



CITY COUNCIL WORK SESSION STAFF REPORT

MEETING DATE: June 1st, 2021

AGENDA ITEM: McGovern Campground Major Impact Review—
Joint Work Session/Conceptual Review with Planning Commission

FROM: Bill Almquist, Community Development Director

The prospective applicants, Mark and Michael McGovern, have submitted conceptual development plans for a campground on a .78 acre site located at 1-3 Hillside Drive. The parcel is zoned Industrial (I). The site is classified as vacant; however, there is currently a variety of structures and vehicles that remain on the site that are intended to be removed by the applicants prior to any development. Campgrounds in the Industrial zone district require Major Impact Review approval for a development permit. See vicinity map and site photos below:



The applicants are currently proposing approximately 17 camping “pads” with space for vehicles up to the approximate size of a transit van or small RV. Access would be taken off of Hillside Drive, which traverses the properties immediately to the northwest and for which there is an access easement. It is unclear if the County or the Railroad would allow any additional access points from the southwest. The application will be subject to the review standards for major impact reviews, including consistency with the Comprehensive Plan, appropriate and compatible use, nuisances, public facilities, and impact on environment.

The applicants have indicated interest in working with the City to improve the aesthetic appeal and functionality of the “trailhead” area immediately to the southeast of their property. Frontside Trail as well as other other Arkansas Hills trails take access from that location. The City and the applicants have also discussed the potential of a shared restroom facility that would have two sides—one for patrons of the campground, to be locked and for patron use only, and another open to users of the trails. Parks and Recreation staff is open to the possibility of some construction funds being applied to such a project, and the applicants are open to the possibility of assuming all regular maintenance responsibilities (both sides). Parks and Recreation staff has also indicated a desire to create a more welcoming, organized, and signed trailhead spot next to the campground for the public’s benefit.

Staff would appreciate the input of Council and the Commission on such arrangements and/or plans.

Attachments

Concept Narrative

Conceptual Site Plan

ILC for the property

Hillside Minor Subdivision Plat with adjacent Hillside Drive access easement

Introduction:

The goal and mission of the Salida Campground is to provide a recreational facility for camping by creating a unique experience capitalizing on hospitality, recreation and its prime location in one of the most attractive parts of Colorado. We plan to be more than just a great campground. We plan to create an environment of upscale comfort and outdoor luxury that surpasses the standard fare for all of our outdoor recreators.

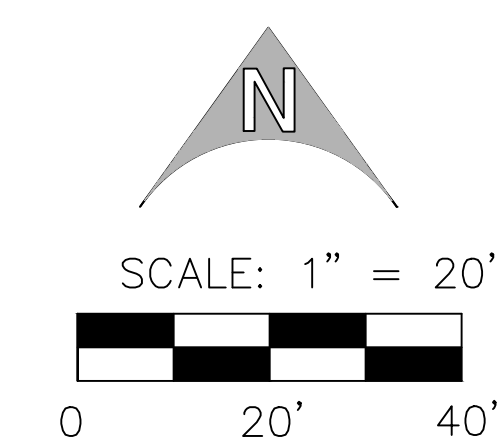
The Salida Campground is located in Salida, Colorado, just off the Arkansas river at the base of the Arkansas Hills Trail System within walking distance to historic downtown Salida and all its amenities.

Salida Campground is an LLC, created, owned and operated by the McGovern families in 2021. Both families currently own and operate successful businesses in Salida and are well connected to the community.

We are willing to work together with the City of Salida to provide a facility that will accommodate restrooms to users of the Arkansas Hills Trail System. At this time during our initial planning phase, we are inviting the City of Salida to partner with us to help provide these amenities. We have had preliminary meetings with city staff, they feel that this is a great opportunity.

Thank you for your time and consideration with this matter while we navigate together.

Sincerely,
The McGovern's



DEVELOPMENT PLAN SUMMARY

PROJECT ADDRESS	2 HILLSIDE DRIVE
NUMBER OF LOTS	5
LOT AREA	0.84 ACRES
ZONING	INDUSTRIAL "I"
RV CAMPSITES (900 SF EACH)	17

1" = 40'
MAY 28, 2021
C-1
Title:
DEVELOPMENT PLAN

HOLLYWOOD
CAMPGROUND

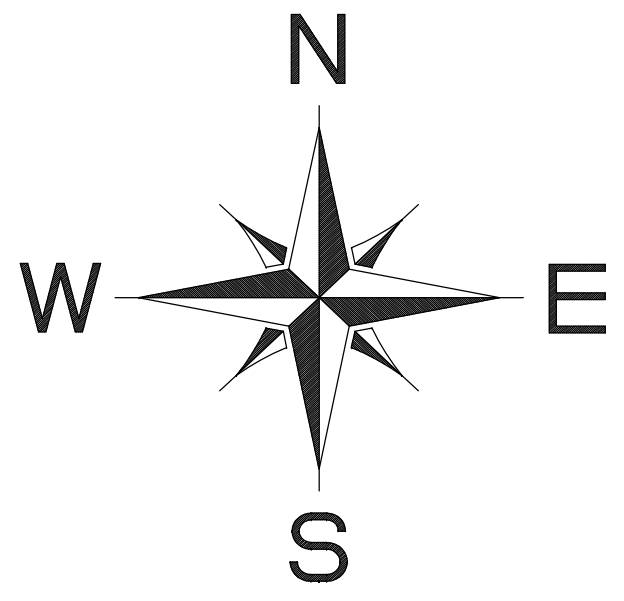
SALIDA, COLORADO

NOTE: LANDS AND WATER CONCEPTS, INC ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL FAILURES DUE TO ANY DEFICIENCIES, MISSIONS OR ERRORS BY OTHERS. IN ANY DISTANCE THE MAXIMUM LIABILITY OF LAND AND WATER CONCEPTS, INC SHALL BE A REFUND OF THE PRICE OF THE SERVICES PERFORMED. IT IS RECOMMENDED THAT YOU CONSULT WITH THE LOCAL BUILDING OFFICIALS AND/OR ENGINEER PRIOR TO THE START OF ANY CONSTRUCTION.

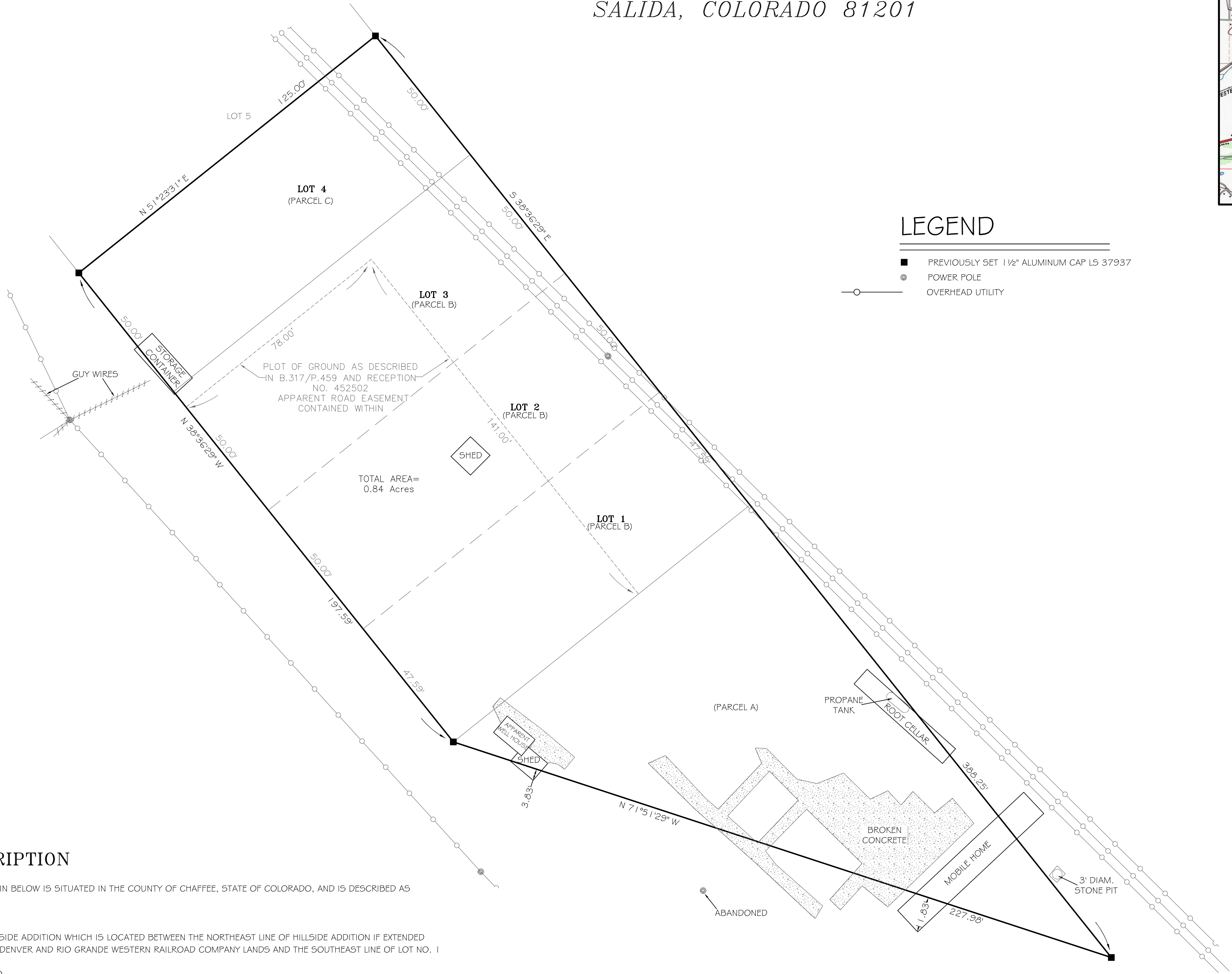
LAND & WATER
CONCEPTS
Home Design • Civil Engineering • Project Management



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

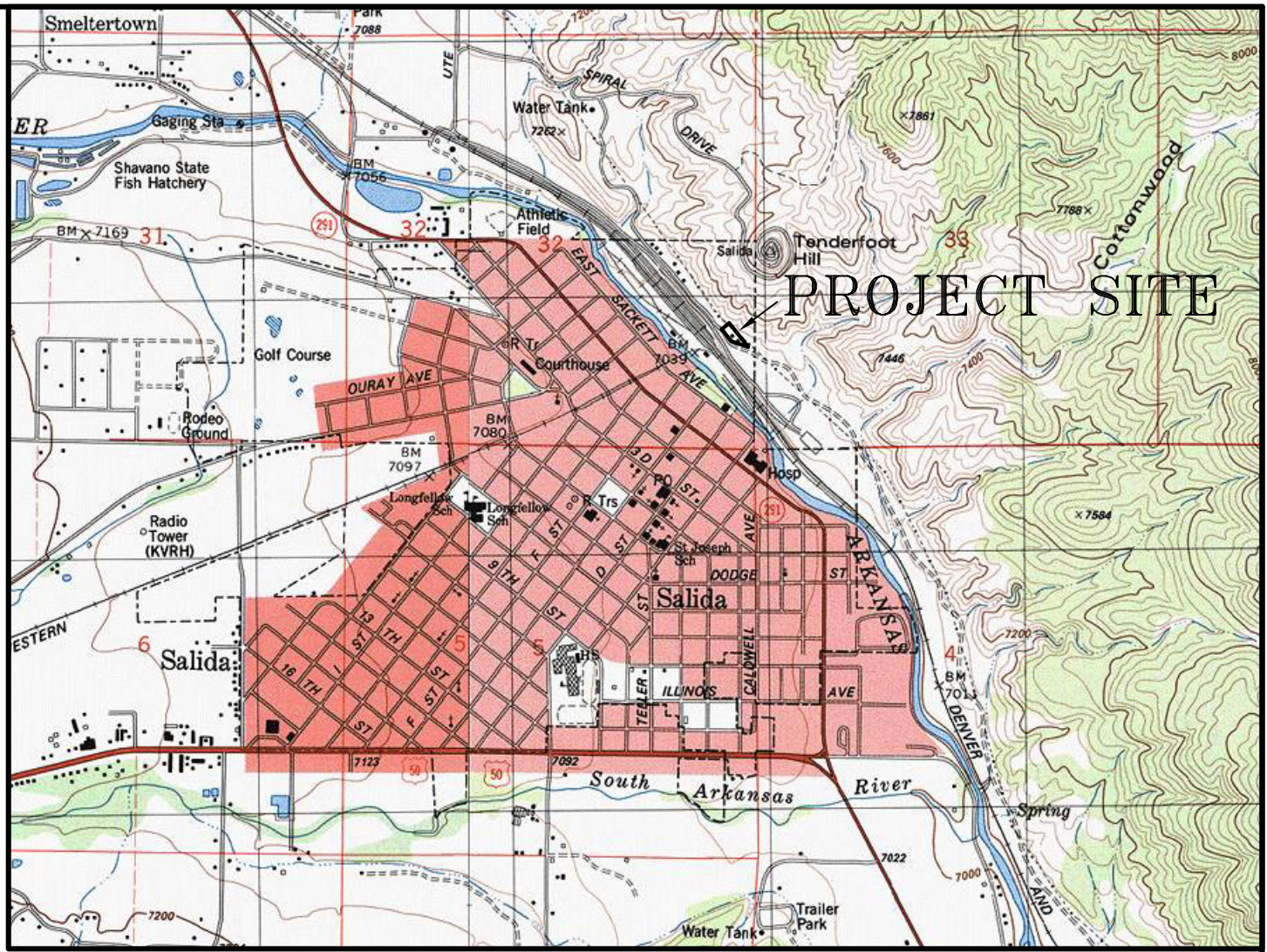


SCALE
1" = 20'



LEGEND

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



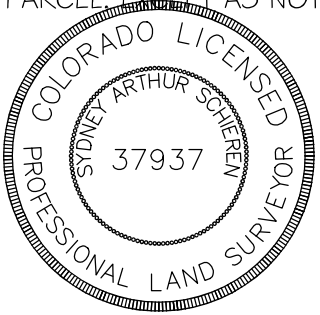
VICINITY MAP
NOT TO SCALE

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	

FINAL SUBDIVISION PLAT FOR HILLSIDE MINOR
SUBDIVISION, A REPLAT OF A PORTION OF
HILLSIDE ADDITION

LOCATED WITHIN THE NORTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 50 NORTH,
RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN,
CITY OF SALIDA,
CHAFFEE COUNTY, COLORADO

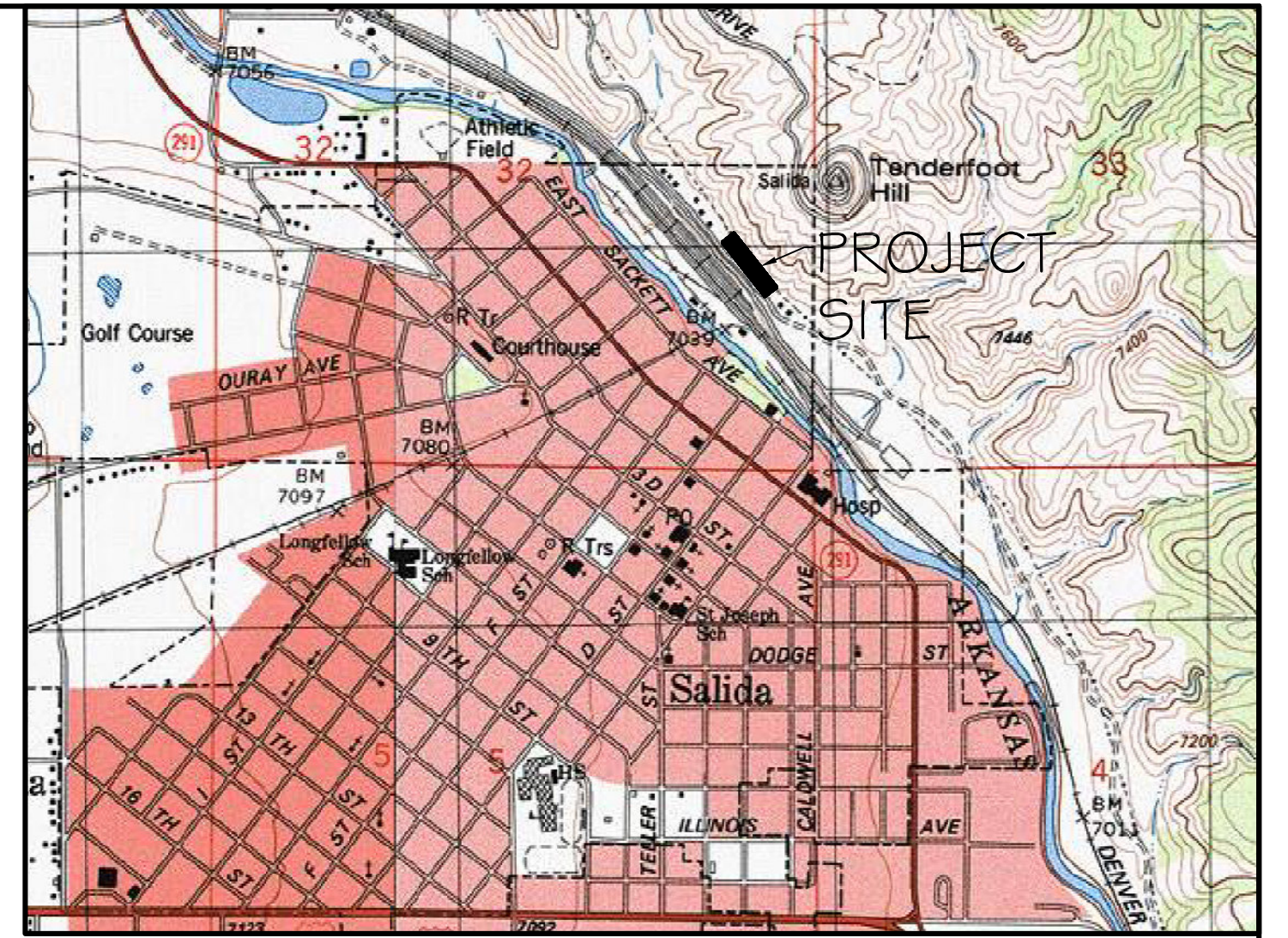
CERTIFICATION OF TITLE INSURANCE

I _____, 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, LLC, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS
LISTED BELOW:

DATED THIS ____ DAY OF _____, 2009.

TITLE AGENT

U.S.G.L.O. BRASS CAP



VICINITY MAP

NOT TO SCALE

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING ALL OF THE OWNER, MORTGAGEE, AND LIEN
HOLDER OF CERTAIN PARCELS OF LAND IN THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, DESCRIBED AS
FOLLOWS:

LOTS 5-16
HILLSIDE ADDITION
TO THE TOWN (NOW CITY) OF SALIDA,
CHAFFEE COUNTY, COLORADO

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS OR TRACTS, AS
SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF :
**FINAL SUBDIVISION PLAT FOR HILLSIDE MINOR SUBDIVISION, A REPLAT OF A PORTION OF
HILLSIDE ADDITION**

THE UNDERSIGNED HEREBY DEDICATES TO THE PUBLIC A 21' PUBLIC ACCESS AND ELECTRIC LINE EASEMENT ACROSS
TRACT A AND ALL UTILITY EASEMENTS ON THE PROPERTY AS DESCRIBED AND AS SHOWN HEREON. THE UNDERSIGNED
HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS,
TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY SERVICES WITHIN THIS
SUBDIVISION OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS UTILITY EASEMENTS AS SHOWN
HEREON.

EXECUTED THIS ____ DAY OF _____, 2009.

WOOD DEVELOPMENT, LLC

MORTGAGEE/LIENHOLDER

COUNTY OF CHAFFEE)
STATE OF COLORADO) ss.

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 2009, BY WOOD
DEVELOPMENT, LLC. WITNESS MY HAND AND SEAL.

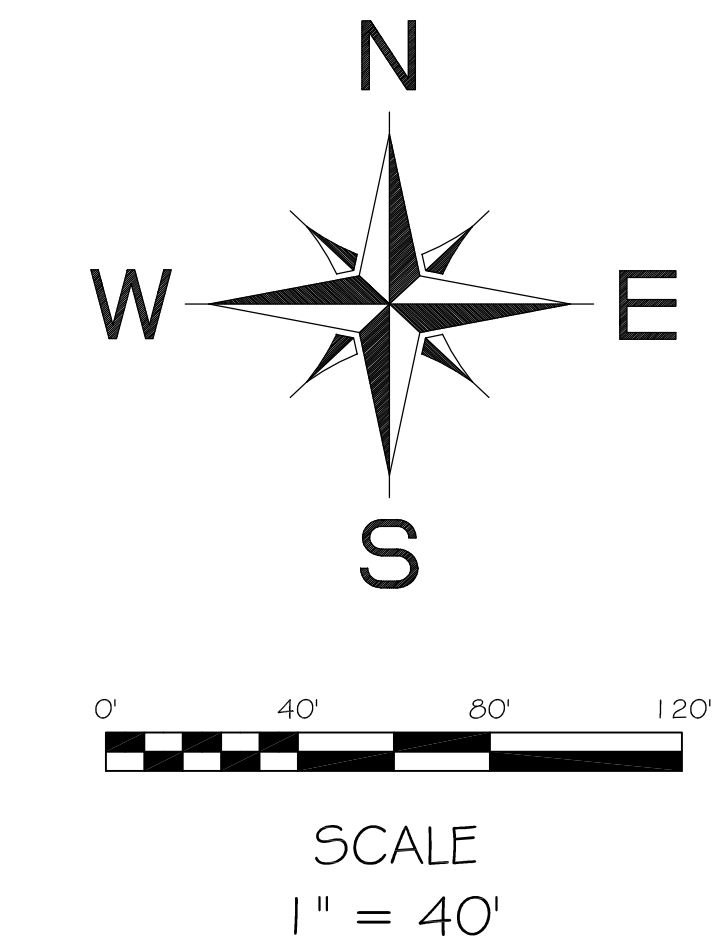
MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

GENERAL NOTES

- 1) OWNER & SUBDIVIDER: WOOD DEVELOPMENT, LLC., PO BOX 237, SALIDA, COLORADO 81201
 - 2) BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, BASED ON G.P.S. OBSERVATIONS BETWEEN THE SOUTHEAST CORNER OF SECTION 32 AND THE EAST QUARTER OF SECTION 32 BETWEEN MONUMENTS AS SHOWN HEREON, HAVING A BEARING OF N 00°23'00" W.
 - 3) MEASUREMENTS AND DISCUSSION WITH LS 6753, ROBERT G. BIGLOW, INDICATE THE 2 1/2" PLASTIC CAP MAY HAVE BEEN MOVED FROM THE ORIGINAL LOCATION.
 - 4) AS REQUIRED UNDER SECTION 16.20.30 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
 - 5) 21' PUBLIC ACCESS AND ELECTRIC 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)
 - 6) NO EASEMENT OF RECORD EXISTS FOR 3 PHASE ELECTRIC LINE
 - 7) PROPOSED SEWAGE DISPOSAL SYSTEM: I.S.D.S.
 - 8) PROPOSED WATER SUPPLY: WELL
 - 9) CHAFFEE COUNTY WILL NOT BE RESPONSIBLE FOR IMPROVING OR MAINTAINING COUNTY ROAD 177
 - 10) PURSUANT TO SECTION 16-14-80(B) OF THE SALIDA MUNICIPAL CODE, AS MAY BE AMENDED, LAND DEDICATION FOR PARKS AND OPEN SPACE HAVE BEEN PROVIDED FOR 1 UNIT FOR EACH TRACT A, B, AND C OF THIS SUBDIVISION. IN THE EVENT THAT ADDITIONAL RESIDENTIAL UNITS ARE CONSTRUCTED ON EITHER TRACT A, B, OR C, EITHER BY SUBDIVISION OR BUILDING PERMIT APPROVAL, FEES IN LIEU OF LAND DEDICATION FOR PARKS AND OPEN SPACE IN THE AMOUNT THEN IN EFFECT SHALL BE PAYABLE TO THE CITY PRIOR TO ISSUANCE OF BUILDING PERMITS.
 - 11) LOTS ARE SUBJECT TO A REVOCABLE ACCESS EASEMENT GRANTED TO CHAFFEE COUNTY AND RECORDED AT RECEPTION NUMBER _____.
- SAID EASEMENT IS INTENDED TO PROVIDE A 24' WIDTH FOR ROADWAY PURPOSES. 24' WIDTH IS BASED UPON EXISTING SOUTHERLY LIMITS OF THE TRAVELED WAY OR SOUTHWESTERLY PROPERTY BOUNDARY, WHICHEVER ENCUMBERS LOTS DEPICTED HEREON LEAST.

REVISED:	FINAL SUBDIVISION PLAT FOR HILLSIDE MINOR SUBDIVISION, A REPLAT OF A PORTION OF HILLSIDE ADDITION LOCATED WITHIN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 50 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SALIDA, CHAFFEE COUNTY, COLORADO
JOB # 0706	LANDMARK SURVEYING & MAPPING P.O. BOX 668 SALIDA, CO 81201 PH 719.539.4021 FAX 719.539.4031
DATE: NOVEMBER 24, 2009	
SHEET 1 OF 1	



CITY OF SALIDA APPROVAL OF PLAT

THE UNDERSIGNED CHAIRPERSON OF THE PLANNING COMMISSION OF THE CITY OF SALIDA,
COLORADO, DOES HEREBY ACKNOWLEDGE AND APPROVE OF THIS PLATTING AND SUBDIVISION
OF LAND, AS SHOWN ON THIS PLAT, AS AUTHORIZED BY SECTION 16-14-40, SUBDIVISION
EXEMPTION, OF THE SALIDA CITY CODE.

CHAIRPERSON OF PLANNING COMMISSION
OF THE CITY OF SALIDA

CITY COUNCIL APPROVAL

THIS PLAT IS APPROVED FOR FILING AND THE CITY HEREBY ACCEPTS THE DEDICATION OF THE STREETS AND
ROADS SHOWN HEREON SUBJECT TO THE PROVISIONS IN "STREET MAINTENANCE" SET FORTH ABOVE, AND
FURTHER ACCEPTS THE DEDICATION OF THE EASEMENTS SHOWN HEREON.
SIGNED THIS ____ DAY OF _____, 2009.
CITY OF SALIDA
BY: _____ MAYOR

CLERK AND RECORDER'S CERTIFICATE

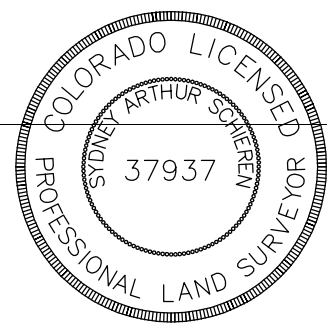
THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT ____ M.
ON THIS ____ DAY OF _____, 2009 UNDER RECEPTION NUMBER _____.

CHAFFEE COUNTY CLERK AND RECORDER

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



LEGEND

- FOUND MONUMENT AS NOTED
- ◆ SET 1 1/2" ALUMINUM CAP LS 37937
- POWER POLE
- X — FENCE
- E — E OVERHEAD ELECTRIC
- E-T — OVERHEAD ELECTRIC & TELEPHONE
- (M) MEASURED
- (R) RECORD PER BOOK 126 PAGE 388

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.