



Revised Comments

June 18, 2019

Kris Valdez, Senior Planner
Eagle County Community Development Department
P.O. Box 179
Eagle, CO 81631

Re: Eagle County Land Use Regulation Process Improvement Amendment

Dear Kris,

Thank you for giving the Town of Basalt the opportunity to review the amendments to the Eagle County Land Use Code. Staff Planner Sara Nadolny had the opportunity to attend the work session on Thursday, May 30th with the Roaring Fork Regional Planning Commission regarding the proposed amendments to the Eagle County Land Use Code. Since that time Basalt Staff has had additional discussions with your staff to clarify the proposed amendments.

The Town of Basalt is particularly interested in the amendment related to timing of referral comments for land use cases. The County's Land Use Code is proposed to be amended from its current 21 day minimum referral period to a 21 day maximum referral period. The Town acquiesces to this amendment because the language included in the State Statutes for subdivisions only permits a 21-day referral period for statutory counties unless the subdivider and the Board of County Commissioners consent to an extension. That said the Town is concerned that we will not have adequate time to fully evaluate the application and schedule it on a Planning and Zoning Commission or Town Council agenda for review.

The Town notes that the Intergovernmental Agreement (IGA) between the Town of Basalt and the Board of County Commissioners dated September 2008 refers to making recommendations on land use applications by a "reasonable time" before final action (Paragraph 5c(2) of the IGA) and that "both entities agree to make every reasonable effort to give consideration to the concerns raised by the other entity, to incorporate recommendations made by that entity" in the final action on the development application (Paragraph 5e of the IGA). The Town is hopeful that as individual cases come before the County for review that the County will keep that in mind, particularly if any extension is requested. Also potentially there might be the opportunity for the Town and County attorneys to discuss refinements to the IGA language to address procedures when more time is needed.

This letter constitutes referral comments of the Town of Basalt, under the provisions of the intergovernmental agreement signed by the Town and Eagle County on September 23, 2008. Thank you for the opportunity to comment on these County amendments.

Sincerely,

A handwritten signature in blue ink, appearing to read "W. Maron".

William C. Maron, Chair
Basalt Planning and Zoning Commission

cc: Basalt Town Council
Basalt Planning and Zoning Commission



Community Development

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July 3, 2019

William C. Maron, Basalt Planning and Zoning Commission
[via email]

Re: Referral Comment on Eagle County Land Use Regulation Process Improvement Amendments.

Dear Mr. Maron,

Thank you for the Commission's active participation and submission of referral comments on the Eagle County Land Use Regulation Process Improvements Amendment. Below, in response to your comments, Eagle County staff has outlined how referral extensions can be entertained. Additionally, your public comment letter will be included in Eagle County's staff report to the Eagle County and the Roaring Fork Valley Planning Commissions and the Eagle County Board of County Commissioners for their review and consideration.

As you know, this process improvement amendment is focused on bringing existing regulations into compliance with state and federal requirements, clarifying expectations and predictability for applicants and the public as well as right-sizing our review timelines. Under direction of the Eagle County Board of County Commissioners, Eagle County staff can consider analyzing the comments you have provided during the full rewrite of Eagle County's Land Use Regulations.

1. **Referral Timelines:** Thank you for understanding why Eagle County is requiring a 21 calendar day maximum referral period. The County understands that in some cases an extension may be necessary and will entertain such a request should the Town of Basalt or any referral agency, request in writing the need for additional review time.

Thank you again for participating in this process. Eagle County greatly appreciates your feedback and willingness to work together to improve coordination between governmental agencies.

Regards,

Kris Valdez, MURP, AICP
Senior Planner

CC:

Susan Philip, Town of Basalt Planning Director