

**PARK COUNTY PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT**

Planning Commission Hearing Date: February 25, 2026

To: Planning Commission Members

Date: February 19, 2026

Prepared by: Julie Esterl, Senior Planner – Baseline Corporation

Case #: A25-0091

Subject: Bailey Water & Sanitation District (BWSD) – Salzamar Minor Subdivision

Request: The applicant proposes to subdivide a 33.58 acre property into three lots for the purpose of creating a 0.22 acre lot for the development of a water treatment plant.

Application Summary:

Applicant:	Miguel A. Garcia, Vice President, Board of Directors - Bailey Water and Sanitation District Anita L. Marchant, District Attorney - Foothills Legal Solutions, LLC
Owner:	Salzamar Properties, LLC - John Bezzant, Member/Manager
Location:	19 County Road 64A, Bailey, CO
Existing Zone District:	Residential and Commercial
Surrounding Zoning:	Residential, Commercial, and Conservation/Recreation
Lot Size:	33.58 acres
Existing Use:	Single-Family Residence in Residential Zone District Vacant in Commercial Zone District
Proposed Use:	Bailey Water & Sanitation District Water Treatment Plant on the proposed 0.22 acre Lot 2, Salzamar Minor Subdivision

Background:

Bailey Water and Sanitation District (BWSD) is in the process of a needed replacement of the water treatment facility originally constructed in the late 1960s in the southwest portion of Bailey on the south side of US Highway 285. Because expansion of the facility directly to the west of the property is limited due to right-of-way easements, flood zones, and stormwater facilities, BWSD has reached an agreement with Salzamar Properties, LLC (Salzamar) to purchase a portion of their 33.58-acre property located approximately 200-foot west of the existing facility. The Purchase and Sale Agreement between BWSD and Salzamar, as well as the Park County Land Use Regulations require the legal subdivision of the property prior to transfer of ownership and development.

Existing Conditions:

The property is split zoned with Commercial zoning on the north portion along USH 285, and Residential zoning on the remainder of the property. One single-family home is located on the eastern portion of the property and the remainder of the property is vacant. The residence gains access to the property from County Road 64A. The existing BWSD facility is located on a tract north of, and adjacent to, the Salzamar property, and has direct access to USH 285.

The northern portion of the property is bisected by the North Fork of the South Platte River. A 100-year floodplain exists on either side of the river, designated as Zone A.

A number of easements are noted in the Title Commitment, and have been shown on the plat including the Denver Municipal Water Works right-of-way, Bailey Water District access easement, and a CDOT permanent easement.

Proposal:

The Salzamar Minor Subdivision proposes to create three lots from the existing 33.58-acre property. Lot 1 (3.06-acres) and Lot 2 (0.22-acres) are located on the north side of the North Fork of the South Platte River, and will have shared access to USH 285 by a 24-foot mutual access and maintenance easement dedicated by the Salmazar Minor Subdivision. Lot 3 (30.30-acres) is located on the south side of the river, contains the existing single-family residence, and has existing access from County Road 64A. There are no development plans proposed for Lot 1 or Lot 3. The proposed BWSD water treatment plant is proposed for Lot 2.

While a small portion of the southeast corner of Lot 2 is located within Zone A of the floodplain, the proposed 30'x50' facility building is not located in the floodplain. In addition, the letter from the project engineer, Element, indicates that the building site will be elevated by 3-feet from the nearest estimated base floodplain elevation (BFE).

Referral Comments:

1. Park County Assessor: No conflicts.
2. Park County Advisory Board on the Environment: ABE found no wildlife or environmental concerns. ABE further recommends that the Army Corp of Engineers and the Colorado Department of Public Health and Environment be consulted regarding this application because of the proximity of the new water treatment facility to the South Platte River.
3. Colorado Department of Transportation (CDOT):
 - CDOT Access and Utility permits are required.
 - The existing access permit will need to be updated prior to subdivision approval.
 - Lots 1 & 2 must share state highway access. State highway access will not be allowed for Lot 3 as it has access to the local road.
 - The access will be required to be surfaced with pavement per CDOT standards from the highway roadway to the right-of-way line.
 - Planning should be underway to relocate the bulk water fill station as access maybe restricted in the future.

4. Colorado Natural Gas: The proposed 3-lot subdivision of a 33.56-acre property for the purpose of creating a 0.22-acre lot for a proposed water treatment facility is located in Colorado Natural Gas certified service territory. Colorado Natural Gas has no objection to the land development application Case #: A25-0091. Please call 811 prior to digging!
5. CORE Electric: No concerns or comments.
6. Park County Public Works: No response
7. Park County Public Health: No response
8. Colorado Parks and Wildlife: No response
9. Platte Canyon School District 1: No concerns or comments
10. Park County Heritage and Tourism: No response
11. Platte Canyon Fire Protection District: No response

Planning Review:

Access and Parking: Access has been considered for all proposed Lots. CDOT has provided comments on the need for access and utility permits for USH 285, including the need for the existing access permit to be updated prior to subdivision approval. As such, CDOT access permitting is included as a condition of this approval. On-site parking has been provided.

Subdivision Standards: All items from the application checklist have been provided, however, the Title Commitment that was submitted with the application is not the same as the Title referenced on the plat. As a condition of approval, this discrepancy will need to be addressed.

Zoning and Proposed Use: Proposed Lot 2 is zoned Commercial. The proposed use of Lot 2 is a water treatment plant, which qualifies as a Major Utility Facility as defined in the Land Use Regulations. Major Utility Facilities are allowed in the Commercial Zone District only after the issuance of a Conditional Use Permit (CUP). The applicant has submitted a CUP application which is being reviewed in conjunction with this minor subdivision application, and will be presented to the Planning Commission immediately after action is taken on this application.

Development Standards: The development standards for Lot 2, zoned Commercial include:

- Floor area – No maximum and no minimum requirement
- Lot Area – No minimum requirement
- Structure height – 40-feet. The proposed building is approximately 20-feet, and complies.
- Setback from any watercourse – 50 feet. The building is setback approximately 88-feet, and complies.
- Setback from any wetland – no wetlands identified.
- Front setback to State/Federal highway – 10 feet. The closest point of the building to ush 285 is approximately 16-feet, and complies.
- Front setback to all other roads – 5 feet. Not applicable.
- Side setback – 0 feet.
- Rear setback – 5 feet. The building is approximately 30-feet from the rear property line, and complies.

Floodplain: Floodplain mitigation appears to have been addressed, however, per Article 7, Division 10 – Floodplain Protection, a Floodplain Development Permit is required to ensure conformance with the provisions of the ordinance. This will be addressed with the review of the Conditional Use Permit.

Referral Comments: Most agencies had no comments or no response. The Park County Advisory Board on the Environment recommends referral to the Army Corp of Engineers and the Colorado Department of Public Health and Environment. This recommendation has been added as a condition of approval if directed by the Planning Commission.

Land Use Regulations and Strategic Master Plan:

Each of the standards for approval of a Minor Subdivision (LUR Section 6-303 of Article VI) is addressed below.

A. The proposed subdivision conforms to all applicable requirements for the zone district in which the property is located, including but not limited to requirements for setbacks, height, floor and lot areas, and minimum lot sizes.

Lot 2 conforms to all applicable requirements of the Commercial Zone District. There are no development plans for Lot 1 or Lot 3.

B. The proposed Minor Subdivision meets or satisfies all applicable requirements of these Land Use Regulations.

Upon completion of the review and correction of the Title Commitment discrepancy, this minor subdivision conforms to the Land Use Regulations for subdivision standards. It also conforms to land use standards for access and parking. The proposed use will require a Conditional Use Permit, and development within the floodplain will require a Floodplain Development Permit.

C. The proposed Minor Subdivision substantially conforms to the goals and policies of the Strategic Master Plan to the extent that such advisory provisions do not conflict with provisions or requirements of the Land Use Regulations and to the extent that such goals and policies set forth requirements which are sufficiently specific to permit the Planning Commission or the BOCC to decide that such application or subdivision meets or fails to meet such goal or policy.

The proposed minor subdivision will allow for improvements to water supply and quality for customers of the Bailey Water and Sanitation District. This conforms with the 2016 Strategic Master Plan Chapter 2.5 - Water Supply, Conservation and Stream Corridor Restoration, and specifically Goal 5.2 – Build and maintain water supply for the future.

D. The proposed Minor Subdivision (both during and following construction) will not result in substantial adverse impacts upon adjacent property or the public health, safety, and welfare of Park County residents.

There are no anticipated substantial adverse impacts to adjacent properties from this subdivision.

E. The proposed Minor Subdivision will obtain water and wastewater services from sources and facilities meeting the requirements of Divisions 7 and 8 of Article VII.

The proposal will not create additional residential lots, and therefore does not propose additional water or wastewater services. However, the proposal will improve water quality and distribution within the Bailey Water and Sanitation District.

F. Where Public Improvements are proposed to serve the subdivision, the Applicant has executed a Subdivision Improvement Agreement in a form recommended for approval by the Board of County Commissioners and the County Attorney, which adequately secures the timely and complete construction of the Public Improvements in accordance with these Land Use Regulations or other applicable design and construction standards.

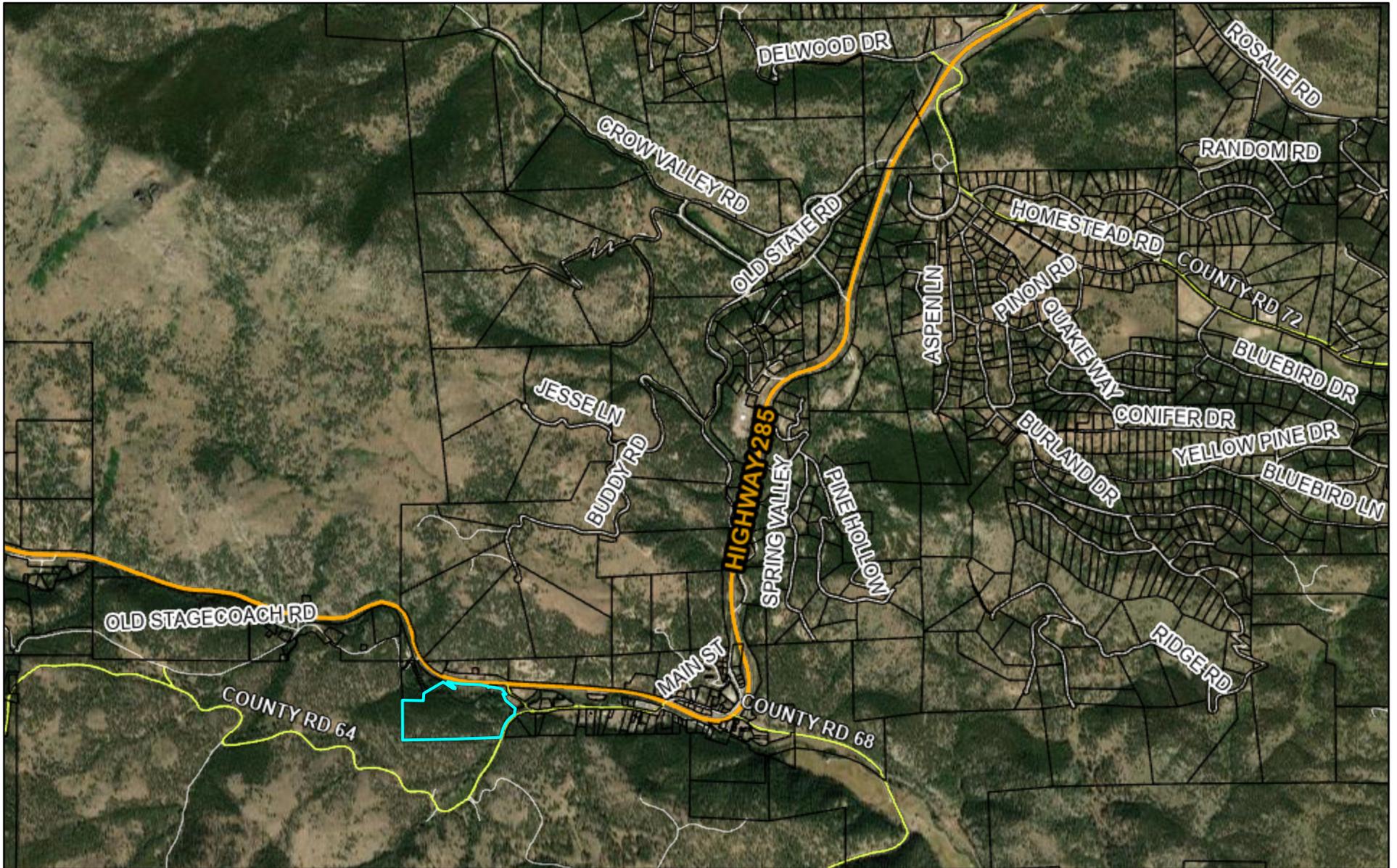
No traditional public improvements are proposed to serve this subdivision. The subdivision is proposed in order to provide water to existing and future customers of the Bailey Water and Sanitation District.

Recommendation:

Staff recommends that the Salzamar Minor Subdivision be recommended for approval to the Board of County Commissioners with the following conditions.

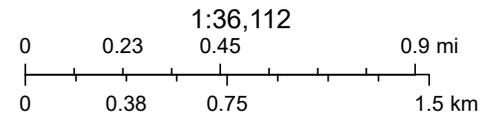
1. Update the existing CDOT access permit.
2. Address and reconcile the discrepancy between the Title Commitment submitted with the application and the Title Commitment referenced on the minor subdivision plat.
3. Obtain Conditional Use Permit approval.
4. If directed by the Planning Commission, the application will be sent for review to the Army Corp of Engineers and the Colorado Department of Public Health and Environment.

Park County Map



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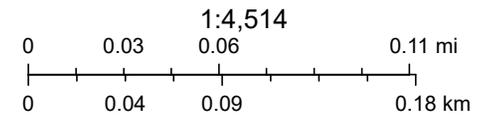
-  County Line
-  County Roads
-  Parcels
-  Minor Roads
-  Highways



Park County Map

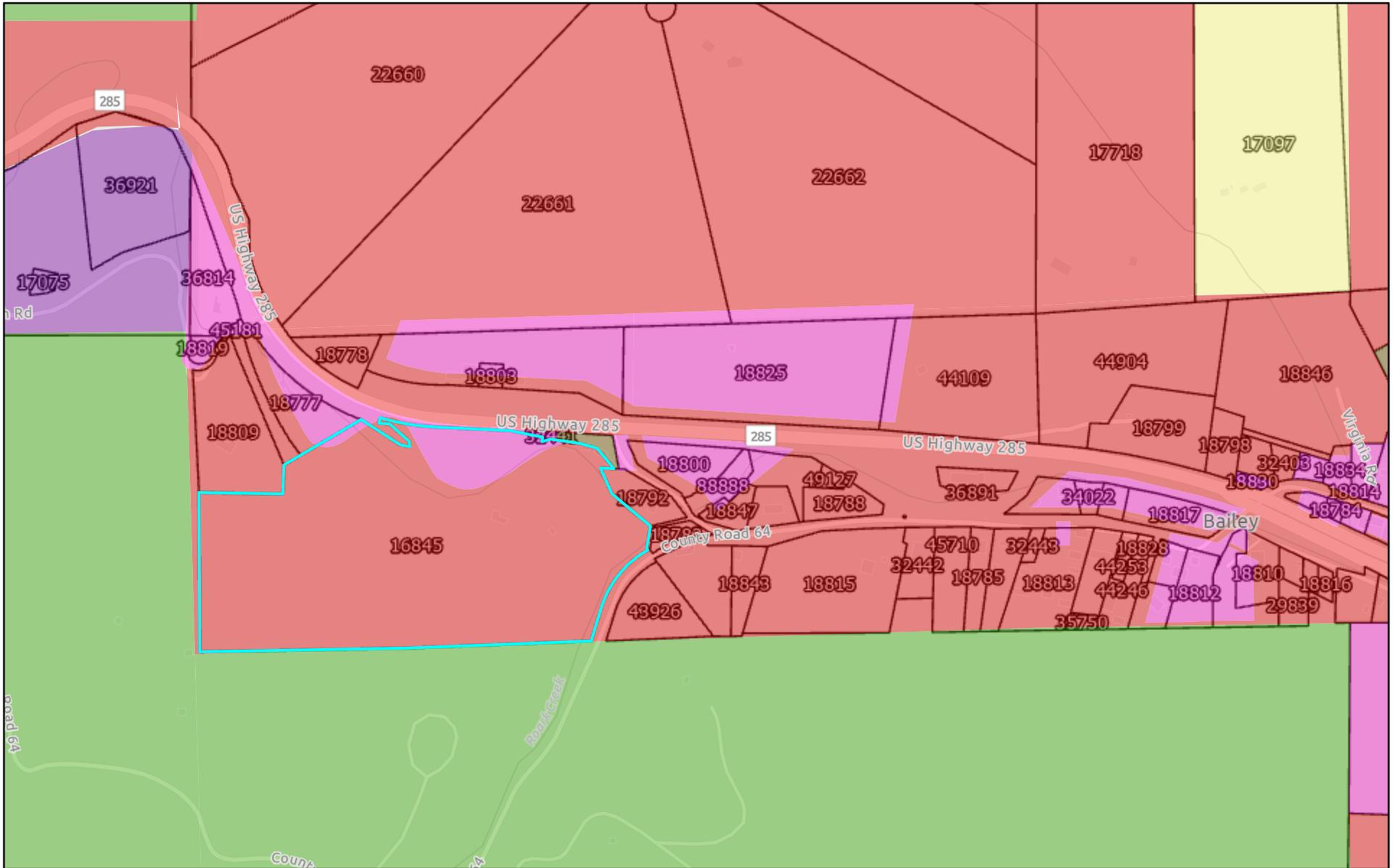


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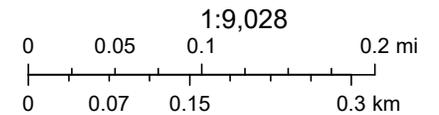


Vantor

Zoning Map



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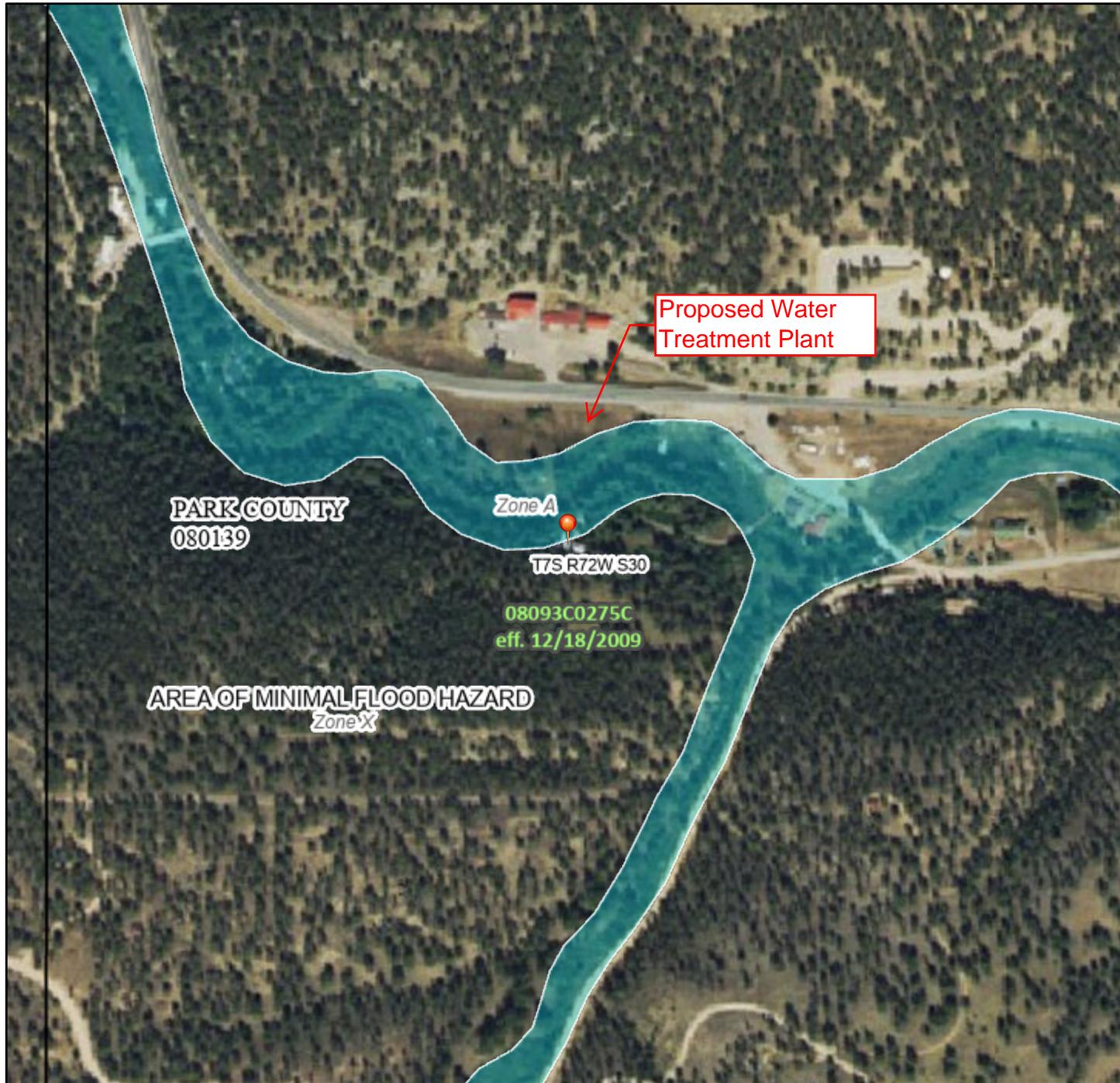
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin,

Park County
For informational use only.

National Flood Hazard Layer FIRMette



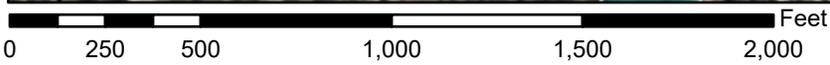
105°29'40"W 39°24'36"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



1:6,000

105°29'2"W 39°24'8"N

Basemap Imagery Source: USGS National Map 2023

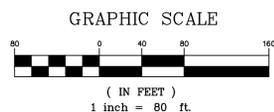
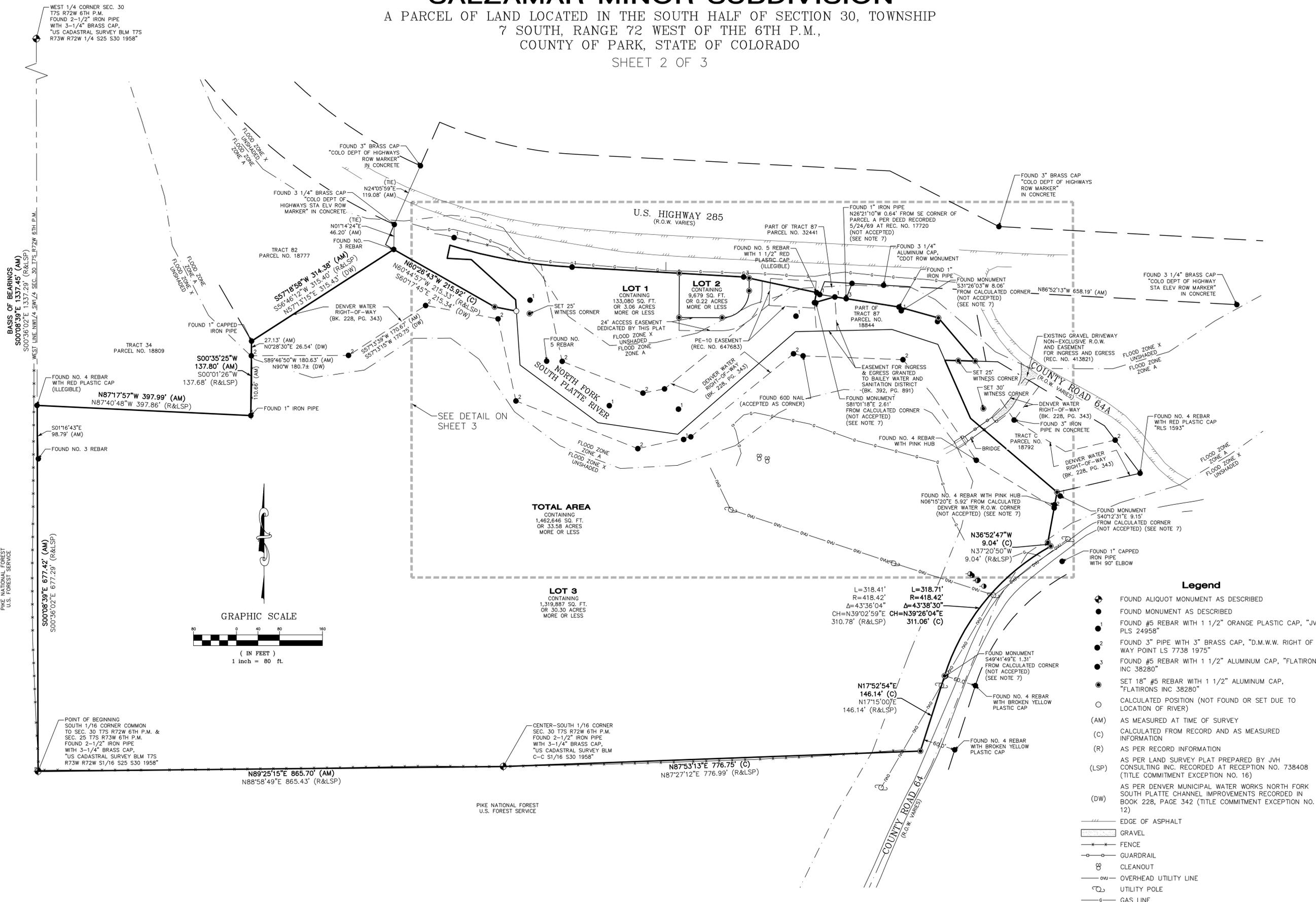
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **2/18/2026 at 9:48 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

SALZAMAR MINOR SUBDIVISION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 30, TOWNSHIP
7 SOUTH, RANGE 72 WEST OF THE 6TH P.M.,
COUNTY OF PARK, STATE OF COLORADO
SHEET 2 OF 3



REVISION	DATE
1	
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9	

**SALZAMAR
MINOR SUBDIVISION**

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Land Surveying Services
www.FlatironsInc.com

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SUITE 209
DENVER, CO 80221
(303) 936-6997

655 FOURTH AVE
LONGMONT, CO 80501
(303) 776-1733
(303) 443-7001



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AND SIGNATURE

JOB NUMBER:
25-83,315

DATE:
01-27-2026

DRAWN BY:
R. SLAGLE

CHECKED BY:
JJK/DAW

SHEET 2 OF 3

BY:RSLAGLE FILE:83315 PLAT.DWG DATE:1/27/2026 3:57 PM

From: Mike Schmidt [REDACTED]
Sent: Tuesday, February 17, 2026 9:22 AM
To: Julie Esterl
Cc: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Subject: Re: Referral Request - A25-0091 Bailey Water and Sanitation District Minor Subdivision (Park County)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good morning, Julie

Platte Canyon School District 1 has no concerns or comments.

Sincerely,

Mike

On Thu, Jan 29, 2026 at 3:22 PM Julie Esterl <[REDACTED]> wrote:

Referral Agencies,

On behalf of Park County Development Services, I am forwarding the following land development application to you for review and comment.

Case #: A25-0091

Case Name: Bailey Water and Sanitation District-Salzamar Minor Subdivision

Applicant: Bailey Water and Sanitation District

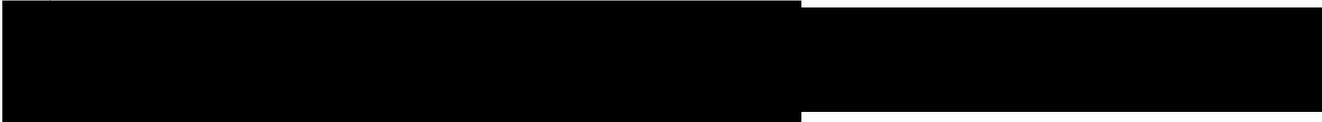
Request: The applicant is requesting a 3-lot subdivision of a 33.56-acre property for the purpose of creating a 0.22-acre lot for a proposed water treatment facility.

Legal Description: T07 R72 S30 SW4 TRACT A AND B IN SW4 AND SE4 AS DESC ON SURVEY R738408 30-7-72 – addressed as 19 County Road 64A, Bailey, CO.

Date of Planning Commission Hearing: Wednesday, February 25, 2026

Please return the attached Referral Response Form to me on or before Thursday, February 19, 2026.

Application materials may be accessed at the following Dropbox link:



Please let me know if you have questions or need assistance accessing the application materials.

Thank you,

JULIE ESTERL | SENIOR PLANNER

Office: 303.202.5010 x 222 | Mobile: 608.215.9300

112 N. Rubey Drive, #210, Golden, CO 80403

www.baselinecorp.com | [Social Media](#)



--

Mike Schmidt

Superintendent, Platte Canyon S.D. 1

57243 US Hwy 285

P.O. Box 1069

Bailey, CO 80421

303-679-7402

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Park County Planning Department

P.O. Box 1598

Fairplay, Colorado 80440

Phone: (719) 836-4261 • E-mail address: shelli.yarbrough@parkcountyco.gov

Contract Planner

Baseline Corporation

Phone: (303) 202-5010 ext. 222 • E-mail address: julie.esterl@baselinecorp.com

Referral Response

Submitted Date: January 29, 2026

Comment Deadline Date: February 19, 2026

Case #: A25-0091 Case Name: Bailey Water and Sanitation District-Salzamar Minor Subdivision

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Date of Planning Commission Hearing: Wednesday, February 25, 2026

Date of BOCC Hearing: TBD

We have reviewed this referral and find that it **does** comply with our specific organization's concerns.

We have reviewed this referral and find that it **does not** comply with our specific organization's concerns for the following reasons:

We have reviewed this referral and find no conflicts with our interests.

A formal recommendation is under consideration and will be submitted to you prior to _____.

Please refer to the enclosed letter.

We offer the following comments regarding this referral:

ABE found no wildlife or environmental concerns.

ABE further recommends that the Army Corp of Engineers and the Colorado Department of Public Health and Environment be consulted regarding this application because of the proximity of the new water treatment facility to the South Platte River.

Signed: John Reiber Date: February 12, 2026

Title: Chairman

Park County Planning Department

P.O. Box 1598
Fairplay, Colorado 80440
Phone: (719) 836-4261 • E-mail address: shelli.yarbrough@parkcountyco.gov

Contract Planner

Baseline Corporation
Phone: (303) 202-5010 ext. 222 • E-mail address: julie.esterl@baselinecorp.com

Referral Response

Submitted Date: January 29, 2026

Comment Deadline Date: February 19, 2026

Case #: A25-0091 **Case Name:** Bailey Water and Sanitation District-Salzamar Minor Subdivision

Applicant: Bailey Water and Sanitation District

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A formal recommendation is under consideration and will be submitted to you prior to _____.

Please refer to the enclosed letter.

We offer the following comments regarding this referral:

Signed: Monica Jones Date: 02/02/2026

Title: Assessor

Park County Planning Department

P.O. Box 1598

Fairplay, Colorado 80440

Phone: (719) 836-4261 • E-mail address: shell.yarbrough@parkcountyco.gov

Contract Planner

Baseline Corporation

Phone: (303) 202-5010 ext. 222 • E-mail address: julie.esterl@baselinecorp.com

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Please refer to the enclosed letter.

We offer the following comments regarding this referral:

The proposed 3-lot subdivision of a 33.56-acre property for the purpose of creating a 0.22-acre lot for a proposed water treatment facility is located in Colorado Natural Gas certified service territory. Colorado Natural Gas has no objection to the land development application Case #: A25-0091 .

Please call 811 prior to digging!

Signed: Justin Gutierrez Date: 01/30/2026

Title: Engineer

From: Brooks Kaufman <[REDACTED]>
Sent: Tuesday, February 17, 2026 9:20 AM
To: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Subject: RE: Referral Request - A25-0091 Bailey Water and Sanitation District Minor Subdivision (Park County)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good morning, Julie

CORE Electric Cooperative has no concerns or comments.

Respectfully

Brooks Kaufman
Lands and Rights of Way Manager



[Book time to meet with me](#)

From: Julie Esterl [REDACTED]
Sent: Thursday, January 29, 2026 3:22 PM
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED] Bailey Water and Sanitation District Minor Subdivision (Park County)

[CAUTION:] This email is from an external source. Avoid clicking links or opening attachments unless you trust the sender and verify the content's safety.

Referral Agencies,

On behalf of Park County Development Services, I am forwarding the following land development application to you for review and comment.

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[REDACTED]

Please let me know if you have questions or need assistance accessing the application materials.
Thank you,

JULIE ESTERL | SENIOR PLANNER

[REDACTED]
112 N. Rubey Drive, #210, Golden, CO 80403

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COLORADO

Department of Transportation

Region 2

Traffic & Safety - Access Permits

SH-285D / 19 County Road 64A
Park County

February 18, 2026

Julie Esterl
Senior Planner - Baseline Corporation
PO BOX 1598
Fairplay, Colorado 80440

RE: Bailey Water & Sanitation District (File # A25-0091)

Julie,

I am in receipt of a referral request for comments for Bailey Water and Sanitation District - Salzamar Minor Subdivison, located at 19 County Road 64A Bailey, Colorado. Park County, (Parcel #16845 Account number R0016846). The submittals have been reviewed by CDOT. After review of all submitted documents, we have the following comments:

- CDOT Access and Utility permits are required.
- The existing access permit will need to be updated prior to subdivision approval.
- Lots 1 & 2 must share state highway access. State highway access will not be allowed for Lot 3 as it has access to the local road.
- The access will be required to be surfaced with pavement per CDOT standards from the highway roadway to the right-of-way line.
- Planning should be underway to relocate the bulk water fill station as access may be restricted in the future.

Please contact me at [REDACTED] with any questions.

Sincerely,

Kimberly Blanchard

Kimberly Blanchard
CDOT R2 Access Management Trainee

xc:

[REDACTED]
[REDACTED] / file

