

PARK COUNTY BOARD OF COMMISSIONERS
PLANNING DEPARTMENT STAFF REPORT

Board of County Commissioners Hearing Date: March 17, 2026

To: Board of County Commissioners

Date: March 6, 2026

Prepared by: Julie Esterl, Senior Planner – Baseline Corporation

Case #: A26-0007

Subject: Bailey Water and Sanitation District (BWSD) Conditional Use Permit

Request: A Conditional Use Permit for a Major Utility Facility in the Commercial Zone District.

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:	Commercial
Surrounding Zoning:	Residential and Commercial
Lot Size:	0.22 acres
Existing Use:	Vacant land
Proposed Use:	Bailey Water & Sanitation District Water Treatment Plant

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. BWSD plans to purchase a 0.22-acre parcel, which is Lot 2 of the proposed Salzamar Minor Subdivision, for the purpose of establishing a new water treatment facility.

The proposed water treatment plant will pump and treat water, and by definition in the Land Use Regulations, qualifies as a Major Utility Facility, which is a conditional use in the Commercial Zone District. Because the property is zoned Commercial, a Conditional Use Permit is required prior to development of the water treatment plant.

Existing Conditions:

The proposed Lot 2 is zoned Commercial, is vacant, and has frontage along US Highway 285. There is an existing access point, and associated CDOT access permit, on USH 285. A small portion of the southeast corner of proposed Lot 2 is located in Zone A of the 100-year floodplain.

Proposal:

Bailey Water and Sanitation District plans to construct a new water treatment facility including a 30' x 50' building. Due to the proximity of the building to the floodplain, the building is planned to be constructed 3-feet above the Base Flood Elevation.

Joint access is proposed to the east and south of Lot 2 in order to provide access to both Lot 1 and Lot 2 from USH 285. A Mutual Access and Maintenance Agreement is included in the Purchase and Sale Agreement between BWS and Salzamar. CDOT requires an update to the existing access permit to accommodate the shared access.

Planning Review:

Access and Parking: The Mutual Access and Maintenance Easement along with the updated CDOT access permit will provide legal access to the development. The updated permit is required to be issued prior to approval of the Salzamar Minor Subdivision. On-site parking has been provided.

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. Issuance of a Floodplain Development Permit is included as a condition of approval.

Property Addressing: The proposed Lot 2 of the Salzamar Minor Subdivision will require the assignment and posting of a new address in accordance with Section 7-1207 of the Land Use Regulations. This has been included as a condition of approval.

Land Use Regulations:

Each of the standards for approval of a Conditional Use Permit (LUR Section 5-503) is addressed below.

- A. The use proposed is an authorized Conditional Use for the zone district in which the property described in the application is located.**
The proposed use is a water treatment facility that will pump and treat water. Per the definitions section of the Land Use Regulations, this facility qualifies as a Major Utility Facility. The property is zoned Commercial, and a Major Utility Facility is allowed by Conditional Use in the Commercial Zone District. Therefore, the proposed use is an authorized Conditional Use.
- B. The property described in the application for Conditional Use Permit possesses geological, physical, and other environmental conditions that are compatible with the proposed conditional use.**
The location of the property is appropriate for the use as it is in close proximity to the existing Bailey Water and Sanitation District facility. The property is also located in proximity to the North Fork of the South Platte River from where raw water is drawn.
- C. The Conditional Use will conform to all applicable requirements of the zone district and these Land Use Regulations, and does not create a substantial safety concern for anticipated visitors to the property.**
The use and proposed development conform to the development standards of the Commercial Zone District. The facility will be fenced to provide safety to the facility and the public.
- D. The property has a reasonably certain right of permanent legal access permitting vehicular access from the property to the public thoroughfare.**
Once the access easement agreement and CDOT access permit are finalized, the property will have permanent legal access to US Highway 285.
- E. Access to the property from the public thoroughfare reasonably meets County street, road, or driveway standards or, if the property is undeveloped, such access will be established prior to issuance of a building permit.**
The water treatment plant improvement plans provided by the project engineer include details for the construction of the access driveway. These plans appear to be in compliance with the required standards. Final determination of compliance will occur during building permit review.
- F. The proposed Conditional Use is compatible with the uses and zoning for other properties within the neighborhood or immediately surrounding area.**
The proposed water treatment plant is compatible with the existing Bailey Water and Sanitation District facility located to the east of the property. Park County administrative offices are located to the north. Lands to the west and south include vacant land and the North Fork of the South Platte River. There do not appear to be any conflicts with compatibility to surrounding uses.

G. In making this determination, conflicts with any enforceable covenants, conditions and restrictions of record will be considered.

There are no known covenants or restrictions on proposed Lot 2 of the Salzamar Minor Subdivision that would create any conflicts with the proposed use and development of the water treatment plant.

Impact Analysis:

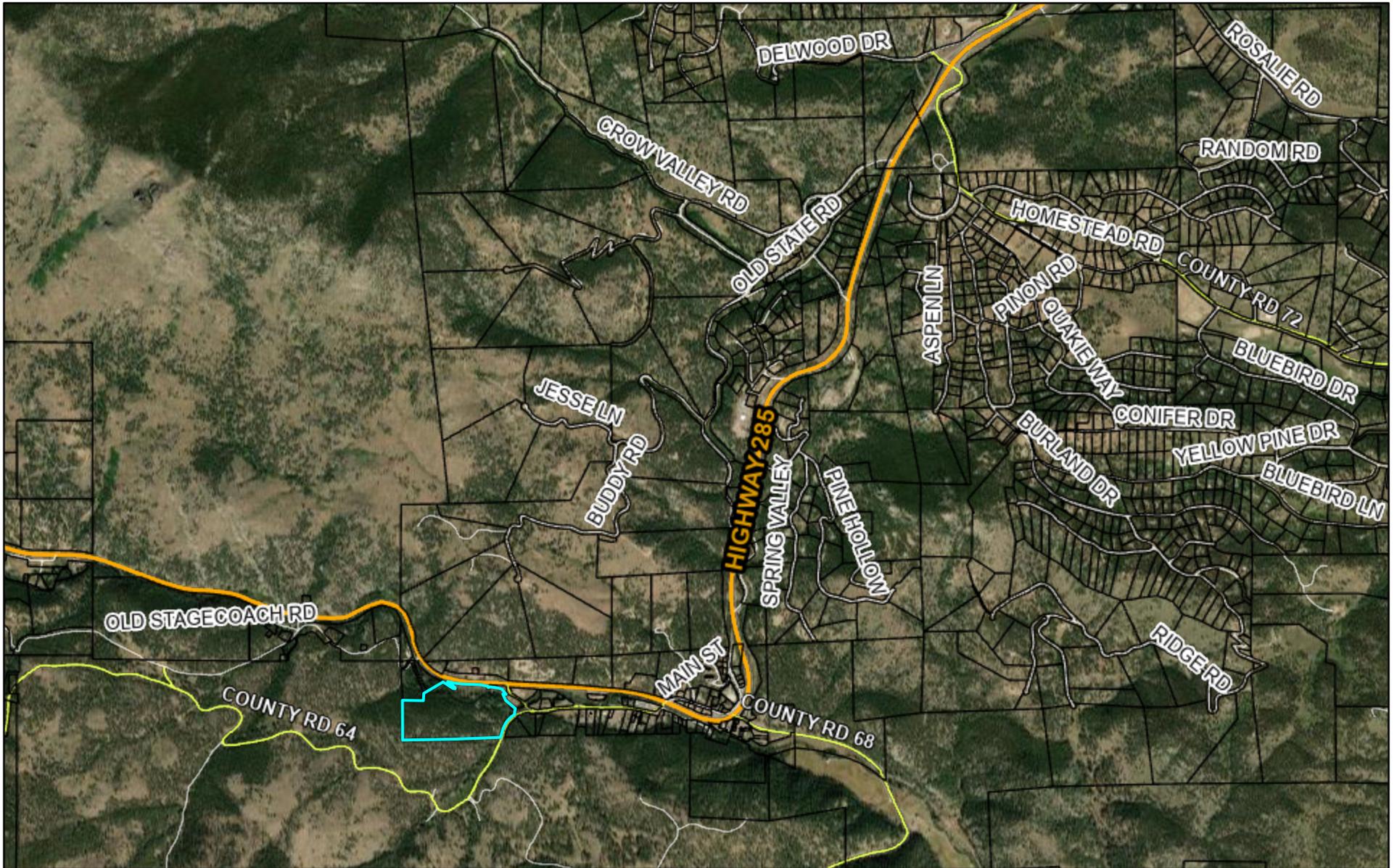
No adverse impacts to adjacent land uses are anticipated. In addition, no adverse impacts are anticipated to traffic, roadways, schools, parks, storm drainage facilities, or utilities. Approval of the conditional use permit will improve water delivery and quality to customers of the Bailey Water and Sanitation District.

Recommendation:

Based on the foregoing, staff recommends that the Board of County Commissioners direct staff to prepare a resolution approving the conditional use permit with the following conditions:

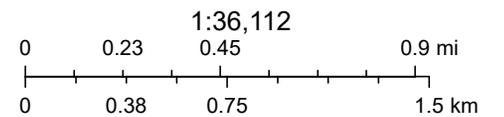
1. Issuance of a Floodplain Development Permit.
2. Assignment and posting of the property address.

Park County Map



10/21/2025, 1:09:20 PM

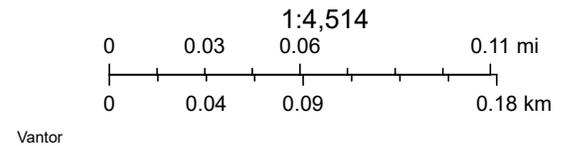
-  County Line
-  County Roads
-  Parcels
-  Minor Roads
-  Highways



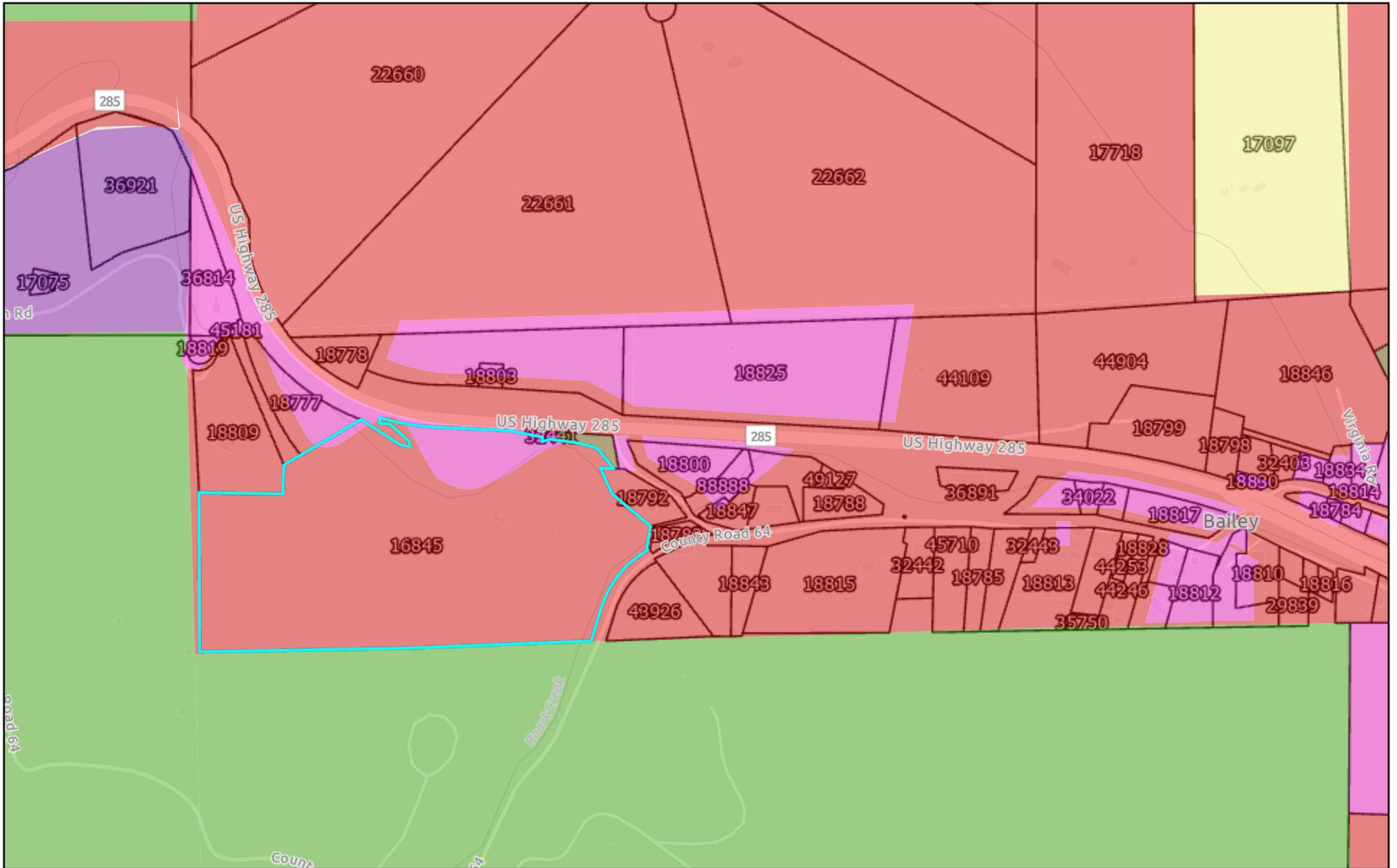
Park County Map



11/13/2025, 3:25:12 PM

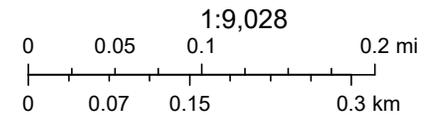


Zoning Map



10/21/2025, 1:18:38 PM

- | | | |
|---|--|--|
| Zoning |  Conservation/Recreation |  Rural Center Mixed Use |
|  Agricultural |  Planned Unit Development |  Parcels |
|  Commercial |  Residential | |



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 FIRMMette



105°29'40"W 39°24'36"N



Legend

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

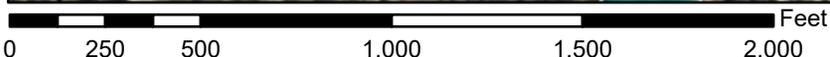
SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway

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
		Area of Undetermined Flood Hazard <i>Zone D</i>
GENERAL STRUCTURES		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
		Coastal Transect Baseline
OTHER FEATURES		Profile Baseline
		Hydrographic Feature

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

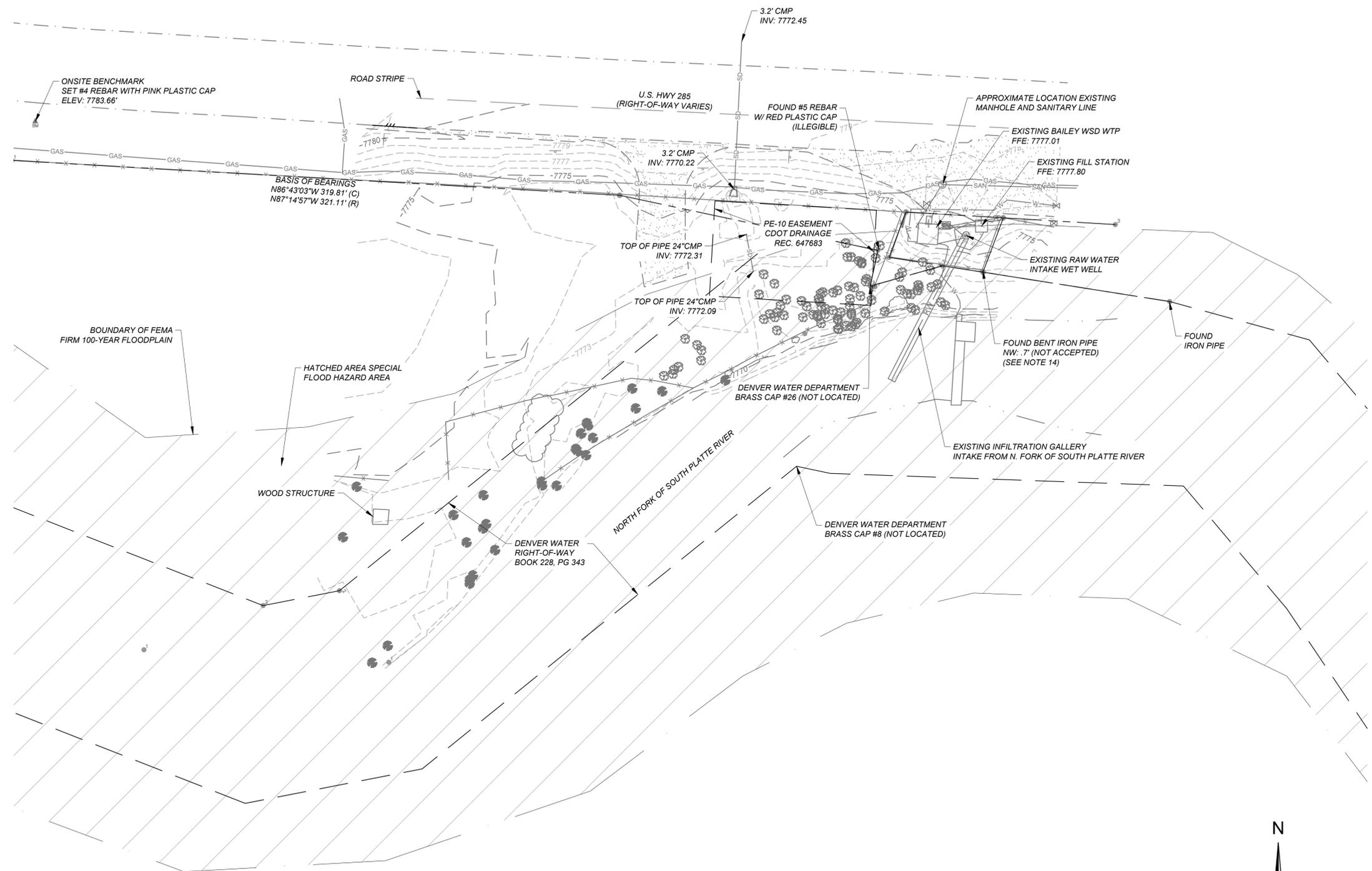
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

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.

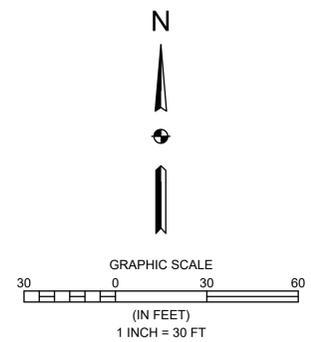
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- LEGEND**
- FOUND MONUMENT AS DESCRIBED
 - ▲ SET BENCHMARK AS DESCRIBED
 - CALCULATED POSITION (NOT FOUND OR SET)
 - CONCRETE
 - EDGE OF ASPHALT
 - GRAVEL
 - FLAGSTONE
 - FENCE
 - SIGN
 - SHRUB/BUSH
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - WATER LINE
 - WATER MANHOLE
 - WATER VALVE
 - SANITARY SEWER LINE
 - SANITARY SEWER MANHOLE
 - STORM SEWER LINE
 - FLARED END SECTION
 - ELECTRIC LINE
 - ELECTRIC METER
 - OVERHEAD UTILITY LINE
 - UTILITY POLE
 - GAS LINE
 - UNIDENTIFIED VALVE
 - LOCATION OF BUILDING HEIGHT/FINISHED FLOOR
 - FFE FINISHED FLOOR ELEVATION
 - ELEV ELEVATION
 - INV INVERT



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TOPOGRAPHIC SURVEY - WTP
1" = 30'



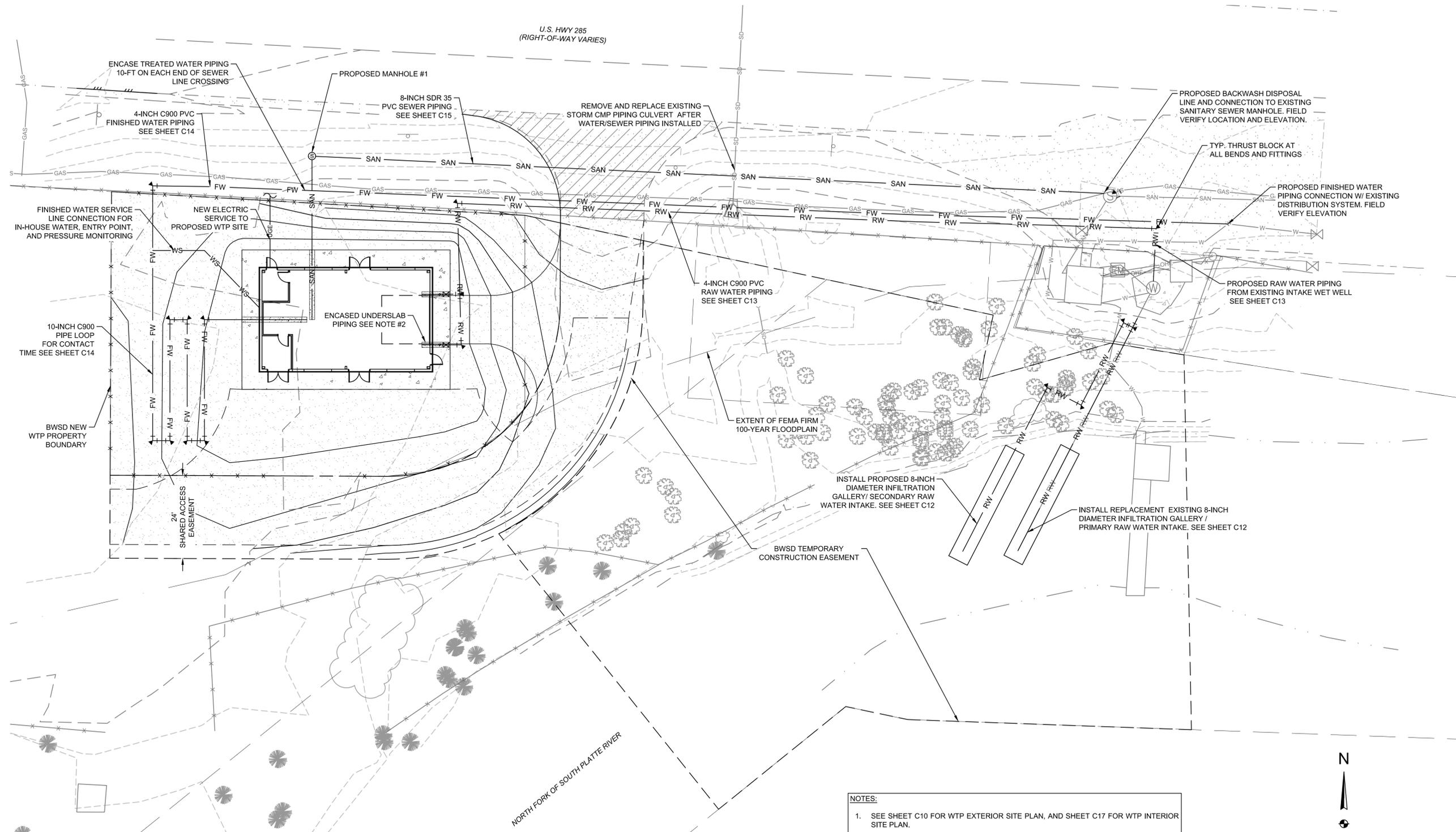
NO	DATE	BY	REVISIONS DESCRIPTION

WATER TREATMENT PLANT IMPROVEMENTS
TOPOGRAPHIC SURVEY
BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF
ELEMENT ENGINEERING, LLC
DESIGNED BY MAH CHECKED BY AMA
DATE OCTOBER 2025
JOB NUMBER 0107.0002
EDITION 90% CMAR
SHEET C8 OF C37

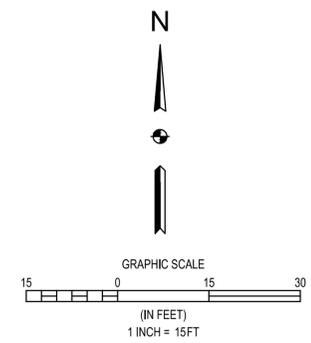
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SITE PIPING PLAN
1" = 15'

- NOTES:**
- SEE SHEET C10 FOR WTP EXTERIOR SITE PLAN, AND SHEET C17 FOR WTP INTERIOR SITE PLAN.
 - ALL UNDERSLAB PIPING SHALL BE ENCASED IN CONCRETE UP TO 5-FT BEYOND BUILDING FACE. ALL ENCASED CONCRETE SHALL BE DUCTILE IRON. SEE DETAIL SHEET C33. UTILIZE DIELECTRICS BETWEEN DISSIMILAR METALS.
 - PROPOSED PIPING BETWEEN EXISTING AND PROPOSED WTP TO BE INSTALLED WITHIN CDOT R.O.W. AND WILL REQUIRE PERMITTING BY CONTRACTOR.
 - PROPOSED AND EXISTING INFILTRATION GALLERIES WITHIN DENVER WATER R.O.W. WILL REQUIRE COORDINATION WITH DENVER WATER PRIOR TO AND THROUGHOUT CONSTRUCTION.
 - DO NOT ENTER OR DISTURB AREAS OUTSIDE OF THE DISTRICT'S PARCEL AND EASEMENTS AS SHOWN IN THIS SITE PLAN.
 - YARD PIPING SHALL BE FULLY RESTRAINED.

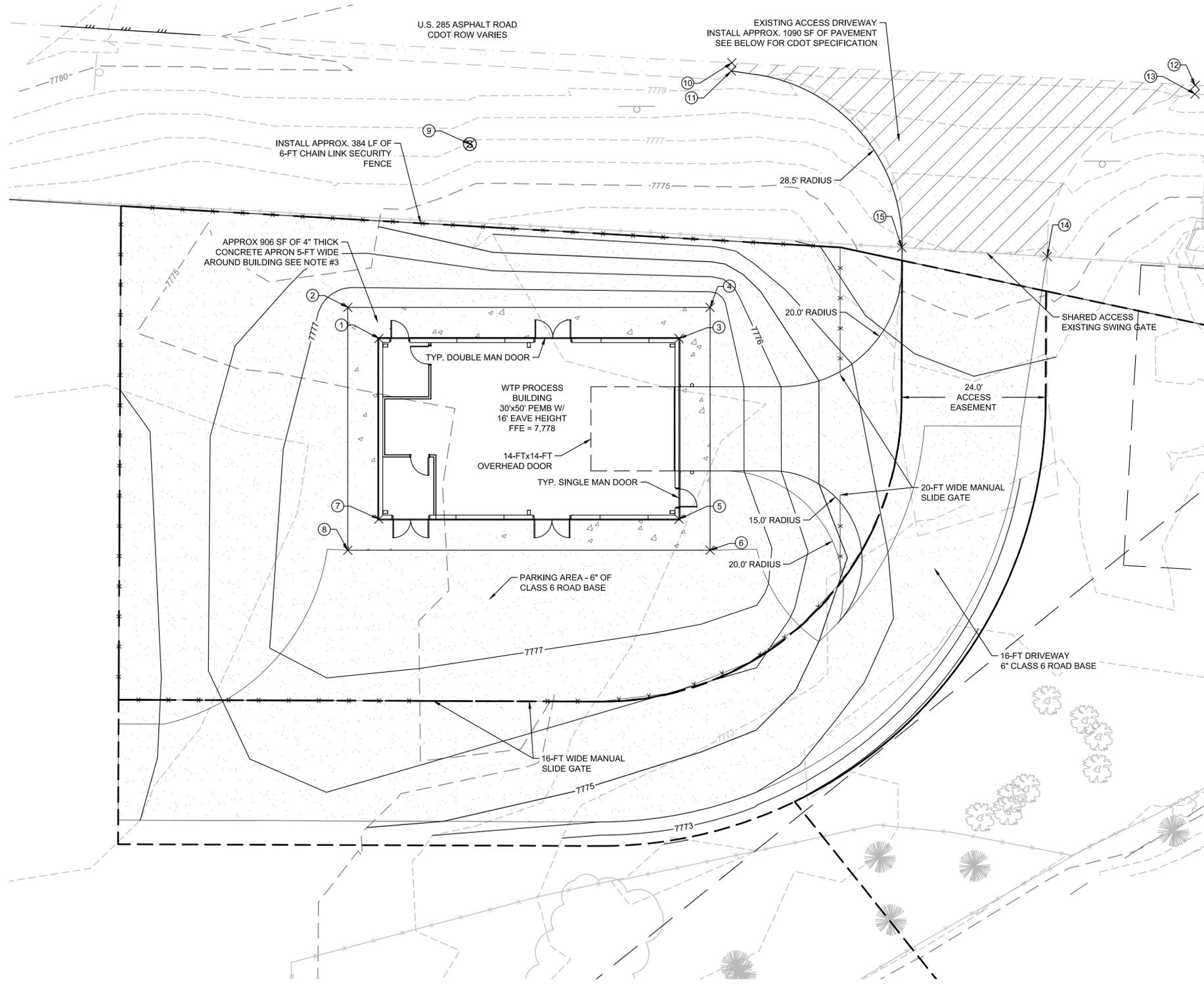


NO.	REVISIONS	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS
SITE PIPING PLAN
BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

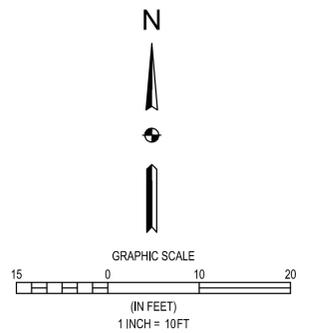
FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC	
DESIGNED BY MAH	CHECKED BY AMA
DATE OCTOBER 2025	
JOB NUMBER 0107.0002	
EDITION 90% CMAR	
SHEET C9 OF C37	

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SITE PLAN
1" = 10'

- NOTES:**
1. BELOW GRADE FEATURES AND UTILITIES NOT SHOWN. REFER TO SHEET C9.
 2. REFER TO SHEET C17 FOR INTERIOR WTP PLAN.
 3. SLOPE CONCRETE APRON AWAY FROM BUILDING AT 2%
 4. CONTRACTOR SHALL PREPARE AND SUBMIT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR APPROVAL, IMPLEMENTATION, AND MAINTENANCE.



POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	15733127.83	3003046.32	7778.00	BUILDING CORNER
2	1573133.00	3003041.15	7777.81	EOC
3	1573127.83	3003096.32	7778.00	BUILDING CORNER
4	1573133.00	3003101.49	7777.81	EOC
5	1573097.83	3003096.32	7778.00	BUILDING CORNER
6	1573092.66	3003101.49	7777.81	EOC
7	1573097.83	3003046.32	7778.00	BUILDING CORNER
8	1573092.66	3003041.15	7777.81	EOC
9	1573160.13	3003061.50	7776.94	PROP. MANHOLE #1
10	1573173.64	3003105.10	7779.20	EOA
11	1573172.27	3003105.03	7779.16	EOA
12	1573169.90	3003182.27	7779.02	EOA
13	1573168.46	3003182.24	7779.00	EOA
14	1573141.45	3003157.63	7775.73	EOA
15	1573142.97	3003133.40	7775.73	EOA

- ACCESS DRIVEWAY ASPHALT SPECIFICATION**
1. AGGREGATE BASE COURSE
 - 1.1. THICKNESS: 12" MIN.
 - 1.2. MATERIAL: CLASS 6 ABC (CRUSHED STONE OR GRAVEL)
 - 1.3. COMPACTION: 95% OF MAXIMUM DRY DENSITY (PER AASHTO T180)
 2. HOT MIX ASPHALT (HMA)
 - 2.1. THICKNESS: 6" MIN.
 - 2.2. LOWER LIFT 3" - GRADE S
 - 2.3. UPPER LIFT 3" - GRADE SX(75) PG58-28

NO.	REVISIONS DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

SITE PLAN

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

FOR AND ON BEHALF OF
ELEMENT ENGINEERING, LLC

DESIGNED BY: MAH CHECKED BY: AMA

DATE: OCTOBER 2025

JOB NUMBER: 0107.0002

EDITION: 90% CMAR

SHEET: C10 OF C37