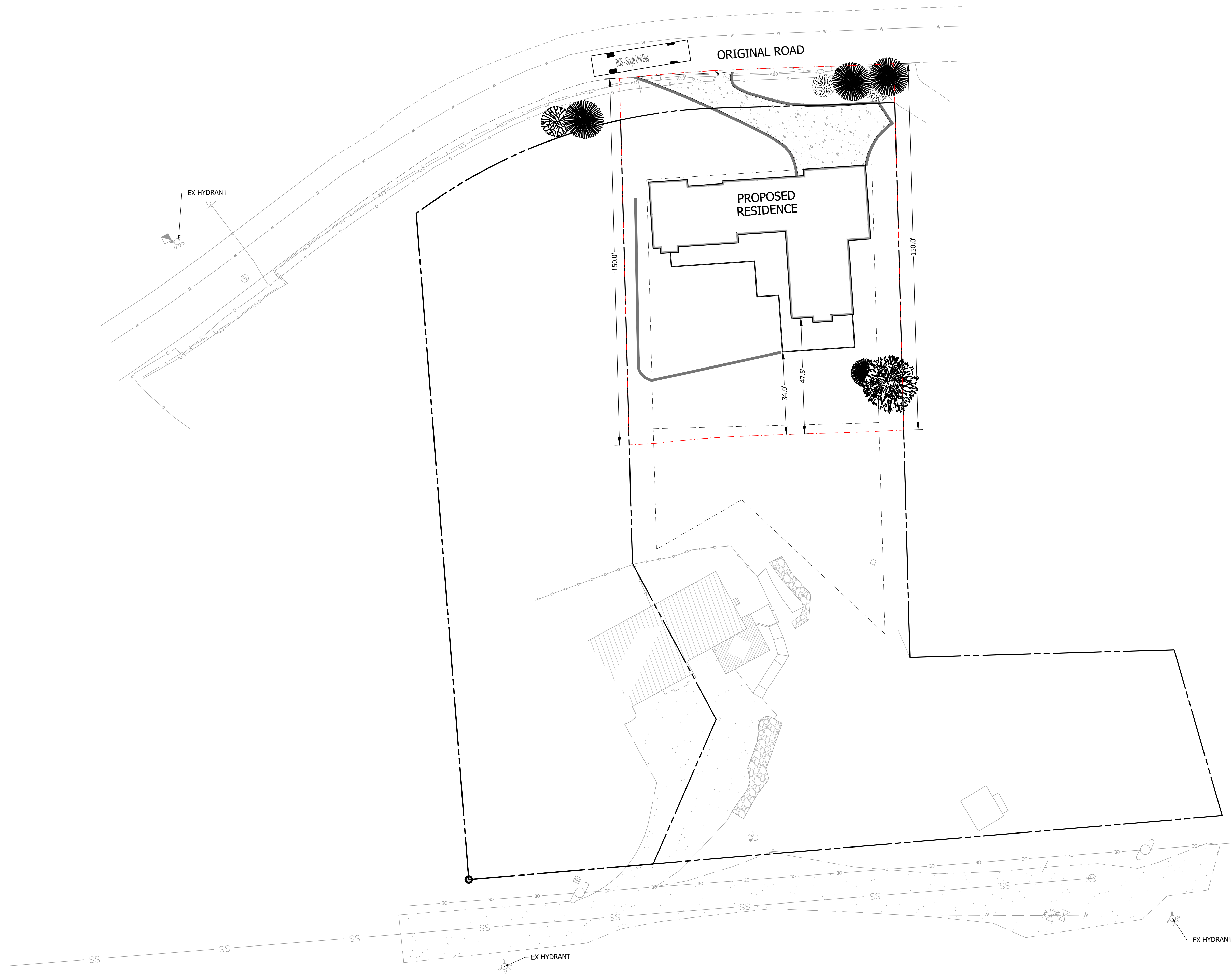
Please review the attached exhibit that shows how the emergency service access is accommodated. A 150-foot offset is shown from the roadway which covers all of the house and back deck plus an extra 34 feet.

Todd Smith, P.E.
Engineering Department Manager
720.390.5523
todd.smith@rrengineers.com

EMERGENCY SERVICE ACCESS EXHIBIT

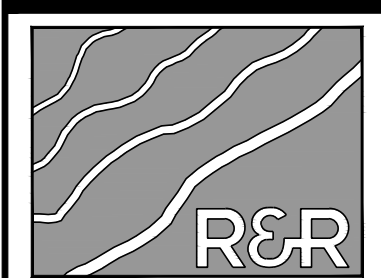
168 ORIGINAL ROAD

PARCEL B2, LOT 3, DILLON SUBDIVISION, TOWN OF BASALT, COUNTY OF EAGLE, STATE OF COLORADO
 LOCATED AT 168 ORIGINAL ROAD, BASALT, CO 81621



PATH:\AD23056_168 ORIGINAL ROAD (LOT 3) RESIDENCE\ENGINEERING\DRAWINGS\PLANS\AD23056-EMERGENCY ACCESS.DWG, PLOT DATE: 6/17/2023, 2:22:07 PM, BY: EMMY MARKS

NO.	REVISION	BY	DATE



R&R
 ENGINEERS
 SURVEYORS

R&R ENGINEERS-SURVEYORS, INC.
 1635 WEST 13TH AVENUE, SUITE 310
 DENVER, COLORADO 80204
 PHONE: 303-753-6730

WWW.RRENGINEERS.COM

168 ORIGINAL ROAD
 168 ORIGINAL ROAD, BASALT, CO 81621

PREPARED FOR:
 ALIUS DESIGN CORP. LLC
 108 DIAMOND A RANCH ROAD
 CARBONDALE, CO 81623

CONSTRUCTION DOCUMENTS
 JOB NO. AD23056
 ORG. SUBM. DATE 05/19/2023
 DWN: JAM CHKD: WTS
 NAME

EMERGENCY SERVICE ACCESS EXHIBIT

NO. **1**



To: Michael Edinger
Alius Design Corp, LLC

From: R&R Engineers-Surveyors, Inc.

Date: June 1, 2023

RE: Traffic Impact on Original Road/Highway 82 intersection

R&R believes the traffic impact on the Original Road/Highway 82 intersection will be insignificant and no traffic improvements will need to be made. Referring to the 8th Edition ITE Trip Generation Report, a single-family home produces 6 daily trips per vehicle. With the assumption that the home will have 4 or less vehicles, a total of 24 daily trips could be produced. The calculated number of daily trips will not impact the traffic on the Original Road and Highway 82 intersection and will not require any traffic improvements.

Please refer to the Trip Generation Table below.

Todd Smith, P.E.
Engineering Department Manager
720.390.5523
todd.smith@rrengineers.com



Instructions:		Trip Generation Rates from the 8th Edition ITE Trip Generation Report										
Enter Numbers into the "Expected Units" in the Corresponding Yellow Column		NA: Not Available DU: Dwelling Unit Occ.Room: Occupied Room		KSF ² Units of 1,000 square feet Fuel Position: # of vehicles that could be fueled simultaneously								
Description / ITE Code	Units	Rate Weekday Daily Traffic	PM Peak Period Rate	% PM In	% PM Out	Expected Units (independent variable)	Calculated Daily Trips	PM Peak Trips - Total	PM In	PM Out	Notes	
Waterport/Marine Terminal 010	Berths	171.52	NA	NA	NA		0	NA	NA	NA		
Commercial Airport 021	Employees	13.40	0.60	54%	48%		0	0	NA	NA		
Commercial Airport 021	Avg. Flights/Day	104.73	5.75	56%	44%		0	0	NA	NA		
Commercial Airport 021	Com. Flights/Day	122.21	6.88	54%	46%		0	0	NA	NA		
General Aviation Airport 022	Employees	14.24	1.03	45%	55%		0	0	NA	NA		
General Aviation Airport 022	Avg. Flights/Day	1.97	NA	NA	NA		0	NA	NA	NA		
General Aviation Airport 022	Based Aircraft	5.00	0.37	45%	55%		0	0	NA	NA		
Truck Terminal 030	Acres	81.90	0.55	43%	57%		0	0	NA	NA	Caution- Only 3 Studies	
Park&Ride w/ Bus Service 090	Parking Spaces	4.50	0.62	22%	78%		0	0	NA	NA		
Park&Ride w/ Bus Service 090	Occ. Spaces	9.62	0.81	28%	72%		0	0	NA	NA		
Light Rail Station w/ Park 093	Parking Spaces	2.51	1.24	58%	42%		0	0	NA	NA		
Light Rail Station w/ Park 093	Occ. Spaces	3.91	1.33	58%	42%		0	0	NA	NA		
General Light Industrial 110	KSF ²	6.97	0.97	12%	88%		0	0	NA	NA		
General Light Industrial 110	Employees	3.02	0.42	21%	79%		0	0	NA	NA		
General Heavy Industrial 120	KSF ²	1.50	0.68	NA	NA		0	0	NA	NA	Caution-Only 3 Studies	
General Heavy Industrial 120	Employees	0.82	0.68	NA	NA		0	0	NA	NA		
Industrial Park 130	KSF ²	6.96	0.85	21%	79%		0	0	NA	NA		
Industrial Park 130	Employees	3.34	0.46	20%	80%		0	0	NA	NA		
Manufacturing 140	KSF ²	3.82	0.74	36%	64%		0	0	NA	NA		
Manufacturing 140	Employees	2.13	0.38	44%	56%		0	0	NA	NA		
Warehousing 150	KSF ²	3.56	0.32	25%	75%		0	0	NA	NA		
Warehousing 150	Employees	3.09	0.59	35%	65%		0	0	NA	NA		
Mini Warehouse 151	KSF ²	2.50	0.26	51%	49%		0	0	NA	NA		
Mini Warehouse 151	Storage Units	0.25	0.02	NA	NA		0	0	NA	NA		
Mini Warehouse 151	Employees	61.90	6.04	52%	48%		0	0	NA	NA		
High-Cube Warehouse 152	KSF ²	1.44	0.10	33%	67%		0	0	NA	NA		
High-Cube Warehouse 152	Employees	NA	0.66	35%	65%		0	0	NA	NA		
Utilities 170	KSF ²	NA	0.76	45%	55%		0	0	NA	NA		
Utilities 170	Employees	NA	0.76	90%	10%		0	0	NA	NA		
Single Family Homes 210	DU	9.57	1.01	65%	35%	1.0	10	1	11	0		
Single Family Homes 210	Vehicles	6.02	0.67	66%	34%	4.0	24	3	2	1		
Apartment 220	DU	6.65	0.62	65%	35%		0	0	NA	NA		
Apartment 220	Persons	3.31	0.40	NA	NA		0	0	NA	NA		
Apartment 220	Vehicles	5.10	0.60	NA	NA		0	0	NA	NA		
Low Rise Apartment 221	Occ.DU	6.59	0.58	65%	35%		0	0	NA	NA		
High Rise Apartment 222	DU	4.20	0.35	61%	39%		0	0	NA	NA		



To: Michael Edinger
Alius Design Corp, LLC

From: R&R Engineers-Surveyors, Inc.

Date: July 6, 2023

RE: Proposed Utility Services

Bill Reynolds, Executive director of Midvalley Metro Water District, walked the at parcels with us on May 16, 2023. The water and sewage lines are drawn to be connected downhill on Original Lane based on Mr. Reynold's analysis and recommendations. Due to the age and location of the water and sewage lines across Original Rd., to the north of the parcel, Mr. Reynolds does not know if an uphill connection to the water line and sewage on the other side of Original Rd. is feasible. He strongly recommended to re-draw our plans to connect water and sewage downhill with mutli-directional clean outs.

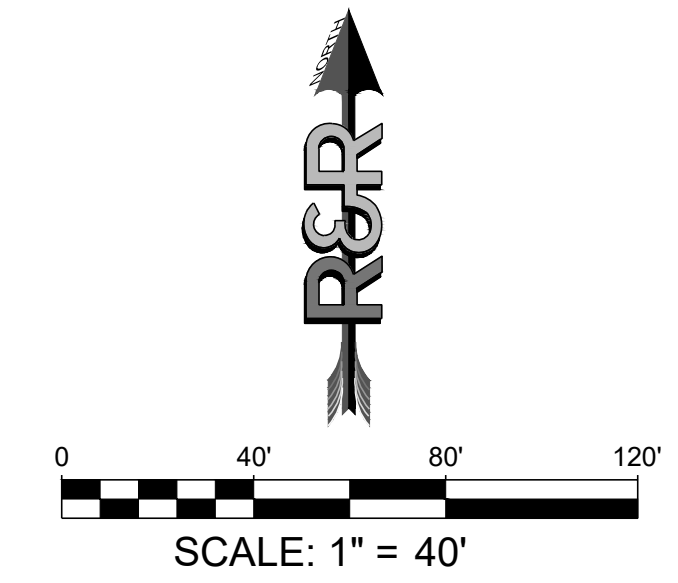
The proposed utilities serving the residence at 168 Original Road are to be installed by the contractor. City maintenance shall terminate after the water meter and gate valve on original ln.. Contractor shall have Mid-Valley Metro District inspector on site for tapping the main and setting the meter. The proposed lines will connect to the existing utility lines on Original Lane. The lines shall maintain a minimum of 10 feet horizontal separation and 6 feet bury depth or be set below the frost line. The contractor is to reference the Town of Basalt Public Works Manual for installation requirements. Pipe material and sizing is to be confirmed by MEP.

The proposed lines will be backfilled pursuant to Midvalley Metro Water District's requirements. The water and sewage lines cross a minimal amount of slope greater than 30%. All disrupted slopes plan to be backfilled and re-vegitated with Pitkin County Irrigated Native Mix that will require temporary irrigation. All re-vegetation will be planned to prevent and further disruption or erosion of the slope.

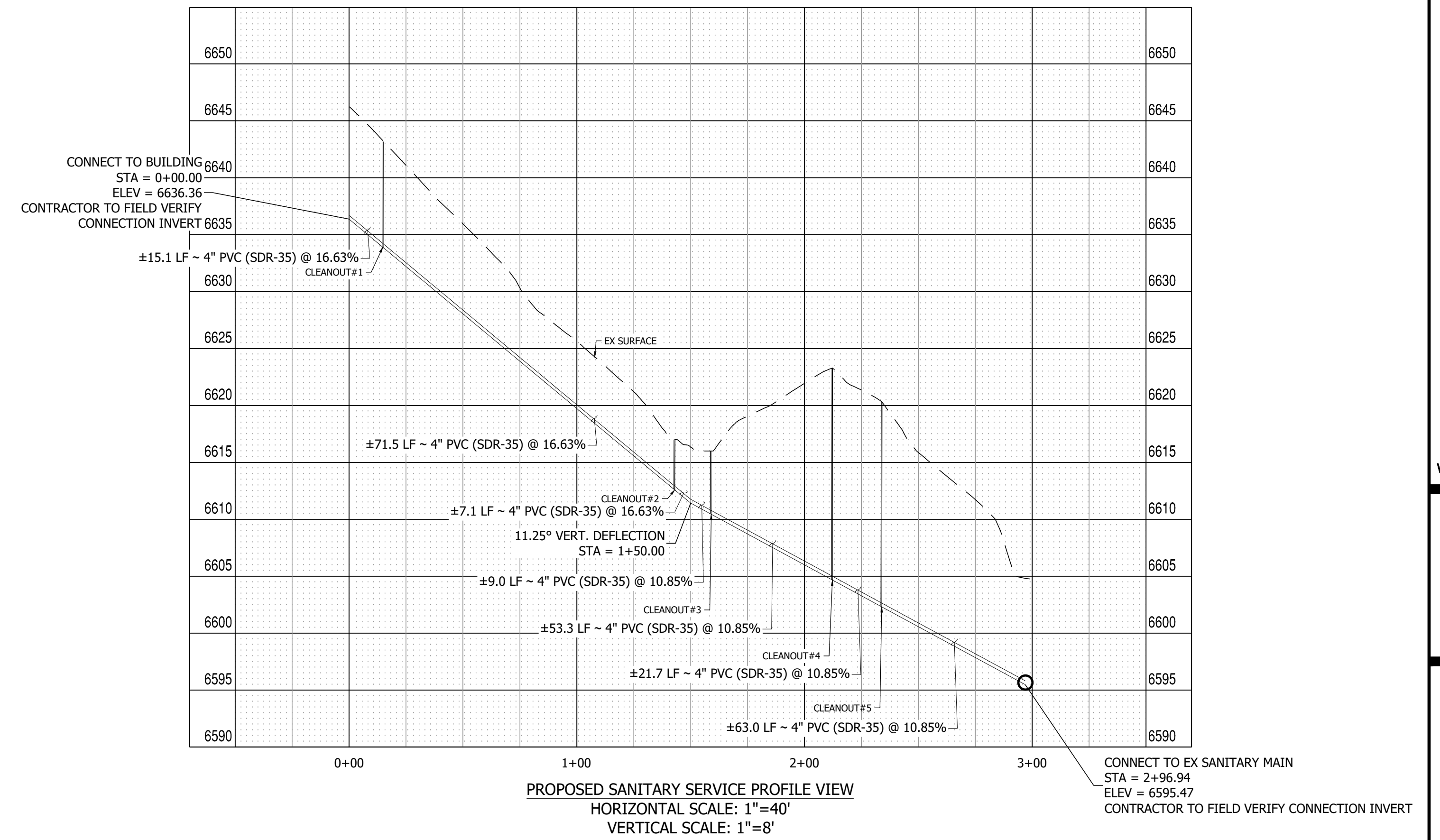
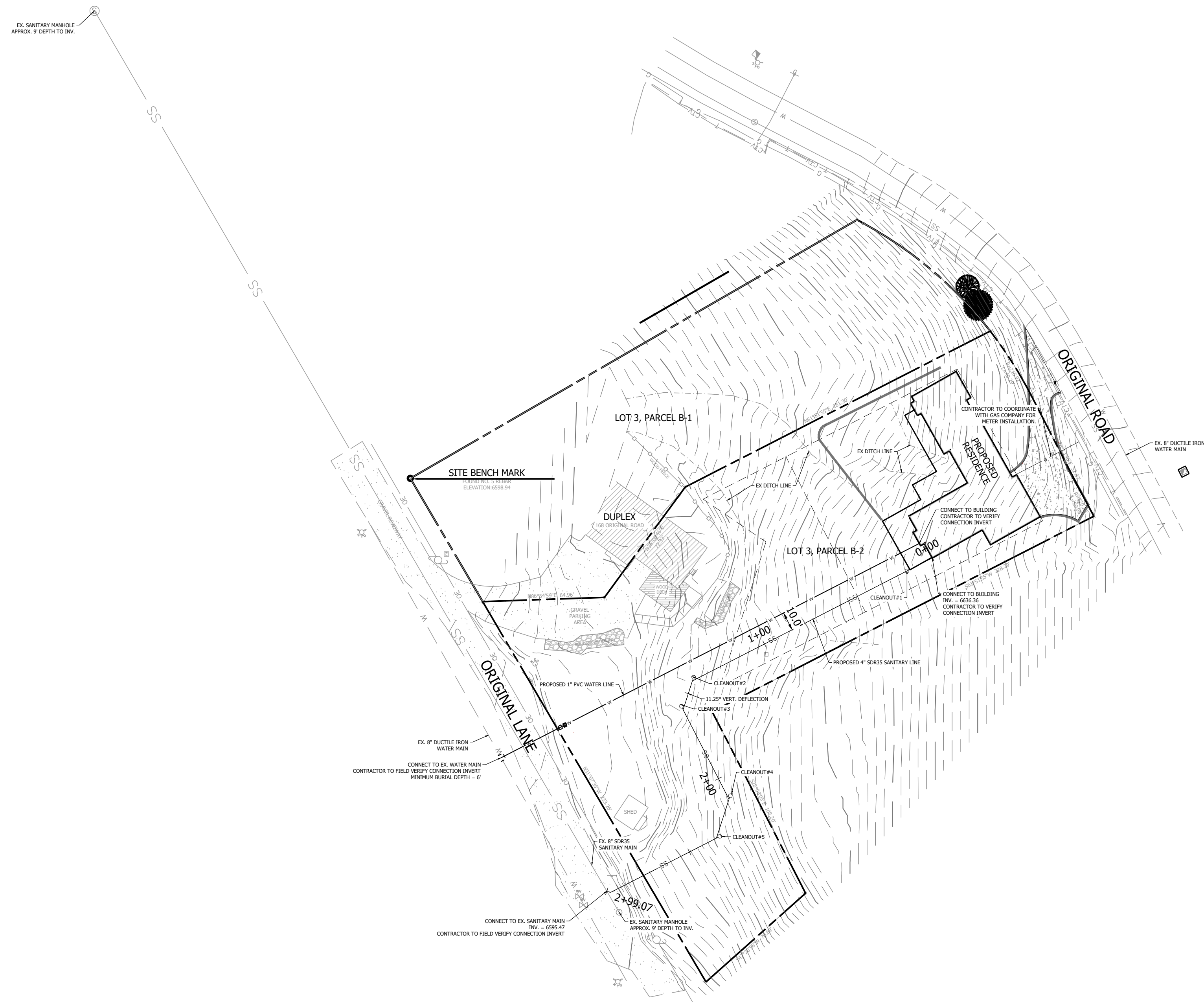
Todd Smith, Phd., P.E.
Executive Vice President
720.390.5523
todd.smith@rrengineers.com

168 ORIGINAL ROAD

PARCEL B2, LOT 3, DILLON SUBDIVISION, TOWN OF BASALT, COUNTY OF EAGLE, STATE OF COLORADO
LOCATED AT 168 ORIGINAL ROAD, BASALT, CO 81621



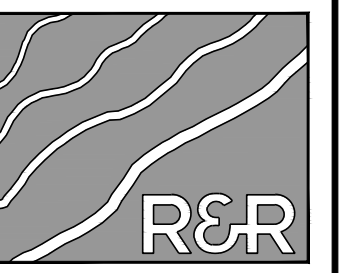
- NOTES:
1. CONTRACTOR TO REFER TO ARCHITECTURAL DRAWINGS FOR PRECISE BUILDING UTILITY CONNECTIONS.
 2. MEP TO CONFIRM UTILITY MATERIAL AND SIZE.



CONSTRUCTION GENERAL NOTES

1. ALL SITE AND UTILITY WORK SHALL BE DONE IN CONFORMANCE WITH THESE PLANS AN IN CONJUNCTION THE PRESIDING JURISDICTION STANDARDS AND REGULATION. THE MORE STRINGENT STANDARDS SHALL APPLY.
2. THE CONTRACTOR SHALL HAVE COPIES OF THE APPROVED PLANS ON THE JOB AT ALL TIMES.
3. ALL UTILITIES HAVE BEEN LOCATED FROM FIELD INVESTIGATION AND THE BEST AVAILABLE UTILITY RECORDS AND ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND LOCATING OF ALL UTILITY LINES WHETHER SHOWN ON THE PLANS OR NOT. CALL THE UTILITY NOTIFICATION CENTER OF COLORADO AT 811 PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THE CONDITIONS IN THE FIELD DO NOT MATCH THOSE SHOWN ON THE APPROVED PLAN.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING ALL INSPECTIONS WITH THE APPROPRIATE AGENCIES.
6. THE CONTRACTOR SHALL ADJUST ALL MANHOLES, CLEANOUTS, HYDRANT FLANGES AND VALVE BOXES TO FINISHED GRADE.
7. STANDARD PLANS AND SPECIFICATIONS FOR THIS WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PRESIDING JURISDICTION AND MUNICIPALITY AND OTHER SPECIFICATIONS AND DETAILS THAT MAY BE REFERENCED WITHIN THE STANDARD PLANS AND SPECIFICATIONS.
8. THESE PLANS SHALL NOT BE USED FOR BUILDING LAYOUT OR DIMENSIONING. THE CONTRACTOR SHALL REFER TO THE BUILDING AND FOUNDATION PLANS FOR DIMENSIONS OF ALL BUILDINGS.
9. NO DIMENSIONS SHALL BE SCALED FROM ANY DRAWING FOR SITE LAYOUT OR CONSTRUCTION. IF A PERTINENT DIMENSION IS NOT SHOWN, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR EXACT DIMENSIONS.

NO.	REVISION	BY	DATE



R&R ENGINEERS SURVEYORS, INC.

1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730

WWW.RRENINEERS.COM

168 ORIGINAL ROAD
168 ORIGINAL ROAD, BASALT, CO 81621

ALUIS DESIGN CORP. LLC
108 DIAMOND A RANCH ROAD
CARBONDALE, CO 81623

PREPARED FOR:

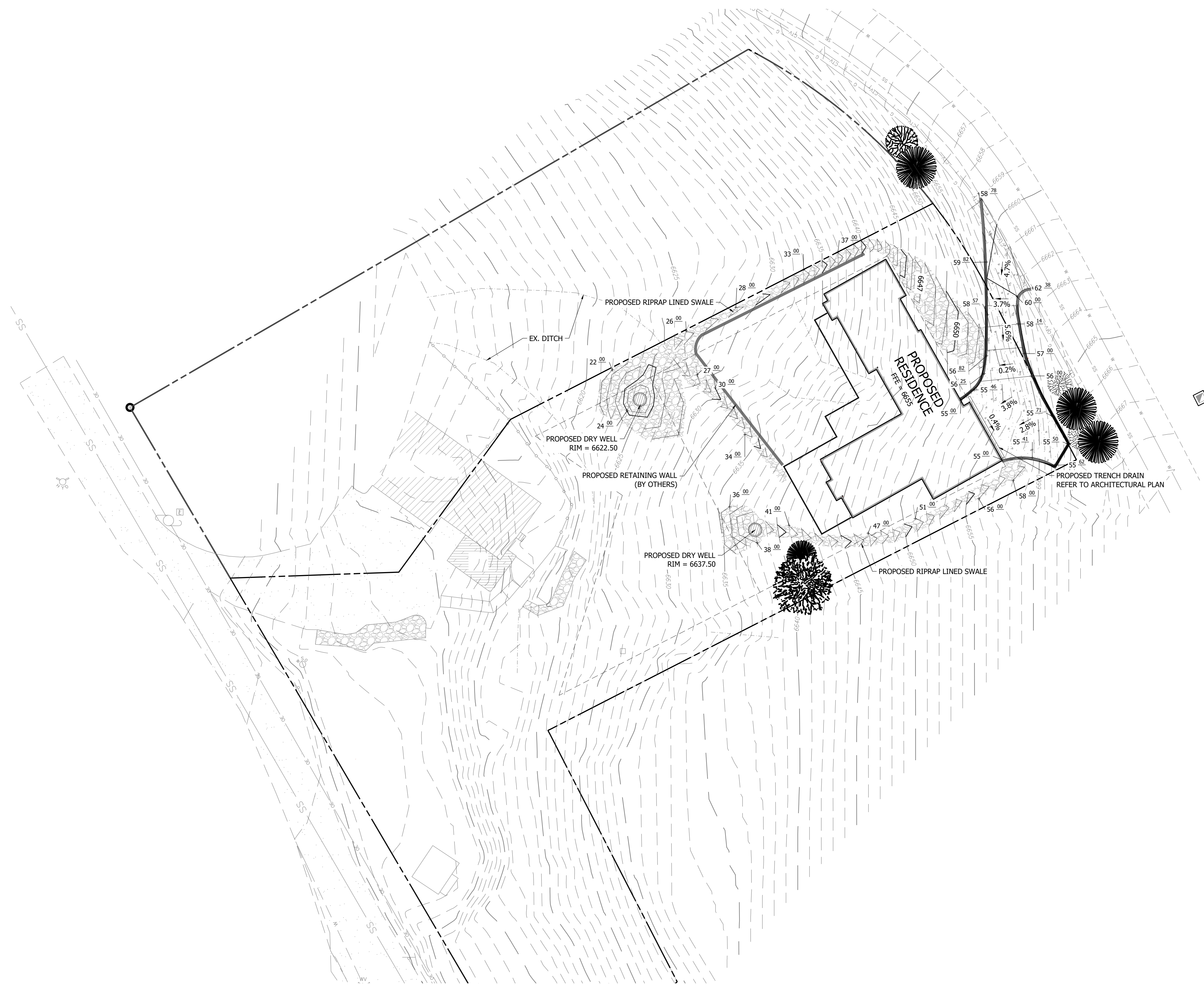
CONSTRUCTION DOCUMENTS			
JOB NO.	AD23056	DATE	05/19/2023
ORG. SUBM. DATE	05/19/2023	DWN:	JAM
NAME	CHKD:	WTS	

UTILITY PLAN

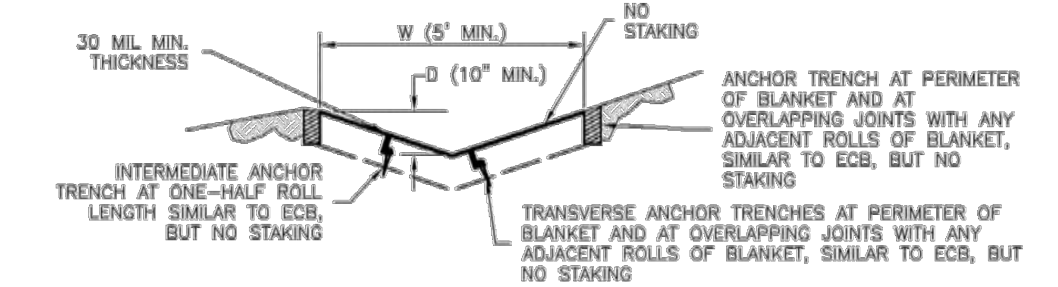
NO. **1**

168 ORIGINAL ROAD

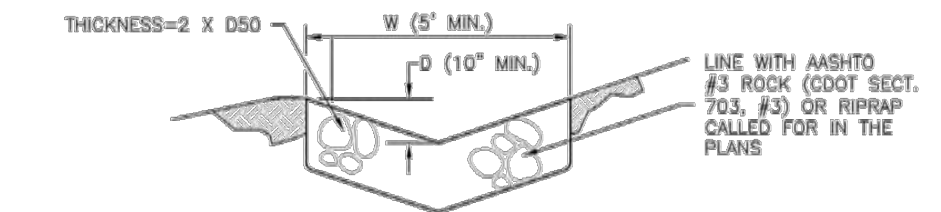
PARCEL B2, LOT 3, DILLON SUBDIVISION, TOWN OF BASALT, COUNTY OF EAGLE, STATE OF COLORADO
LOCATED AT 168 ORIGINAL ROAD, BASALT, CO 81621



EC-10 Earth Dikes and Drainage Swales (ED/DS)



DS-4. SYNTHETIC LINED SWALE



DS-5. RIPRAP LINED SWALE

EARTH DIKE AND DRAINAGE SWALE INSTALLATION NOTES

- SEE SITE PLAN FOR:
 - LOCATION OF DIVERSION SWALE
 - TYPE OF SWALE (UNLINED, COMPACTED AND/OR LINED)
 - LENGTH OF EACH SWALE
 - DEPTH, D, AND WIDTH, W DIMENSIONS
 - FOR ECB/TRM LINED SWALE, SEE ECB DETAIL
 - FOR RIPRAP LINED SWALE, SEE ECB DETAIL
- SEE DRAINAGE PLANS FOR DETAILS OF PERMANENT CONVEYANCE FACILITIES AND/OR DIVERSION SWALES EXCEEDING 2-YEAR FLOW RATE OR 10 CFS.
- EARTH DIKES AND SWALES INDICATED ON SWMP PLAN SHALL BE INSTALLED PRIOR TO LAND-DISTURBING ACTIVITIES IN PROXIMITY.
- EMBANKMENT IS TO BE COMPACTED TO 90% OF MAXIMUM DENSITY AND WITHIN 2% OF OPTIMUM MOISTURE CONTENT ACCORDING TO ASTM D698.
- SWALES ARE TO DRAIN TO A SEDIMENT CONTROL BMP.
- FOR LINED DITCHES, INSTALLATION OF ECB/TRM SHALL CONFORM TO THE REQUIREMENTS OF THE ECB DETAIL.
- WHEN CONSTRUCTION TRAFFIC MUST CROSS A DIVERSION SWALE, INSTALL A TEMPORARY CULVERT WITH A MINIMUM DIAMETER OF 12 INCHES.

ED/DS-4 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3

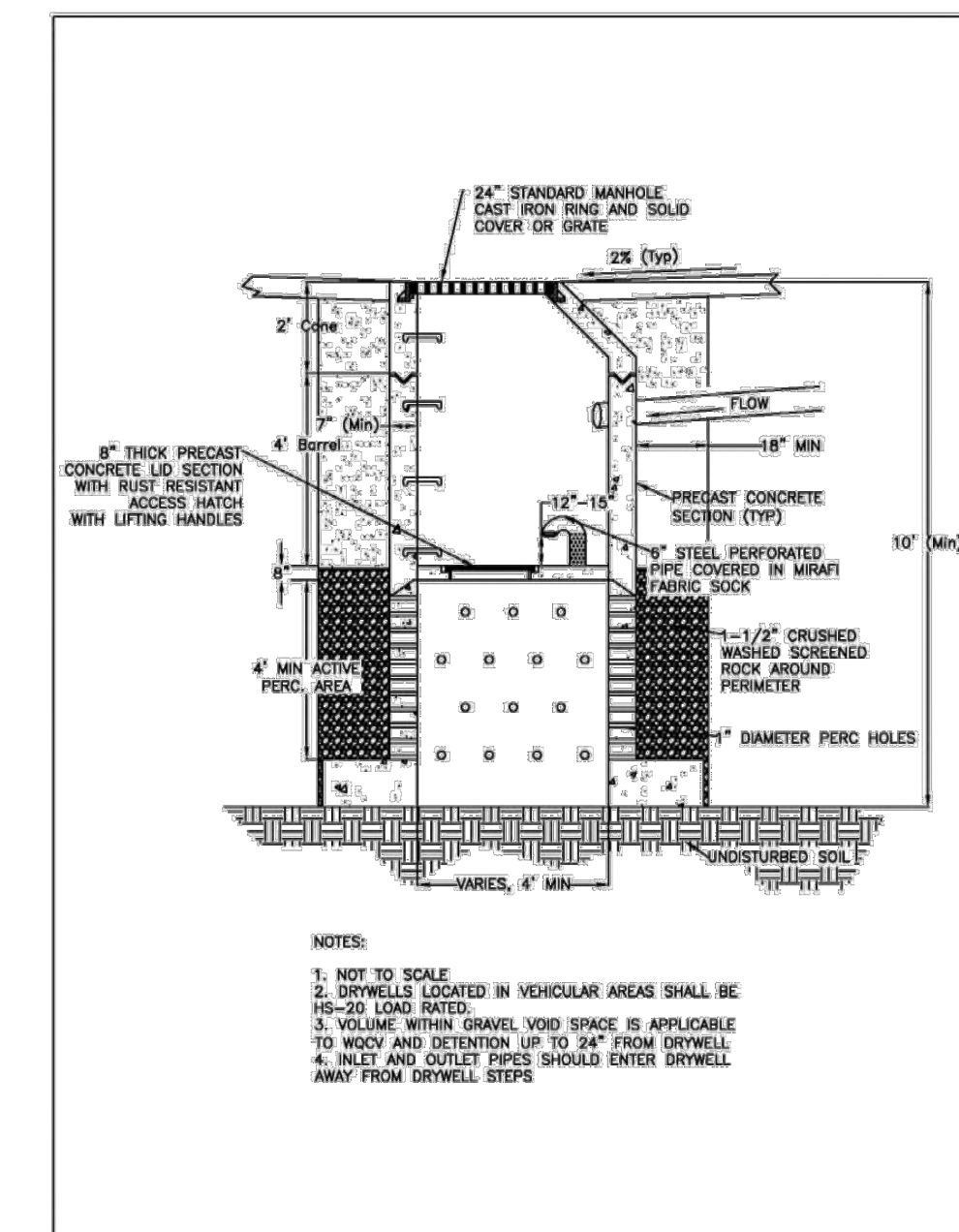
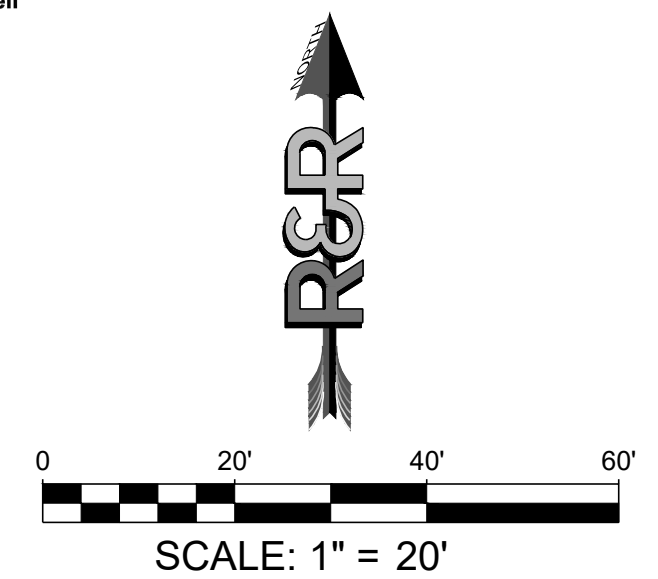
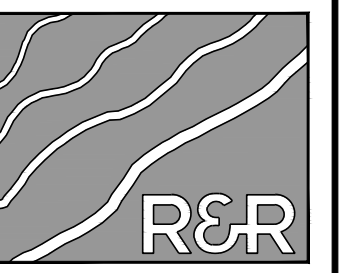


Figure 8.69 Typical WQCV Dry Well



NO.	REVISION	BY	DATE



R&R ENGINEERS SURVEYORS, INC.

1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730

WWW.RRENGINEERS.COM

168 ORIGINAL ROAD

168 ORIGINAL ROAD, BASALT, CO 81621

ALUIS DESIGN CORP. LLC
108 DIAMOND A RANCH ROAD
CARBONDALE, CO 81623

PREPARED FOR:

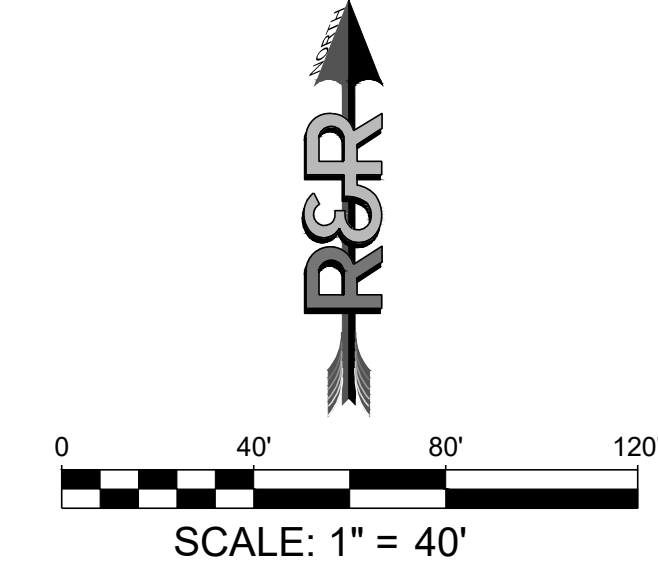
CONSTRUCTION DOCUMENTS
JOB NO. AD23056
ORG. SUBM. DATE 05/19/2023
DWN: JAM CHKD: WTS
NAME

PRELIMINARY DRAINAGE

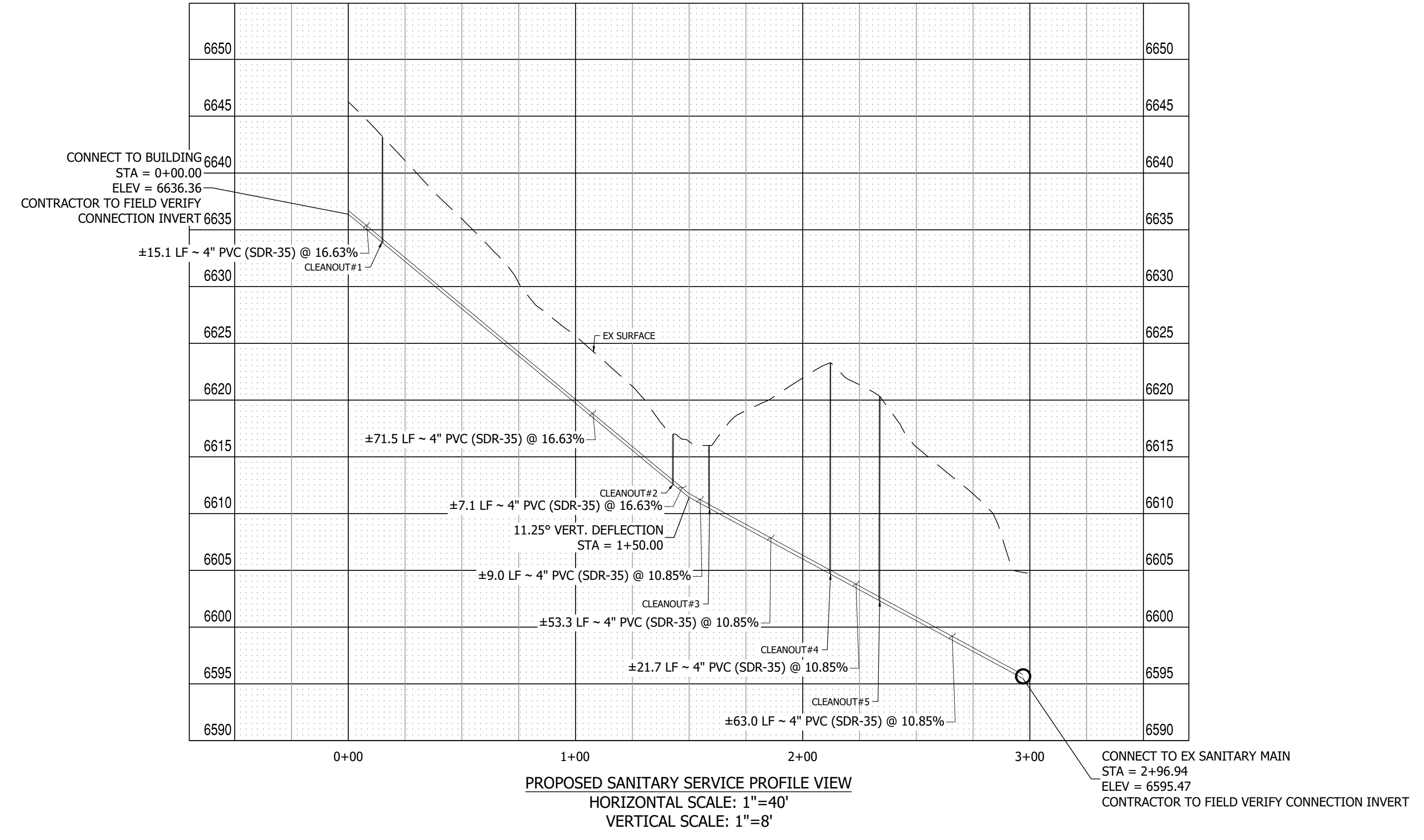
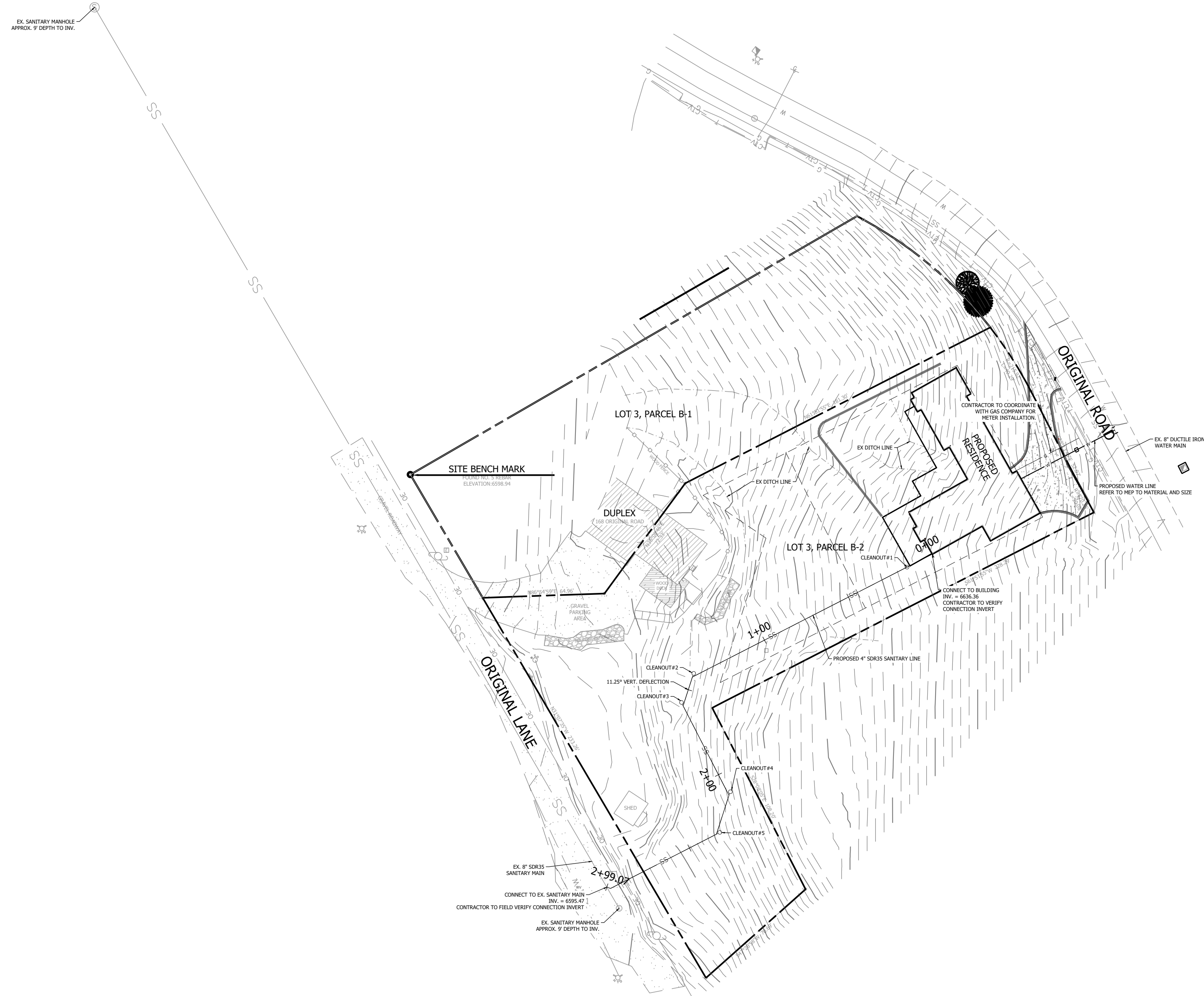
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168 ORIGINAL ROAD

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NOTE:
CONTRACTOR TO REFER TO ARCHITECTURAL
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CONNECTIONS.

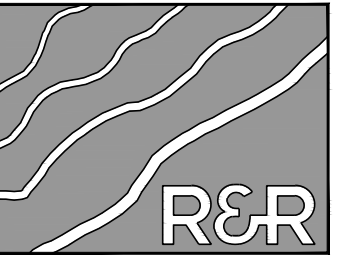


CONSTRUCTION GENERAL NOTES

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PATH:\A\23056_168 ORIGINAL ROAD (LOT 3) UTILITY RESIDENCE\ENGINEERING\DRAWINGS\PLANS\AD23056-UTIL.DWG - PLOT DATE: 05/19/2023 11:52:11 AM BY: JENNY MARKS

NO.	REVISION	BY	DATE



ENGINEERS
SURVEYORS

R&R ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
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168 ORIGINAL ROAD
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108 DIAMOND A RANCH ROAD
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CONSTRUCTION DOCUMENTS	
JOB NO.	AD23056
ORG. SUBM. DATE	05/19/2023
DWN:	JAM
CHKD:	WTS
NAME	

UTILITY PLAN

NO. **1**

James Lindt

From: Michael Fox <mfox783@gmail.com>
Sent: Wednesday, September 13, 2023 5:49 PM
To: James Lindt
Cc: Missy Resutko; Michael Edinger <michael@aliusdc.com>
Subject: Re: 168 Original Application Referral Comments
Attachments: Original Rd Neighborhood Sq. Footage.pdf; 168 Original Sq Ft. Google Earth.pdf

Caution: Sender from outside domain.

Hi James,

Thank you for highlighting this issue for us. We are trying to comply to the best of our ability with the Basalt Land Use codes. I've attached our analysis of the sq. footage of all single-family structures within 300 yards of the new lot. We feel, our house is consistent with the square footage on both lower and upper original rd. as well as all homes within 300 yards.

I spoke to Scot Broughton today. He told me that the 3,000 sq. ft. limitation was put in place as a concession for Scot to not have to provide any community housing or mitigation. It was a bigger concern for Scot because he was explicitly planning to sell his lots and have unknown parties build. Of course, our application factors community housing mitigation. Per your suggestion, we propose a cash in lieu for all sq. footage above 3,000 sq. ft.

Again, I'm happy to discuss this further.

Thank you,

Michael Fox

On Wed, Sep 13, 2023 at 9:01 AM James Lindt <james.lindt@basalt.net> wrote:

Hi Michael,

Town Staff will put 168 Original on for the site visit and public hearing for next Tuesday as requested and I will send you the packet materials and zoom link on Friday. Attached is a map of the floor areas, including garages (but excluding decks/patios) from the assessor's records for the single-family residences on the lower half of Original Road that Staff/TRC was considering in evaluating the proposed floor area's consistency with its surroundings. It was also noted when Town Staff was evaluating the proposed floor area that the other recent subdivision (last 15 years) in the lower part of Original Road was approved at 3,000 gross sf (Broughton Minor Subdivision).

Thanks,

James Lindt

Town of Basalt

101 Midland | Basalt, CO 81621

tel (970) 927-4701 | direct (970) 279-4468

181 Original
3792 sq. ft.
Not Including
1440 Dtch Grg

185 Original
3240 sq. ft.

223 Original
3540 sq. ft.

227 Original
3971 sq. ft.

190 Original
3831 sq. ft.

162 Original
2447 sq. ft.
(1457 Unfin Bsmt)

166-168 Original
5360 sq. ft.

164 Original
2465 sq. ft.
(1650 Unfin Bsmt)

174 Original
3000 sq. ft.

Fox
Build Site

304 Original
2776 sq. ft.

350 Original
4053 sq. ft.

388 Original
2773 sq. ft.

195 Hillcrest
3756 sq. ft.

504 Original
2494 sq. ft.

450 Original
5460.5 sq. ft.

415-417 Original
4411 sq. ft.

445 Original
4448 sq. ft.

461 Original
4901 sq. ft.

841 Hillcrest
6050 sq. ft.

829 Hillcrest
5112.5 sq. ft.

819 Hillcrest
3426 sq. ft.

809 Hillcrest
3164 sq. ft.

781 Hillcrest
4505 sq. ft.

739 Hillcrest
5182 sq. ft.

845 Hillcrest
6271 sq. ft.



Sq. Footage of Single Family Homes within 300 Yards of 168 Original Rd.

	Home sq. ft.	Garage	Total
166-168 Original	1456	312	5227
	2955	504	
162 Original	3904		3904
164 Original	4115		4115
174 Original	3000		3000
185 Original	2560	680	3240
227 Original	3093	879	3972
223 Original	3540		3540
304 Original	2776		2776
350 Original	3477	576	4053
450 Original	4636	824.5	5460.5
417-415 Original	3715	696	4411
445 Original	3920	528	4448
504 Original	1974	520	2494
190 Original	3025	806	3831
461 Original	4316	585	4901
388 Original	2281	492	2773
181 Original	3216	2016	5232
739 Hillcrest	4469	713	5182
781 Hillcrest	3929	576	4505
809 Hillcrest	2680	484	3164
819 Hillcrest	2898	528	3426
195 Hillcrest	2760	996	3756
829 Hillcrest	4282	830.5	5112.5
841 Hillcrest	5280	770.5	6050.5
845 Hillcrest	5212	1059	6271

Average Lower Original Rd.	3981.7
Average Original Rd.	3963.382353
Average Total within 300 yards	4193.78



Date Received: 7/13/23
Date Due: 8/11/23
Jurisdiction: Town of Basalt
Project Name: 168 Original Road Minor Subdivision
Staff Planner: James Lindt
Project Address: 168 Original Road, Basalt, CO
Owner: Michael Fox
Representative: N/A

Dear Mr. Lindt,

RFTA Planning staff has reviewed the above referenced land use application. At this time, there are no noted issues of concerns related to RFTA operations or assets.

If you have any questions, please feel free to contact me at dpesnichak@rfta.com or on my cell at 970-914-8177.

Sincerely,

David Pesnichak
Mobility Coordinator



Community Development

Janet Aluise
970-328-8739
janet.aluise@eaglecounty.us
www.eaglecounty.us

July 21, 2023

Town of Basalt
Attn: James Lindt, Assistant Planning Director
101 Midland
Basalt, CO 81621

[Via Email: james.lindt@basalt.net]

Re: IAR-9372-2023 - Interagency Referral - 168 Original Rd Minor Subdivision

Assistant Planning Director James Lindt:

Thank you for the opportunity to participate in the planning process of the 168 Original Rd Minor Subdivision in the Town of Basalt. The Eagle County Planning Division, the Open Space/Natural Resources Department, and the Engineering Department all reviewed this Application and have no comments.

Please contact me at (970) 328-8739, or at janet.aluise@eaglecounty.us if you have questions or would like to request a meeting to discuss these comments. Eagle County reserves the right to offer additional comments as more information is provided.

Sincerely,

Janet Aluise
Senior Planner
[Via Email]

Cc: Trent Hyatt, Deputy Community Development Director
Ben Gerdes, P.E., County Engineer
Maureen Mulcahy, Natural Resources Policy Manager
Emily Seddon, Natural Resources Planner
File

Roaring Fork Fire Rescue Authority
1089 JW Drive
Carbondale, CO 81623
970.340.7040
roaringforkfire.org



SCOTT THOMPSON
FIRE CHIEF

August 16, 2023

James Lindt, Assistant Town Planner
101 Midland Ave
Basalt, CO 81621

Re: 168 Original Road- Add new lot to existing parcel

James,

I have reviewed the application for a new lot at 168 Original Road located in Town of Basalt. The subdivision allows existing lots to split per the zoning regulations. The history of Original Road and lot split is complicated from the fire districts point of view.

Former Fire Marshal Bill Harding had stated in prior submittals, in particular the Basalt Bluffs PUD (2007-2010) and Scot Broughton (2016-2017) subdivision lot split, that Original Road already exceeds the number of dwelling units allowed for a one-way access per the International Fire Code and therefore did not support additional dwellings to be built. Basalt Bluffs project did not come to fruition and Mr. Broughton appealed Bill Harding's decision. An agreement between Mr. Broughton and the fire district was determined in February 2019. The fire district required Mr. Broughton to install a 20-foot wide access road to the new lots, with the water line extension and a new fire hydrant. All structures are sprinkled and a "Firewise Mitigation Assessment Plan" for future homes.

In order for the fire district to approve the new application for 168 Original Road as presented by Mr. Fox, we will require the two following conditions:

- The new single-family dwelling unit must be sprinkled with an approved fire suppression system.
- A "Firewise Mitigation Assessment Plan" to address the wildfire hazards surround this parcel. According to the Eagle County Wildfire Map, 168 Original Road is considered FireShed Moderate. The topography and fuel level surrounding 168 Original Road, pose a serious threat to the owners of this parcel. It is our recommendation is to create defensible space and "harden" the structure.

These conditions are consistent with prior application involving lot split and will provide additional fire and life safety conditions for a subdivision with no with no secondary access.

Roaring Fork Fire Rescue Authority
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SCOTT THOMPSON
FIRE CHIEF

If there are additional questions or concerns, please don't hesitate to contact me.

Sincerely,

Brooke Stott, Deputy Fire Marshal



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Solving
PROBLEMS

Saving
LIVES

Re: Town of Basalt Development Review Referral- 168 Original Road Subdivision

 greg.knott@basaltpolice.com
To: James Lindt <james.lindt@basalt.net>

Mon 7/17/2023 2:55 PM

Caution: Sender from outside domain.

James,
The police department does not have referral comments for this development application.

Greg

Gregory M. Knott
Chief of Police
Town of Basalt
greg.knott@basaltpolice.com
(970) 927-4316

On Thu, Jul 13, 2023 at 9:55 AM **James Lindt** <james.lindt@basalt.net> wrote:

Hello Basalt Referral agencies:

Please provide the Basalt Planning Staff with referral comments on the attached development review application.

It is for a minor subdivision, site plan review, and slope review for the creation of a new lot for the development of new single-family residence at 168 Original Road.

Please provide comments by Friday, August 11, 2023.

Let me know if you have any questions or if you have problems viewing the Application.

Thanks, **James Lindt**, Basalt Assistant Planning Director 970-927-4701, ext. 201

James Lindt
Town of Basalt
Assistant Planning Director

101 Midland | Basalt, CO 81621
tel (970) 927-4701 | direct (970) 279-4468
james.lindt@basalt.net | www.basalt.net

August 31, 2023

Via email: james.lindt@basalt.net

Mr. James Lindt
Assistant Planning Director
Town of Basalt

RE: MVMD – 168 Original Road

Dear James:

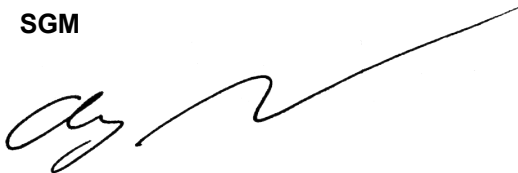
The purpose of this letter is to provide review comments on behalf of Mid Valley Metropolitan District (MVMD) on the 168 Original Road project. SGM reviewed drawings titled “168 Original Road” by R&R Engineers-Surveyors, Inc. dated 5/19/2023 on behalf of MVMD. Please address the following comments:

1. Applicant needs to enter into a cost reimbursement agreement with MVMD.
2. Applicant needs to fill out a tap application and pay applicable tap fees prior to building permit.
3. The water service shown on the utility plan is called out as 1 inch PVC, the water service line shall be $\frac{3}{4}$ inch type K Copper. Please include MVMD details for the water tap in the drawings.
4. The sewer service has four horizontal bends that create opportunities for clogging and extra length. It is recommended to straighten out the sewer service to parallel the water service all the way to the sewer main. Please include MVMD details for the sewer tap in the drawings.
5. An easement needs to be provided for the water and sewer services across Lot 3, parcel B-2.
6. MVMD needs to inspect the service lines before they are backfilled.

If you have any questions, please call or e-mail.

Sincerely,

SGM



Chris Lehrman, PE
Consulting Town Engineer

CC email: Bill Reynolds, Jenn Kumbier

I:\1981\01501\C\287 - 168 Original Road\Correspondence\L 20230831 James Lindt.doc

Lower Original Road Gross Floor Areas- From Eagle County Assessor's Records

