



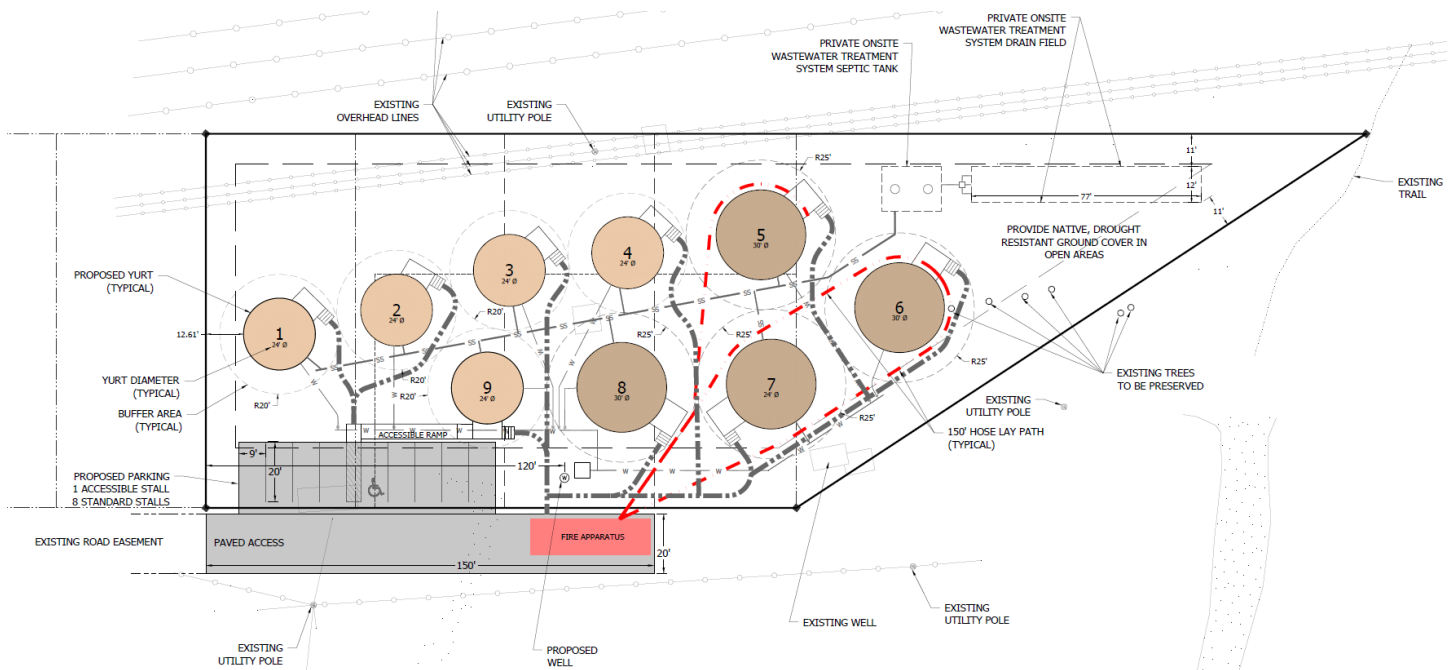
CITY COUNCIL WORK SESSION MEMO

DEPARTMENT	PRESENTED BY	DATE
Planning	Kathryn Dunleavy - Planner	September 18, 2023

ITEM: Salida Campground Conceptual Review

The applicants, Mark and Michael McGovern, have submitted conceptual development plans for a campground on a 0.84 acre site located at 1-3 Hillside Drive. The parcel is zoned Industrial (I). The site is currently vacant. Campgrounds in the Industrial zone district require Major Impact Review approval for a development permit.

The applicants are proposing a total of 9 year-round camping units, likely yurts. Each would contain a bathroom with shower and sleeping arrangements for 1-5 people. The yurts (or similar) would each require a certificate of occupancy from the Chaffee County Building Department.





This proposal is revised from a 2021 proposal where 17 camping sites, with space for camping vehicles were proposed. Concerns were raised about RV traffic on the roadway. The proposed revision is for fewer sites, and with the new layout accommodating only standard size parking spaces, RVs should no longer be an issue.

Also in 2021, there was discussion of a possible shared restroom facility to serve the adjacent City-owned Arkansas Hills trail system. However the logistics of this arrangement were not going to work. Because this site is served by well and septic rather than City utilities, the engineering and design of a septic system and field for public restrooms, with an undetermined amount of use, proved to be disproportionately burdensome to ask of a private landowner. The new proposal no longer has a common bathroom facility; each camping yurt will have its own internal bathroom and shower.

Staff and the applicant would like your feedback on the proposed plans.

Attachments:

Concept Narrative

Preliminary: Site Plan, Grading Plan, and Sewer/Water Plan

ILC

Wood Minor Subdivision Plat showing access to the property.

SALIDA CAMPGROUND/GLAMPGROUND

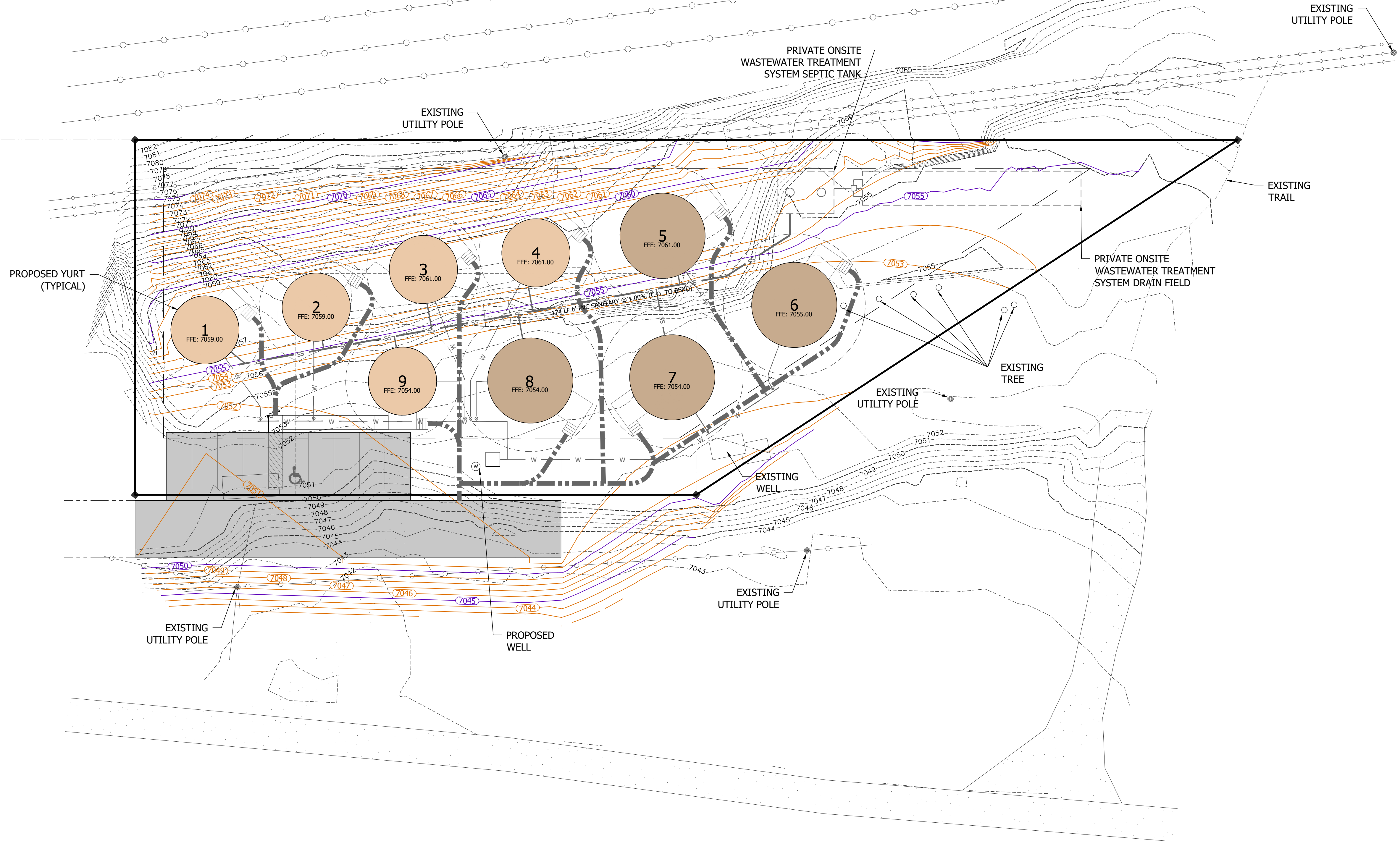
The goal of the nine-unit Glampground is to provide a unique upscale lodging experience by capitalizing on the nearby recreational activities, proximity to downtown Salida and all that Salida has to offer.

PLAN

- Year-round accommodations
- Nine individual dwellings
- Anticipate 1-5 guests per dwelling
- Each dwelling will have its own bathroom facility, including shower
- Common parking area with landscaped paths to each dwelling
- Some dwellings will be on platforms to incorporate existing landscape grades and others will be built on concrete pads
- Dwellings will be sited to incorporate views, privacy between neighbors and adjacent dwellings and access to surrounding recreation trails
- At least one dwelling will be ADA accessible
- There will be a common area for communal gathering/games/shade structures

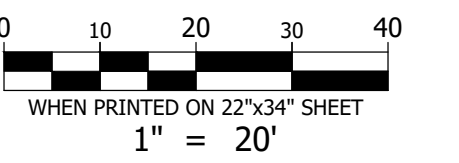
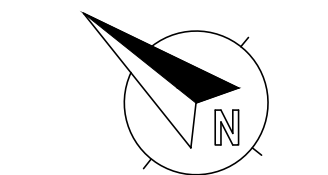
YET TO BE DETERMINED

- The type of dwellings, but leaning toward yurts for all season accommodations and to address wind & snow loads
- The inclusion of kitchenettes
- Solar and type of heating to be provided, but likely electric



LEGEND:

- PEDESTRIAN WALKWAY ———
- PRIVATE SANITARY SEWER —SS—
- PRIVATE WATER DISTRIBUTION LINE —W—
- PROPOSED WELL (W)



ENGINEER:

welch
design + development

CLIENT:

MCGOVERN / SALIDA PARTNERS

PROJECT NAME:

SALIDA CAMPGROUND
SALIDA, CO

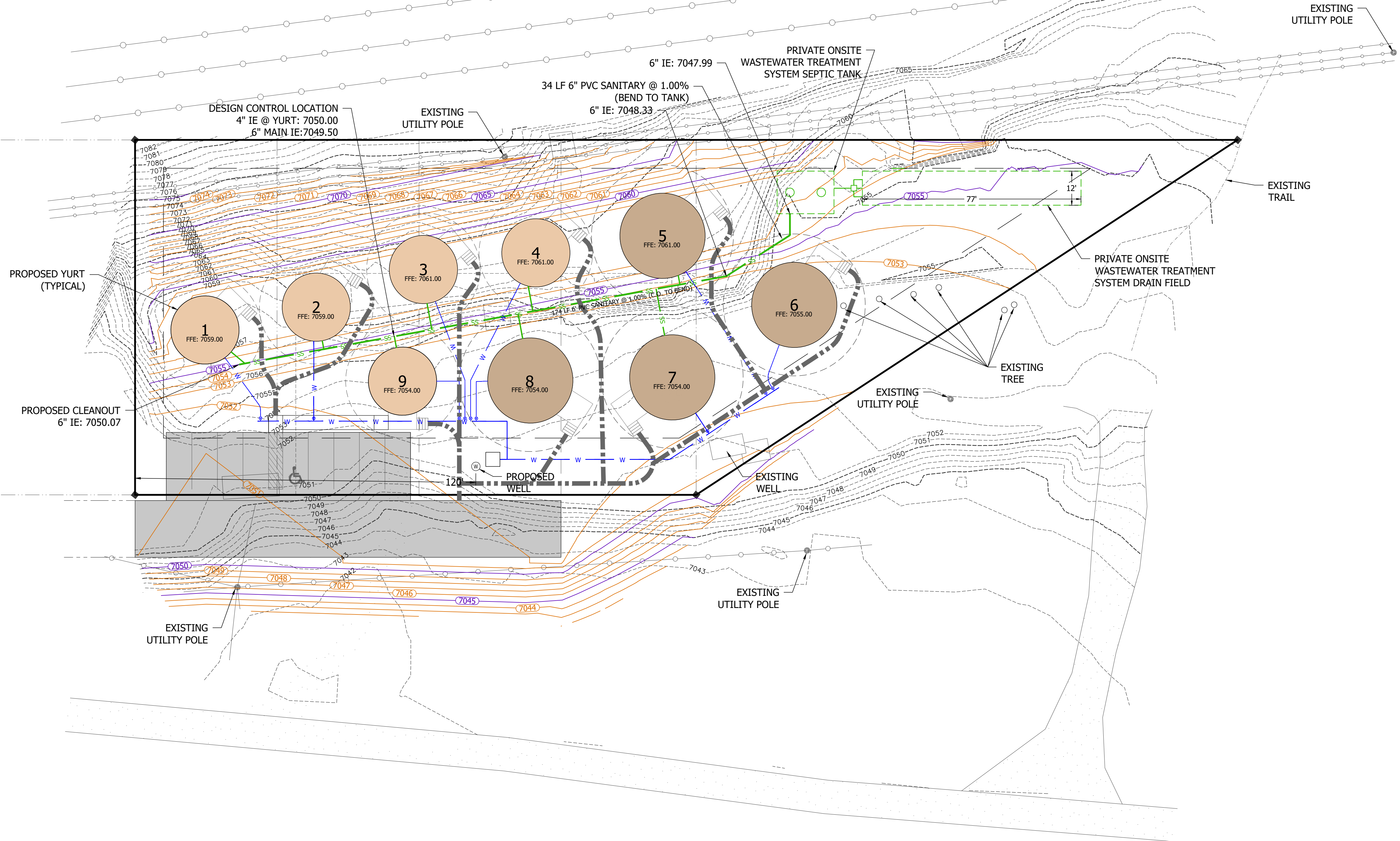
REVISION LOG:

REV	DESCRIPTION	DATE
—	CITY REVIEW SET	09-11-23
A	CITY REVIEW SET - REVISED SEPTIC	09-13-23

SHEET NAME:

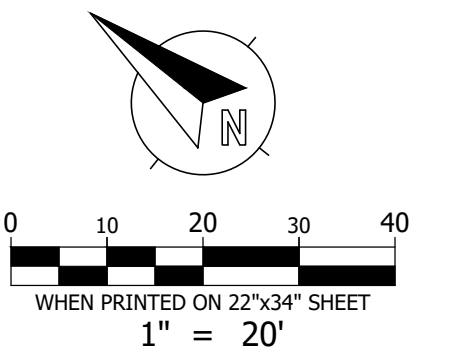
PRELIMINARY
GRADING PLAN

PROJECT NO: 1029	PROJECT MANAGER: WELCH	SHEET NUMBER:
REVISION: —	ISSUED DATE: 09-13-2023	C3.00



LEGEND:

- PEDESTRIAN WALKWAY ———
- PRIVATE SANITARY SEWER —SS—
- PRIVATE WATER DISTRIBUTION LINE —W—
- PROPOSED WELL (W)



ENGINEER:

welch
— design + development

CLIENT:
MCGOVERN / SALIDA PARTNERS

PROJECT NAME:
SALIDA CAMPGROUND
SALIDA, CO

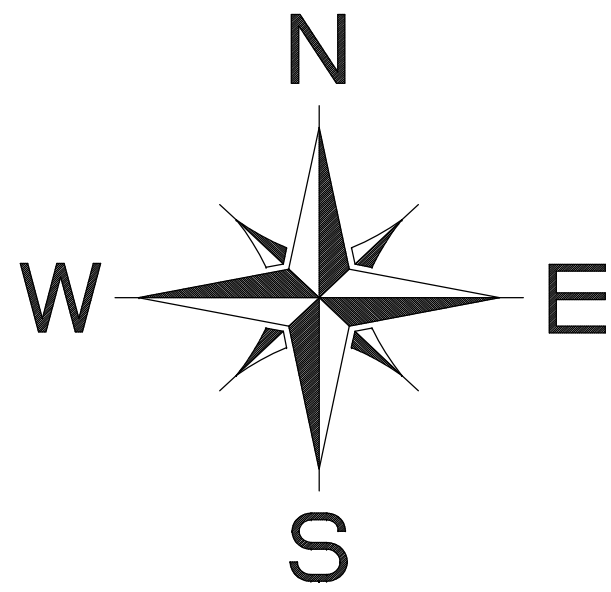
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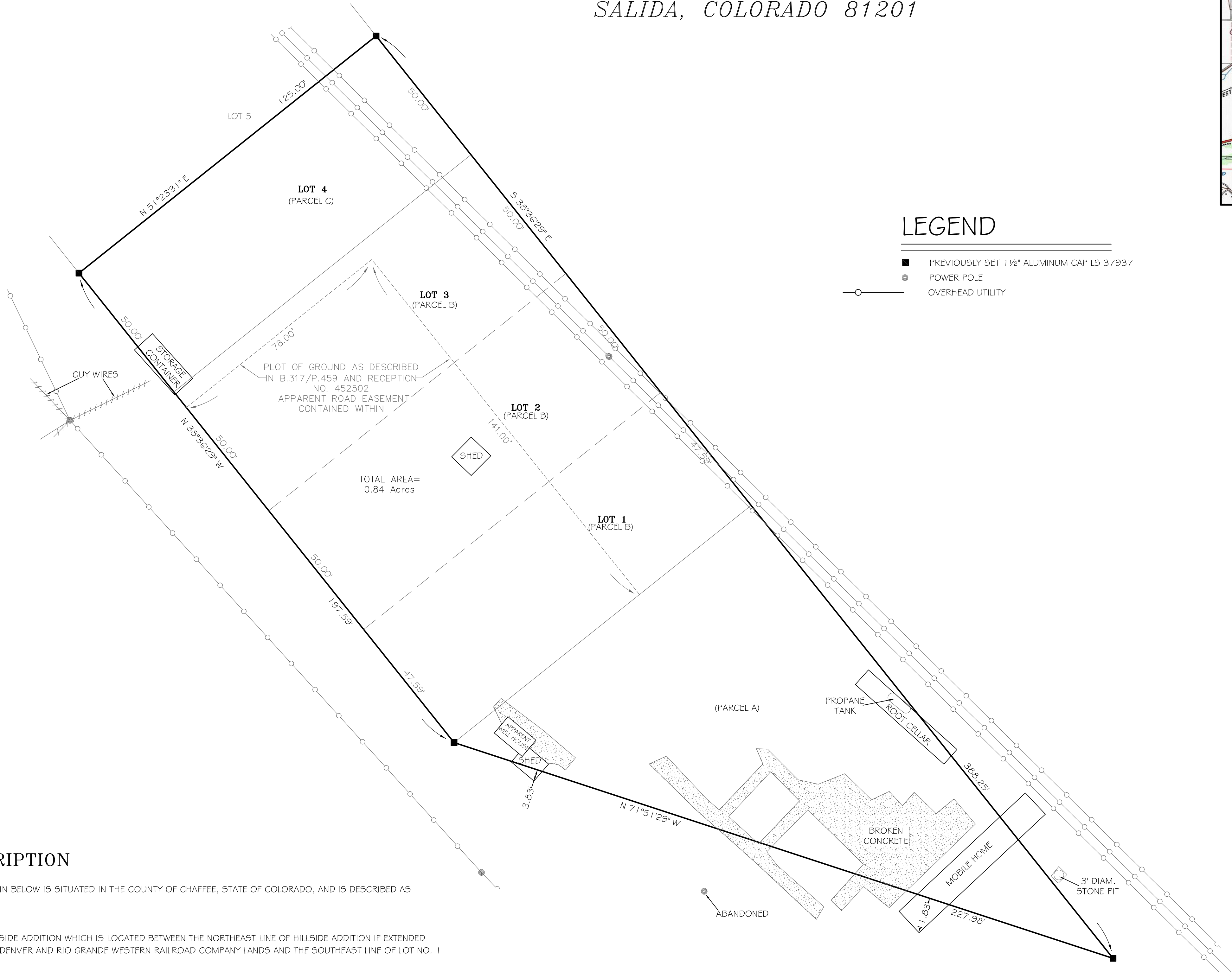
SHEET NAME:
SANITARY SEWER
AND WATER PLAN

PROJECT NO: 1029	PROJECT MANAGER: WELCH	SHEET NUMBER:
REVISION: —	ISSUED DATE: 09-13-2023	C4.00

MCGOVERN
IMPROVEMENT LOCATION CERTIFICATE
1, 2, 3 HILLSIDE DRIVE
SALIDA, COLORADO 81201

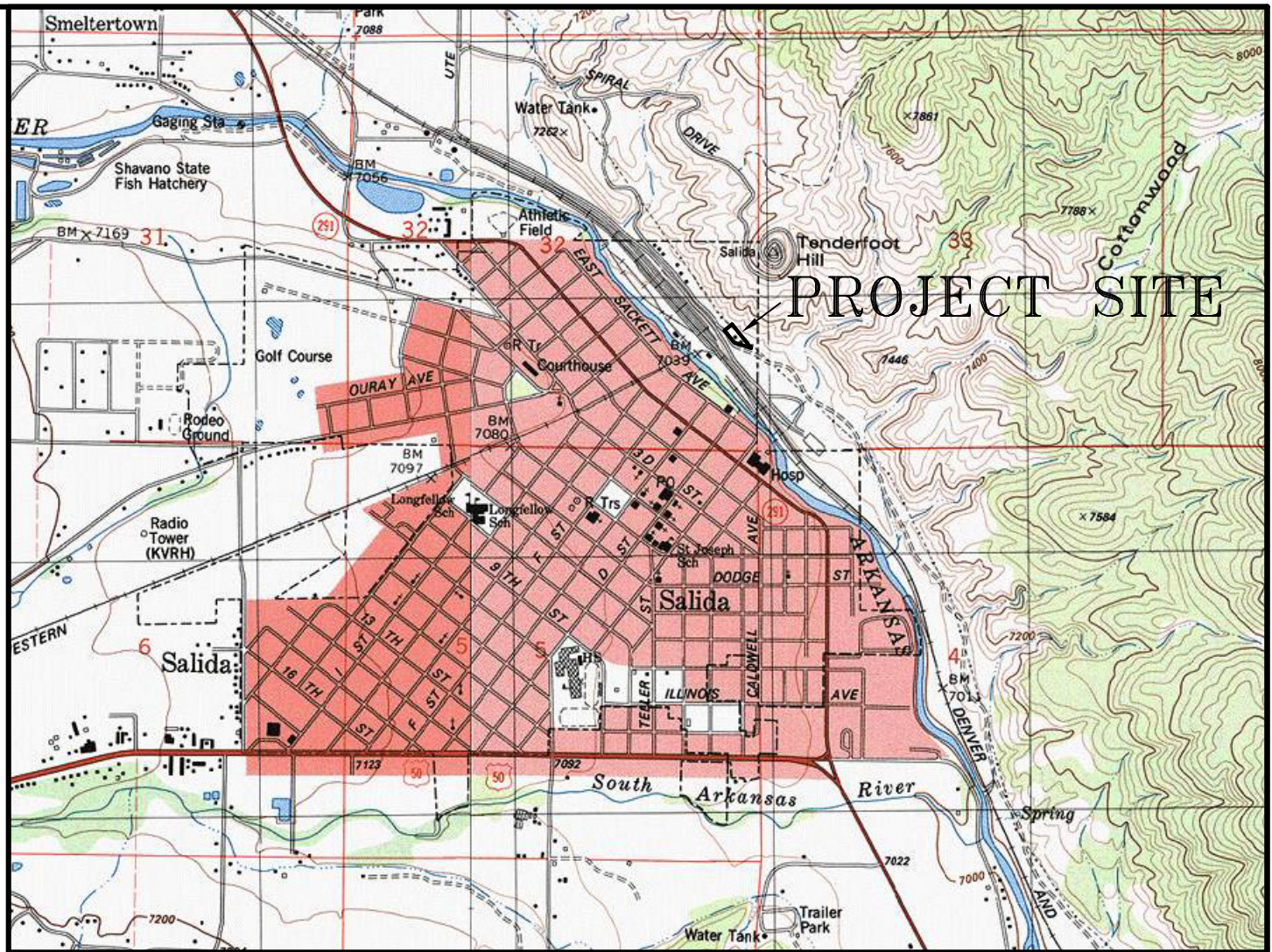


SCALE
1" = 20'



LEGEND

- PREVIOUSLY SET 1 1/2" ALUMINUM CAP LS 37937
- POWER POLE
- OVERHEAD UTILITY



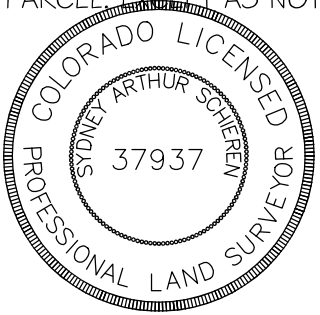
VICINITY MAP
NOT TO SCALE

IMPROVEMENT LOCATION CERTIFICATE

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR MICHAEL MCGOVERN AND MARK PATRICK MCGOVERN, STEPHEN B. ESPINOZA AND FIRST AMERICAN TITLE INSURANCE COMPAN, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, APRIL 13, 2021, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

STAMP BY: SYDNEY A. SCHIEREN PLS 37937



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CHAFFEE, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

PARCEL A
A TRACT OF LAND IN THE HILLSIDE ADDITION WHICH IS LOCATED BETWEEN THE NORTHEAST LINE OF HILLSIDE ADDITION IF EXTENDED AND THE NORTH LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY LANDS AND THE SOUTHEAST LINE OF LOT NO. 1 IN SAID HILLSIDE ADDITION
CHAFFEE COUNTY, COLORADO
ALSO DESCRIBED AS: PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 50N, RANGE 9E OF THE N.M.P.M., BEING A TRIANGLE TRACT EAST OF LOT NO. 1, HILLSIDE ADDITION, CHAFFEE COUNTY, COLORADO

PARCEL B
LOTS 1, 2 AND 3
HILLSIDE ADDITION TO SALIDA,
CHAFFEE COUNTY, COLORADO

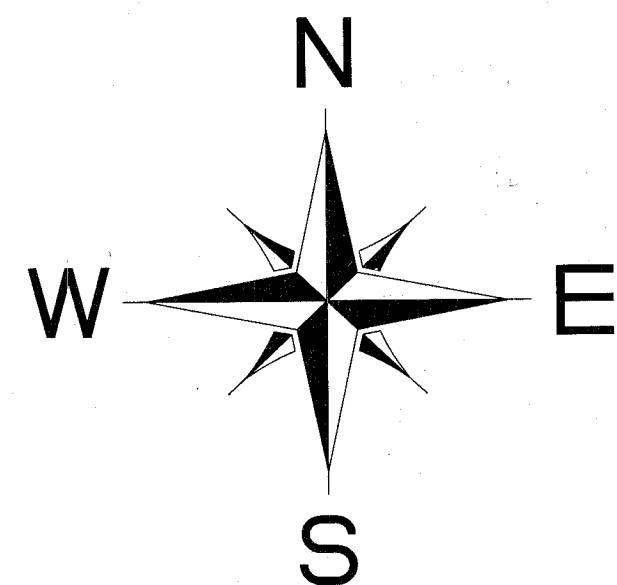
TOGETHER WITH AN EASEMENT FOR THE USE OF THE PRESENT EXISTING AUTOMOBILE ROAD NOW ON THE PROPERTY OF THE PARTIES OF THE FIRST PART AS CONTAINED IN DEED RECORDED IN BOOK 317 AT PAGE 459 AND RESERVING AN EASEMENT FOR THE USE OF ANY PART OF SAID ROAD LYING ON THE PART HEREIN ABOVE DESCRIBED FOR ANY AND ALL PERSONS.

PARCEL C
LOT NO. 4
HILLSIDE ADDITION
TO THE TOWN (NOW CITY) OF SALIDA
CHAFFEE COUNTY, COLORADO

NOTES:
1) BUILDING DIMENSIONS ARE TO THE EAVES
2) THIS IMPROVEMENT LOCATION CERTIFICATE WAS DONE IN CONJUNCTION WITH FIRST AMERICAN TITLE INSURANCE COMPANY (CENTRAL COLORADO TITLE # ESCROW), COMMITMENT NO. 21-14589, DATED APRIL 9, 2021

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 THE SURVEYOR'S STATEMENT CONTAINED HEREON.

REVISED:	MCGOVERN IMPROVEMENT LOCATION CERTIFICATE 1, 2, 3 HILLSIDE DRIVE SALIDA, COLORADO 81201
JOB # 2179	LANDMARK SURVEYING & MAPPING P.O. BOX 668 SALIDA, CO 81201 PH 719.539.4021 FAX 719.539.4031
DATE: APRIL 15, 2021	
SHEET 1 OF 1	



SCALE
1" = 20'



CERTIFICATION OF TITLE

James L. Tarrant, A LICENSED TITLE INSURANCE AGENT IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY HEREBY DEDICATED AND AS SHOWN AND DESCRIBED ON THIS PLAT AND FOUND TITLE VESTED IN WOOD DEVELOPMENT COMPANY LLC, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

Deed of Trust at Reception 463486

DATED THIS 27th DAY OF December, 2021.

TITLE AGENT James L. Tarrant

LEGEND

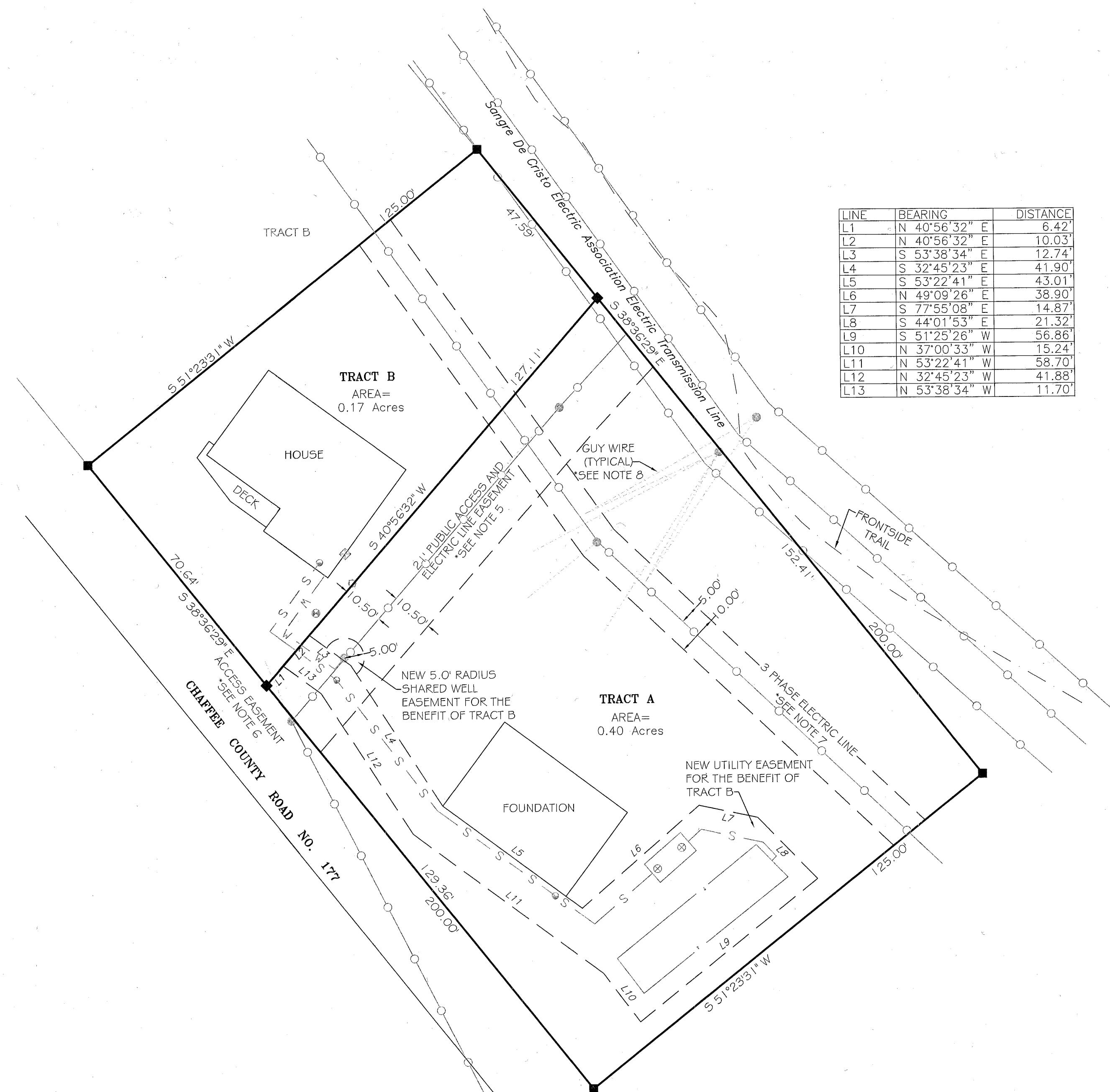
- ◆ SET 1 1/2" ALUMINUM CAP LS 37937
- PREVIOUSLY SET 1 1/2" ALUMINUM CAP LS 37937
- ⊙ POWER POLE
- ⊙ TELEPHONE PEDESTAL
- OVERHEAD UTILITY

GENERAL NOTES

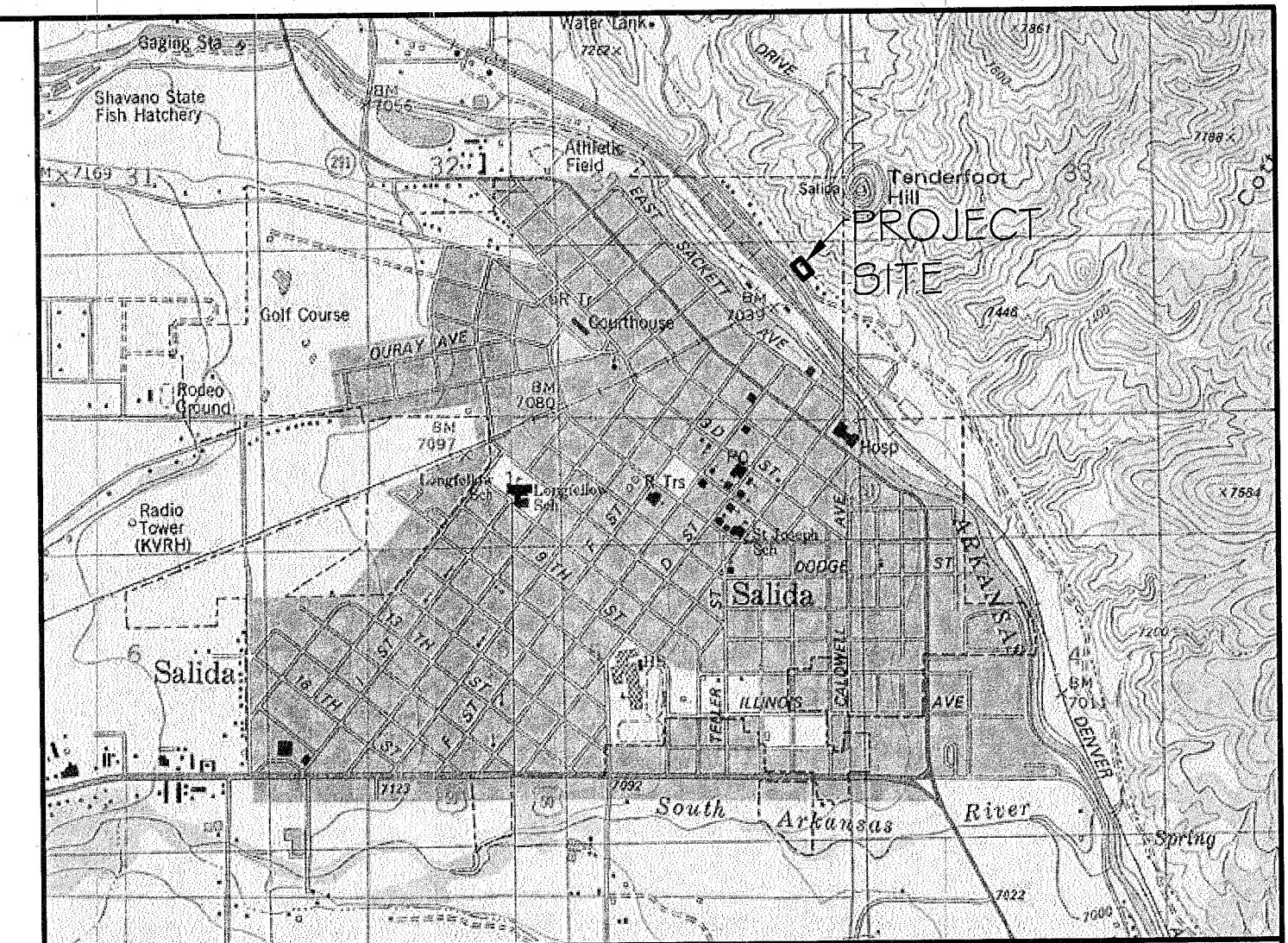
- 1) BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, BASED ON G.P.S. OBSERVATIONS ALONG THE SOUTH-WESTERLY BOUNDARY OF THE SUBJECT PROPERTY BETWEEN TWO 1 1/2" ALUMINUM CAPS STAMPED "LS 37937" HAVING A BEARING OF SOUTH 38°
- 2) ZONE: INDUSTRIAL
- 3) AS REQUIRED UNDER SECTION 16-6-140 OF THE SALIDA MUNICIPAL CODE, A PAYMENT IN LIEU OF LAND DEDICATION FOR FAIR CONTRIBUTIONS FOR PUBLIC SCHOOL SITES SHALL BE PAID BY THE OWNER OF EACH LOT WITHIN THIS SUBDIVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR ANY NEW RESIDENCE ON SUCH LOT
- 4) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- 5) 21' PUBLIC ACCESS AND ELECTRICAL LINE EASEMENT AS SHOWN HEREON IS A NON-EXCLUSIVE GRANT OF EASEMENT TO THE CITY FOR PUBLIC ACCESS LIMITED TO NON-MOTORIZED USES (BUT INCLUDING BICYCLES) PER PLAT RECORDED AT RECEPTION NO. 385172.
- 6) LOTS ARE SUBJECT TO A REVOCABLE ACCESS EASEMENT GRANTED TO CHAFFEE COUNTY AND RECORDED AT RECEPTION NO. . SAID EASEMENT IS INTENDED TO PROVIDE A 24' WIDTH FOR ROADWAY PURPOSES. 24' WIDTH IS BASED UPON EXISTING SOUTHERLY LIMITS OF TRAVELLED WAY.
- 7) NO EASEMENT OF RECORD EXISTS FOR 3 PHASE ELECTRICAL LINE. A 10.0' WIDE PUBLIC ELECTRIC EASEMENT, 5.0' EITHER SIDE OF THE ELECTRICAL LINE, IS HEREBY GRANTED BY THIS PLAT.
- 8) CURRENT GUY WIRE LOCATIONS SHALL CONSTITUTE AN EASEMENT OF SUFFICIENT WIDTH, GRANTED TO THE UTILITY COMPANY, TO SERVICE, MAINTAIN AND REPAIR SAID GUY WIRES.
- 9) PURSUANT TO SECTION 16-6-120 (b), PARKS, TRAILS AND OPEN SPACE, OF THE SALIDA MUNICIPAL CODE, AS MAY BE AMENDED, LAND DEDICATION FEES-IN-LIEU HAVE BEEN PAID FOR TWO RESIDENTIAL UNITS IN THIS SUBDIVISION. AT THE TIME THAT ADDITIONAL RESIDENTIAL DWELLING UNITS ARE CONSTRUCTED ON ANY OF THE LOTS HEREIN, EITHER BY FURTHER SUBDIVISION OR BUILDING PERMIT APPROVAL, LAND DEDICATION AND/OR FEES-IN-LIEU FOR PARKS, TRAILS AND OPEN SPACE IN THE AMOUNT THEN IN EFFECT SHALL BE PAYABLE TO THE CITY PRIOR TO ISSUANCE OF BUILDING PERMITS.
- 10) PURSUANT TO SECTION 13-2-60 OF THE SALIDA MUNICIPAL CODE: IF THE PROPERTIES ARE DEVELOPED WITH WELL AND ON-SITE WASTEWATER TREATMENT SYSTEMS, EITHER INDIVIDUAL OR CENTRAL, AND A NEW WATER OR SEWER MAIN IS EXTENDED TO WITHIN FOUR HUNDRED (400) FEET OF THE PROPERTY, THEY WILL BE ALLOWED TO CONTINUE SUCH USE UNTIL SUCH TIME AS THE WELL OR SEPTIC SYSTEM EITHER FAILS OR NEEDS ENLARGEMENT. AT THAT TIME, THE PROPERTY OWNER WILL BE REQUIRED TO CONNECT TO A WATER OR SEWER MAIN THAT IS WITHIN FOUR HUNDRED (400) FEET.
- 11) FUTURE RESIDENTIAL DEVELOPMENT MUST MEET THE CURRENT REQUIREMENTS OF THE SALIDA MUNICIPAL CODE ARTICLE XIII-INCLUSIONARY HOUSING WHICH MAY REQUIRE DEED RESTRICTED AFFORDABLE HOUSING AND/OR FEES-IN-LIEU.
- 12) MAXIMUM LOT COVERAGE FOR TRACT A AND FOR TRACT B IS FORTY (40) PERCENT.

WOOD MINOR SUBDIVISION

A SUBDIVISION OF TRACT A
FINAL SUBDIVISION PLAT FOR
HILLSIDE MINOR SUBDIVISION
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO



LINE	BEARING	DISTANCE
L1	N 40°56'32" E	6.42'
L2	N 40°56'32" E	10.03'
L3	S 53°38'34" E	12.74'
L4	S 32°45'23" E	41.90'
L5	S 53°22'41" E	43.01'
L6	N 49°09'26" E	38.90'
L7	S 77°55'08" E	14.87'
L8	S 44°01'53" E	21.32'
L9	S 51°25'26" W	56.86'
L10	N 37°00'33" W	15.24'
L11	N 53°22'41" W	58.70'
L12	N 32°45'23" W	41.88'
L13	N 53°38'34" W	11.70'



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL PERSONS BY THESE PRESENTS THAT WOOD DEVELOPMENT COMPANY LLC, THE FEE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

TRACT A, FINAL SUBDIVISION PLAT FOR HILLSIDE MINOR SUBDIVISION, A REPLAT OF A PORTION OF HILLSIDE ADDITION, PER PLAT RECORDED DECEMBER 10, 2009 AS RECEPTION NO. 385172, CITY OF SALIDA, CHAFFEE COUNTY, COLORADO

HAS LAID-OUT, PLATTED AND SUBDIVIDED THE SAME INTO 2 LOTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF:

WOOD MINOR SUBDIVISION
IN THE
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO

IN WITNESS WHEREOF THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 28th DAY OF December, 2021.

BY: P.T. WOOD AS WOOD DEVELOPMENT COMPANY, LLC (REPRESENTATIVE)

COUNTY OF CHAFFEE)
STATE OF COLORADO)

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF December, 2021, BY P.T. WOOD AS WOOD DEVELOPMENT COMPANY, LLC (REPRESENTATIVE), WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES 12/30/2024

NOTARY PUBLIC

KORTNEY HANNAH ROMANETZ
Notary Public
State of Colorado
Notary ID # 20164049029
My Commission Expires 12-30-2024

ACKNOWLEDGMENT OF LIEN HOLDER

High Country Bank, AS LIEN HOLDER, HEREBY ACKNOWLEDGES AND APPROVES THE TERMS, CONDITIONS AND DEDICATION AS DISCLOSED UPON THIS PLAT.

REPRESENTATIVE

DATE 1/3/2022

COUNTY OF Chaffee)
STATE OF Colorado)

THE FORGOING ACKNOWLEDGMENT OF LIEN HOLDER WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF January, 2022, BY Avery Bechtel, WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES 05/19/2024

NOTARY PUBLIC

AVERY BECHTEL
Notary Public
State of Colorado
Notary ID # 20204017564
My Commission Expires 05-19-2024

CITY OF SALIDA ACCEPTANCE

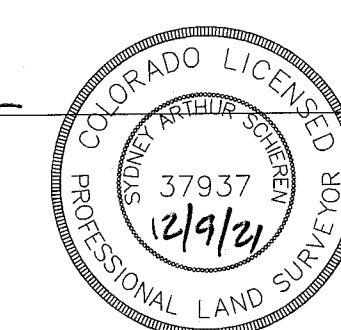
THE UNDERSIGNED CHAIR OF THE PLANNING COMMISSION OF THE CITY OF SALIDA, COLORADO, DOES HEREBY ACKNOWLEDGE AND ACCEPT THIS MINOR SUBDIVISION PLAT. DATED THIS 11th DAY OF January, 2022.

CHAIR OF PLANNING COMMISSION, CITY OF SALIDA

LAND SURVEYOR'S CERTIFICATE

I, SYDNEY A. SCHIEREN, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THE PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SYDNEY A. SCHIEREN
COLORADO P.L.S. 37937



CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT 1:45 P.M. ON THIS 10th DAY OF January, 2022 UNDER RECEPTION NUMBER 477199.

Patricia Travnicek (Deputy Recorder)
CHAFFEE COUNTY CLERK AND RECORDER

477199

477199 1/10/2022 1:45 PM PLAT Lori A Mitchell
1 of 1 RS10 DS0 NS0 SS3 MS0 ES0 Chaffee County Clerk

REVISED: DECEMBER 6, 2021

SAL
579

JOB # 1626
DATE: JUNE 10, 2021
SHEET 1 OF 1

WOOD MINOR SUBDIVISION
A SUBDIVISION OF TRACT A
FINAL SUBDIVISION PLAT FOR HILLSIDE
MINOR SUBDIVISION
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO

LANDMARK
SURVEYING & MAPPING
P.O. BOX 668 SALIDA, CO 81201
PH 719.539.4021 FAX 719.539.4031