

## KNECHT SUBDIVISION

### MINOR SUBDIVISION

LETTER OF INTENT

PCD FILE NO.: SF2419

December 16, 2024

### APPLICANT-OWNER/CONSULTANT INFORMATION:

#### OWNER/APPLICANT

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#### PLANNING/ENGINEERING

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**LOCATION, ACREAGE, PARCEL ID INFO, & ZONING**

The application for a minor subdivision for Parcel Nos. 4218000002 ( $\pm 1.05$  Acres), 4218000004 ( $\pm 6.91$  Acres), and 4218000023 ( $\pm 13.07$  Acres), located as shown in Figure 1 below. The proposed minor subdivision site is located to the southeast of Meridian Road and Latigo Boulevard. The overall acreage of the property in the proposed minor subdivision is  $\pm 21.03$  and currently zoned RR-5 (residential rural).

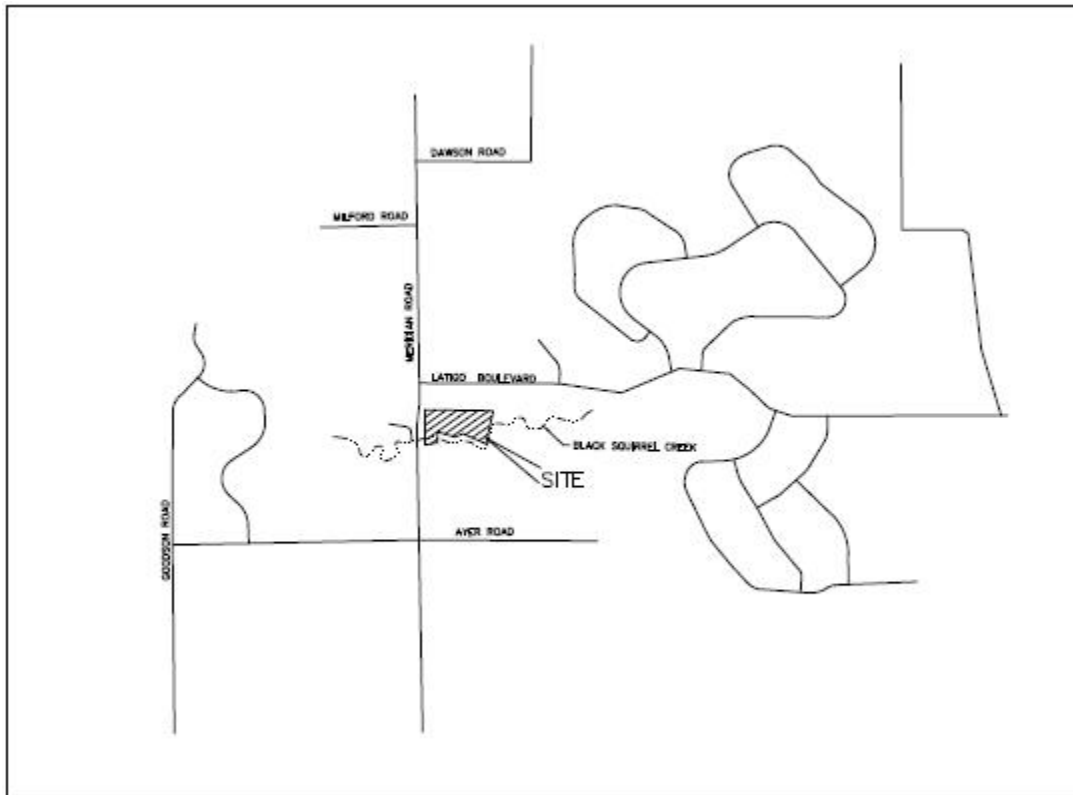


Figure 1. Vicinity Map

**REQUEST**

Jon Knecht (Owner/ Applicant) requests a minor final subdivision of the existing three (3) parcels into a total of five (5) parcels. The two (2) parcels north of Black Squirrel Creek [Parcel Nos. 4218000023 ( $\pm 13.07$  acres) & 4218000004 ( $\pm 6.91$  acres)] be subdivided into four (4) separate lots. The parcel south of Black Squirrel Creek, 4218000002 ( $\pm 1.05$  Acres), will also be included in the Final Plat.

## JUSTIFICATION

The overall site of Parcel Nos. 4218000002, 4218000004 and 4218000023, is currently zoned RR-5. Each parcel is intended for single-family residential use, which conforms to the El Paso County Master Plan and existing and permitted land uses.

## ZONING COMPLIANCE

The site shall be in conformance with the zoning requirements of the RR-5 zone, including requirements of the Code summarized below. Please note that the site does not fall within any overlay zoning district.

The ±1.05 ac lot (Tax Schedule No. 4218000002) south of Upper Black Squirrel Creek does not meet the RR-5 dimensional standards. However, per the approved Resolution No. BOA235 Knecht Dimensional Variance before the Board of Adjustment of the County of El Paso, State of Colorado, the existing lot will be platted as is, in its current condition as part of the proposed Final Plat for the project.

Maximum density: N/A

- Structural Setbacks (from property boundary or right-of-way):
  - Front: 25 feet
  - Side: 25 feet
  - Rear: 25 feet
- Max Lot Coverage: 25%
- Max Height: 30 feet
- Internal Landscaping Requirements:
  - N/A

## ACCESS AND CIRCULATION

Access to the site is proposed by two (2) existing access points. The first access is located at the northeast corner of the site off Meridian Road (currently a gravel driveway which serves existing lots north of Black Squirrel Creek) and services 12425 N Meridian Road. This will be upgraded to a private road. A waiver for the private road will be provided and it is proposed to pave the first 50' of the road and then continue with a gravel road. The second access is at the southeast corner of the site off Meridian Road (currently a gravel driveway which serves existing lots south of Black Squirrel Creek) and services 12375 N. Meridian Road. This driveway will remain. There are no additional proposed accesses to Meridian Road associated with the proposed minor final subdivision. The existing access point will remain as the only access for the proposed lots. Meridian is shown to be a future four lane minor arterial. No additional access to Meridian will be allowed in the future.

**COUNTY ROAD IMPACT FEE**

The applicant will be required to participate in this program. The full amount of Road Impact Fees will be paid at the time of building permit.

**WATER**

Supply for the five (5) residential lots will be met with two existing (re-permitted) and three future Upper Dawson aquifer wells. The proposed residential development is not anticipated as a source of water pollution. Individual wells are the responsibility of the property owner, and a well permit must be obtained from the State Water Engineer. Any desired treatment of existing and future wells will be the responsibility of the individual homeowner. Water storage will not be constructed (other than potential individual cisterns or pressure tanks). All water demands for the subdivision are anticipated to be met using residential wells drilled into the not-nontributary Upper Dawson aquifer, a non-renewable groundwater source. A Water Resources Report, prepared by RESPEC, is included in this submittal.

**WASTEWATER**

The site is considered suitable for individual on-site wastewater treatment systems (OWTS). Contamination of surface and subsurface water resources should not occur provided the OWTS sites are evaluated and installed according to El Paso County and State Guidelines and properly maintained. It is anticipated that designed systems will be required based upon the testing results. A Wastewater Study, provided by Entech Engineering, Inc. and a Wastewater Disposal Report, provided by RESPEC, is included in this submittal.

**GAS**

Black Hills Energy will provide a natural gas distribution system to the property, and a will-serve letter is included with this submittal.

**ELECTRIC**

The property is within Mountain View Electric Association, Inc. certificated area and they currently serve the site. A Commitment Letter is included with this submittal.

**BUFFERS, TRAILS AND OPEN SPACE**

Buffering is not required due to single-family-to-single-family adjacency and compatibility.

**DRAINAGE**

A Final Drainage Report, provided by Kimley-Horn and Associates Inc. is included in this application. The report outlines the site design for the 5-year and 100-year storm. Per Section I.7.1B, Appendix I, of the ECM, water quality facilities are not required given the site meets the water quality exclusion outlined in the aforementioned section of Appendix I. Per Large Lot - Single Family Sites, the final proposed impervious area is less than 10% per each proposed lot. Ultimately, the builder will be obligated to fully adhere to the proposed final impervious area for each proposed lot. A proposed private road will serve the proposed subdivision and a proposed ditch will convey some sheet flows from the off-site basin to the north to match existing drainage patterns. All sheet flows ultimately drain to Upper Black Squirrel Creek.

The subdivision will support the preservation of the drainageways adjacent to the site. The site is located within the Upper Black Squirrel drainage basin (CHBS2000), as shown in Figure 2 below.

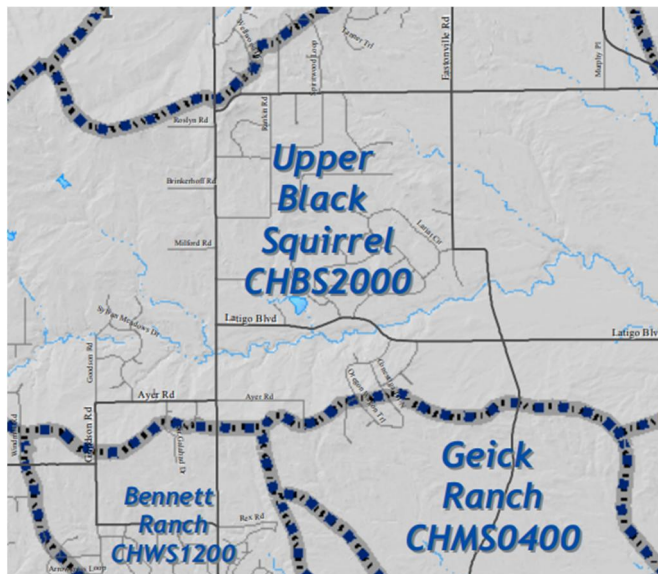


Figure 2. Drainage Basins Map, data provided by Muller Engineering Company; (1988)

**FLOODPLAIN**

According to the National Flood Insurance Program, Flood Insurance Rate Map Panel 08041C030G with an effective date of December 7, 2018, the subject property is located in Zone A 100-year floodplain. Draft model backed BFEs and floodplain extents for this area

have been developed as part of Phase 1 for the ongoing El Paso County, CO, Risk MAP Project. The data has been reviewed and approved through FEMA’s QA/QC process (May 11, 2022) and is currently in MIP (Case No. 19-08-0037s). The Phase 1/Base Level Engineering outputs and Zone A ready deliverables are, under the following folder: K:/FY2019/19-08-0037S/Discovery - BLE - El Paso and Teller Counties, CO - FY18 - 04/Discovery Data Capture - Discovery Data Capture - El Paso and Teller Counties, CO - 01/El Paso\_Discovery\_1. Floodplain extents and Base Flood Elevations (BFEs) shown on the plat include the outer limits of both current and effective and CWCB Phase 1 data. The Minor Final Plat shows desktop developed BFEs based on the draft information provided by FEMA, but does not show any FEMA approved BFEs. A request to waive the requirements of section 8.4.2.B.1.E of the Land Development Code proposed to allow for the use of the desktop BFEs in place of the officially approved FEMA BFEs. This waiver must be accepted by the Floodplain Administrator. A drainage easement will be included on the plat to limit any construction within the floodplain.

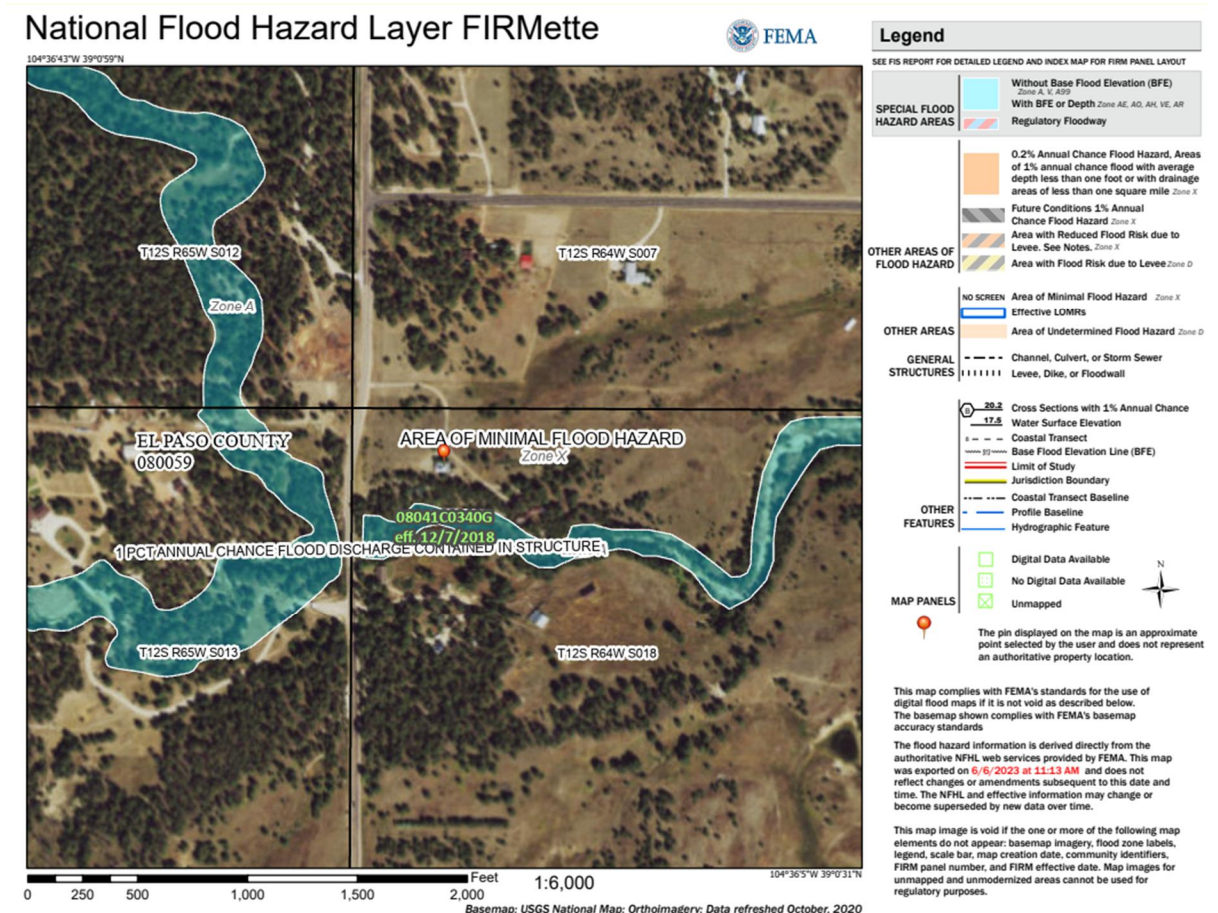


Figure 3. National Flood Hazard Layer FIRMette, data provided by FEMA; (2020)

**GEOLOGIC & SOIL HAZARD**

The Soils and Geology Study for the proposed residential development, prepared by Entech Engineering, Inc., is included in this submittal. Geologic hazards mentioned within the report as potentially located on the site include artificial fill, expansive soils, landslide hazard and slope stability, potentially unstable slopes, drainage and floodplain, shallow bedrock, proximity to faults, and radon. The existing geologic engineering and geologic conditions will impose some minor constraints during construction. The majority of these conditions can be avoided by construction. Others can be mitigated through proper engineering design and construction practices. (Soils and Geology Study, prepared by Entech Engineering, Inc., July 16, 2024).

**VEGETATION & WILDLIFE**

The site is located within the El Paso County Conservation Area and has been identified in the Master Plan as an area of moderate/high-moderate wildlife habitat, but no significant data has been identified for the Black Forest area per the Colorado Wildlife Action Plan. The existing site is composed of developed lots with homes, and various native grasses, trees, and shrubs. Black Squirrel Creek runs through generally along the south of the project area. There are no anticipated impacts to species listed as candidate, proposed, threatened, or endangered. The proposed project area is designated by the U.S. Geological survey as an area of urban development with no significant vegetation or wildlife. A U.S. fish and wildlife clearance letter is included with this submittal.

**WETLANDS**

A natural resources report will be provided for clarification on the potential wetlands in the Black Squirrel Creek area. There are no proposed improvements within the channel and thus no anticipated impacts to potential wetlands.

**SITES OF HISTORICAL SIGNIFICANCE**

The existing home on parcel 4218000002 was built in 1931 and may have historical significance.

**TRAFFIC**

Based on discussions with El Paso County, no traffic study is required. The subdivision will be adding two lots to the site for a total of five lots. No traffic study is required based on the criteria provided in El Paso County ECM Appendix B.1.2.D as outlined below. (1) The proposed final plat/minor subdivision daily vehicle trip-end generation will be less than 100

and the peak hour trip generation will be less than 10. (2) There are no additional proposed minor or major roadway intersections. (3) The increase in the number of vehicular trips will not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends. (4) There will be no change in the type of traffic generated. (5) There is no proposed change to the LOS on the adjacent public roadway. (6) No roadway or intersection in the immediate vicinity has a history of safety or accident problems. (7) There is no change of land use.

Sight distance analysis is provided and outlined on the stopping distance exhibit submitted concurrently with the application. A deviation request for intersection spacing in proximity to Latigo Blvd, is also being submitted as part of the County approval process.

**COMMUNITY OUTREACH**

Adjacent property owners have been provided notices to announce the plan for the submittal of this application. Notices will be provided in kind to announce any future public hearings related to this request.

**WAIVERS**

Two waivers are proposed with this subdivision:

**Waiver Request #1 – A waiver from Section 8.4.3.B.2.e pursuant to Section 8.4.4.E.3 of the Land Development Code (LDC) to allow for a private road.**

**Waiver Approval Criteria (Private Road/Access)**

- ***The waiver does not have the effect of nullifying the intent and purpose of this Code;***

The waiver request does not have the effect of nullifying the intent and purpose of the Code, which is the preservation and improvement of the public health, safety and general welfare of the citizens and businesses of El Paso County; to ensure that public facilities and services are available concurrent with development and will have a sufficient capacity to serve the proposed subdivision, and, in so doing, ensure that current residents will be required to bear no more than their fair share of the cost of providing the facilities and services by requiring the developer to pay fees, furnish land, or establish mitigation measures to cover the development's fair share of the capital facilities needs generated by the development.

The proposed private road would exist solely to serve the residents of the proposed subdivided lots (four lots in total). The proposed subdivision is isolated in nature from adjacent parcels and other potential developments. The proposed private road would not need to be maintained by El Paso County given the limited proposed private use and access easement for private maintenance, shifting the maintenance cost onto the homeowners.



The maintenance responsibilities and obligations will be outlined in a maintenance agreement that will be recorded with this application. The agreement will assign maintenance responsibility to each individual homeowner for each lot for their equal proportion of the roadway.

- ***The waiver will not result in the need for additional subsequent waivers;***

No additional waivers are needed to support the lot access and frontage waiver.

- ***The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property;***

The private road will meet all applicable dimensional criteria of the public standard for a rural local roadway. The private roadway section will be 28 ft wide (12 ft lanes and 2 ft shoulders) with a 50 ft radius turnaround cul-de-sac dead end. There is also a proposed 10 foot ditch on the north side of the proposed private road to convey stormwater runoff. Additionally, the proposed private road adheres to all applicable criteria to provide adequate turning capabilities for emergency vehicles. The first 50 feet of the private road would be paved asphalt to mitigate gravel transport onto Meridian Rd. The remainder of the 650 foot long private road would be gravel.

- ***The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable to other property;***

The proposed private road is intended only to serve the residents of four total lots. Public access would not be necessary or feasible given the nature of the constraints associated with a smaller subdivision. There is no benefit to the public to provide access through the proposed site as there is no efficient connectivity to other adjacent parcels or developments. These conditions create a unique, cumulative circumstance upon the property, which are not applicable to other properties.

- ***A non-economical hardship to the owner would result from a strict application of this Code;***

The requested waivers are not related to any specific economic hardships. The proposed private road will be privately maintained with a proposed access easement.

- ***The waiver will not in any manner vary the zoning provisions of this Code; and***

The waivers will not vary any zoning provisions of the Code.

- ***The proposed waiver is not contrary to any provision of the Master Plan.***

The waivers are not contrary to any provision of the Master Plan.

**Waiver Request #2 – A deviation from the Land Development Code (LDC) Section 8.4.2.B.1.d.(i) - Lots Less than 2.5 Acres in Size to be located within the 100-Year Floodplain**

**Waiver Approval Criteria**

- ***The waiver does not have the effect of nullifying the intent and purpose of this Code;***

The waiver request does not have the effect of nullifying the intent and purpose of the Code, which is the preservation and improvement of the public health, safety and general welfare of the citizens and businesses of El Paso County; to ensure that public facilities and services are available concurrent with development and will have a sufficient capacity to serve the proposed subdivision, and, in so doing, ensure that current residents will be required to bear no more than their fair share of the cost of providing the facilities and services by requiring the developer to pay fees, furnish land, or establish mitigation measures to cover the development's fair share of the capital facilities needs generated by the development.

A request to waive the requirements of section 8.4.2.B.1.d.(i) of the Land Development Code proposed to allow for the existing ±1.05-acre lot to remain partially within the 100-year floodplain. The existing house on this lot is approaching 100 years of age as it was built in 1931 and has been preserved from flooding throughout its existence. This lot will be platted in its current state per the approved Resolution No. BOA235 Knecht Dimensional Variance before the Board of Adjustment of the County of El Paso, State of Colorado. A drainage easement will be included on the Final Plat to limit any proposed construction within the floodplain.

- ***The waiver will not result in the need for additional subsequent waivers;***

No additional waivers are needed to support waiving the less than 2.5 acre existing lot to be located within the 100-year floodplain.

- ***The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property;***

A drainage easement will be included on the plat to limit any proposed construction within the floodplain. The drainage easement will help ensure that any future development will keep a buffer away from the floodplain. The existing home located on the lot has not had any flooding issues from Upper Black Squirrel Creek in the past and was built in 1931.

- ***The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable to other property;***

There are three (3) total existing structures near the top of the slope next to Black Squirrel Creek. The existing lot and home in question have been around since 1931. These conditions create a unique, cumulative circumstance upon the property, which are not applicable to other properties.

- ***A non-economical hardship to the owner would result from a strict application of this Code;***

The requested waiver would contradict the approved lot dimensional variance per the BOA.

- ***The waiver will not in any manner vary the zoning provisions of this Code; and***

The waivers will not vary any zoning provisions of the Code.

- ***The proposed waiver is not contrary to any provision of the Master Plan.***

The waivers are not contrary to any provision of the Master Plan.

## **PROJECT JUSTIFICATION**

### **a. Consistency with Approved Sketch Plan**

There is no approved Sketch Plan for this property. The proposed subdivision is in conformance with the subdivision design standards, which are discussed in more detail below. The subdivision design standards set out in Chapter 8 of the Land Development Code are met, including but not limited to:

- Adequate provision for traffic, drainage, open space, recreation and parks;
- Provision of properly designed roads to provide for safe and convenient vehicular circulation and identification of required road improvements;
- Adequate provision for water, sewer and other utilities;
- Ensuring that structures will harmonize with the physical characteristics of the site;
- Ensuring that land is divided into lots that are of adequate size and configuration for the purpose for which they are intended to be used; and
- Protecting the natural resources, considering the natural vegetation.

### **b. Consistency with Plat Approval Criteria**

The Knecht Subdivision is in substantial compliance and consistent with the County's subdivision design standards and regulations. All areas of the proposed subdivision that may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and the proposed subdivision is compatible with such conditions. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.

The Fire Protection report provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code. The extraction of any known commercial mining deposit will not be impeded by this subdivision.

## **MASTER PLAN CONFORMANCE**

The application is in general conformance with the following Core Principals and Goals of the El Paso County Master Plan:

Core Principle 1 – Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County.

Core Principle 2 – Preserve and develop neighborhoods with a mix of housing types.

Goal 1.1 - Ensure compatibility with established character and infrastructure capacity.

Goal 1.3 - Encourage a range of development types to support a variety of land uses.

Goal 2.2 – Preserve the character of rural and environmentally sensitive areas.

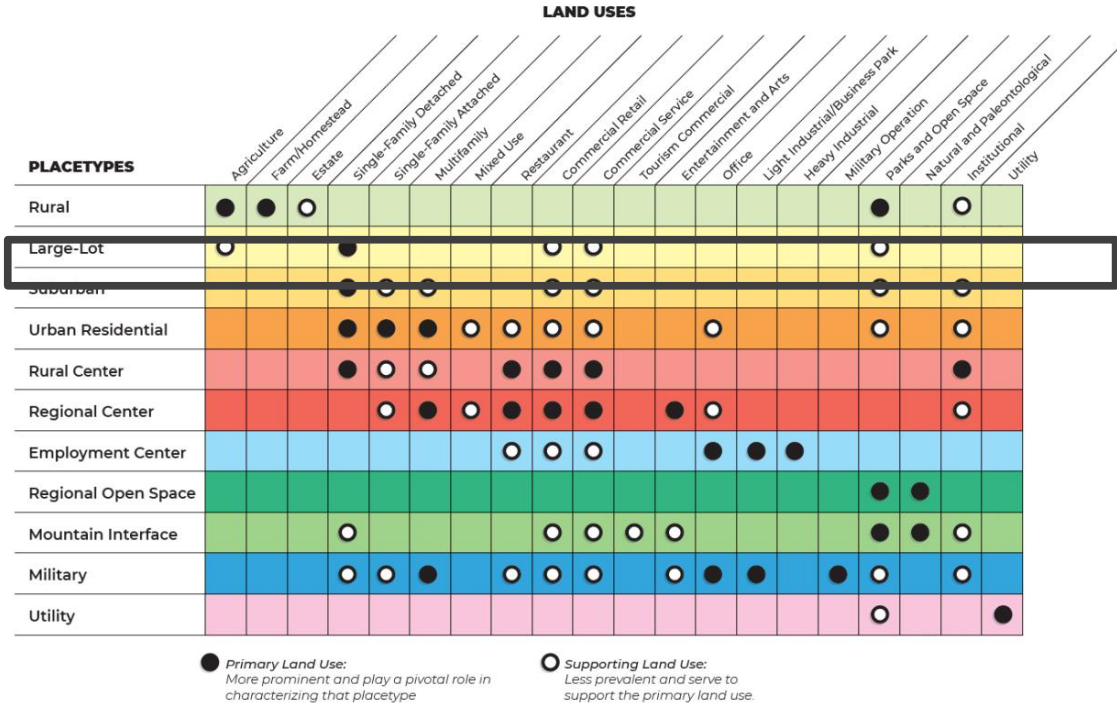
The request to subdivide the ±21.03-acre site from A-35 to RR-5 conforms with the surrounding developments in the area as well as the land use and placetype categories established by the Your El Paso Master Plan (Master Plan), adopted May 26th, 2021. The existing zoning district is categorized as Agricultural with a large lot residential supporting placetype, and the land use category of the area allows for 35-acre lots. Many of the existing parcel sizes adjacent to the site are at least 5-acres, consistent with the land use and place type of the area. Nearby developments with existing parcel sizes between 7 and 11-acres are located to the north of the site, while nearby developments with existing parcel sizes of approximately 40 and 244-acres are located to the south and southeast of the site, respectively. Existing parcels in all directions are in conformance with ideal zoning and land use categories that justify the request, as described in further detail in the contents of this letter.

The proposed subdivision provides opportunity to preserve the rural character of the existing community while allowing for 5-acre residential lots to be platted. More specifically, the proposed subdivision will include three 5-acre lots, one 4.75-acre lot along the section line pursuant with Table 5-4 of section 5.4.2 of the El Paso County Land Development Code (LDC), and one 1.1-acre lot. The three 5-acre lots conform with all RR-5 zoning requirements. The one 4.75-acre lot abuts a County road, allowing an area less than 5 acres (4.75 acres) within the RR-5 zoning. Finally, the 1.1-acre lot will require a dimensional variance request to the Board of Adjustments to allow for the existing lot size and maintain the existing structure on the property.

The character of the overall surrounding area is generally a mix of rural and suburban that is moderately distant from high activity and higher density areas. The purpose of rural zoned areas is to accommodate low-density, rural, single-family residential development, which is

consistent with the existing community and the subdivision request. Please see below Figure 2 for a chart of the El Paso County land use categories.

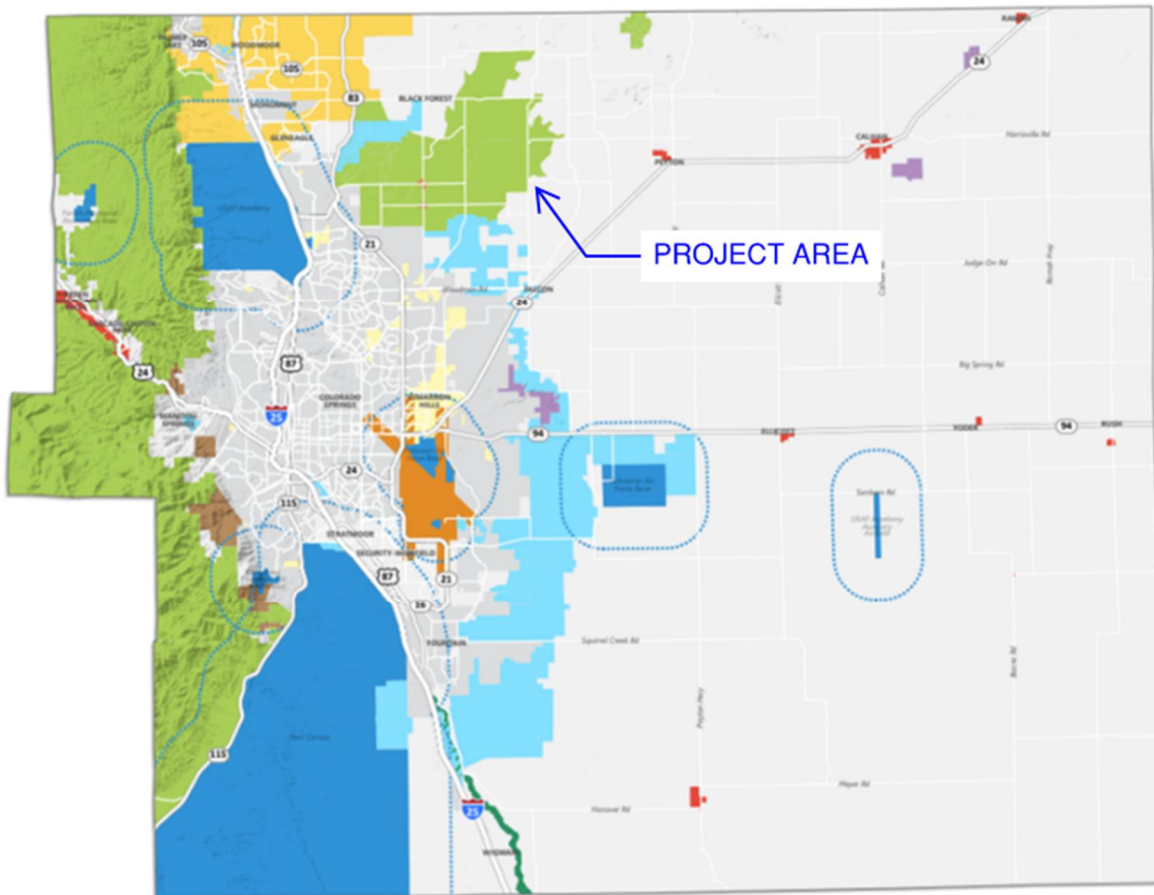
**Land Use**



**Figure 2. Land Use Category Chart, Your El Paso 2021**

The site is located within the Large Lot Placetype Category as shown above. The project site is not located within identified Key Areas. Please see below Figure 3 for a map of the El Paso County key areas.

Key Areas



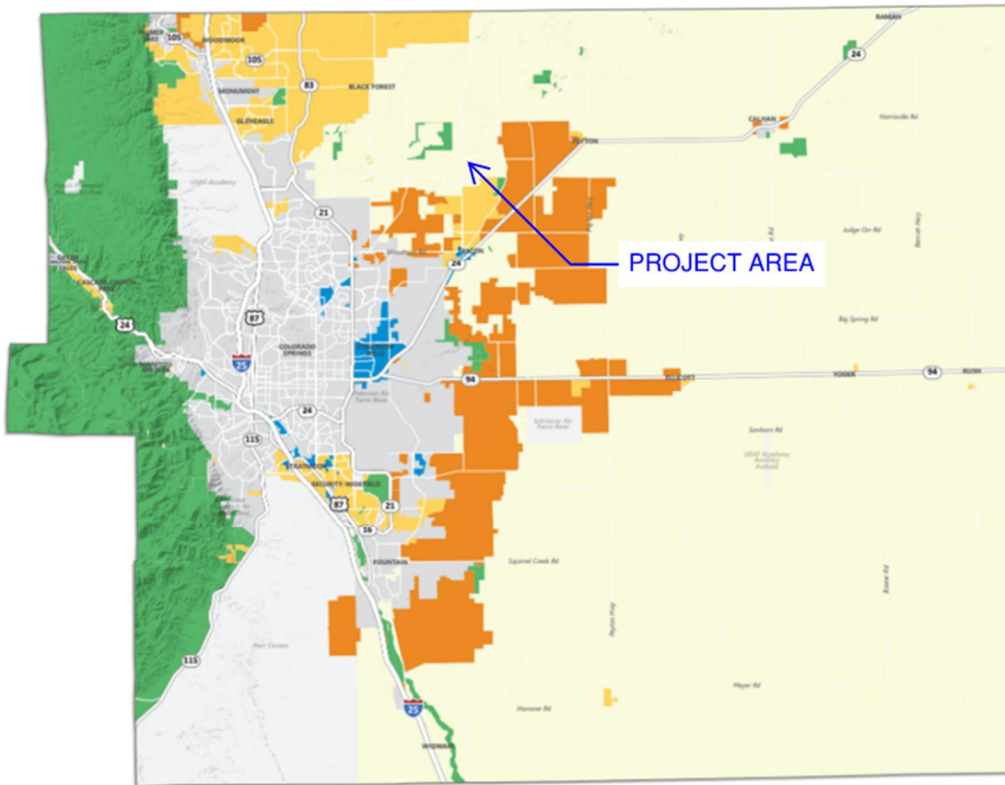
Key Areas

- |   |  |  |
|---|--|--|
| Military Installations and 2-Mile Notification Zone | Small Towns & Rural Communities                            | Tri-Lakes Area                                   |
| Potential Areas for Annexation                      | Fountain Creek Watershed Flood Control & Greenway District | Colorado Springs Airport/Peterson Air Force Base |
| Enclaves or Near Enclaves                           | Forested Area  | Uncommon Natural Resources                       |
|   | Pikes Peak Influence Area                                  |  |

Figure 3. Key Areas Map, Your El Paso 2021

The property is located within the Minimal Change: Undeveloped Area of Change, as shown in Figure 4 below. Sites in the Minimal Change: Undeveloped category are defined as key areas that lack development and significant natural areas. Any redevelopment in this key area will be minimal so as to not alter the rural and natural environment character of these areas. The rezoning request will promote limited development in the subject parcel and is not anticipated to conflict with the character of the established developments adjacent to the site.

**Areas of Change**

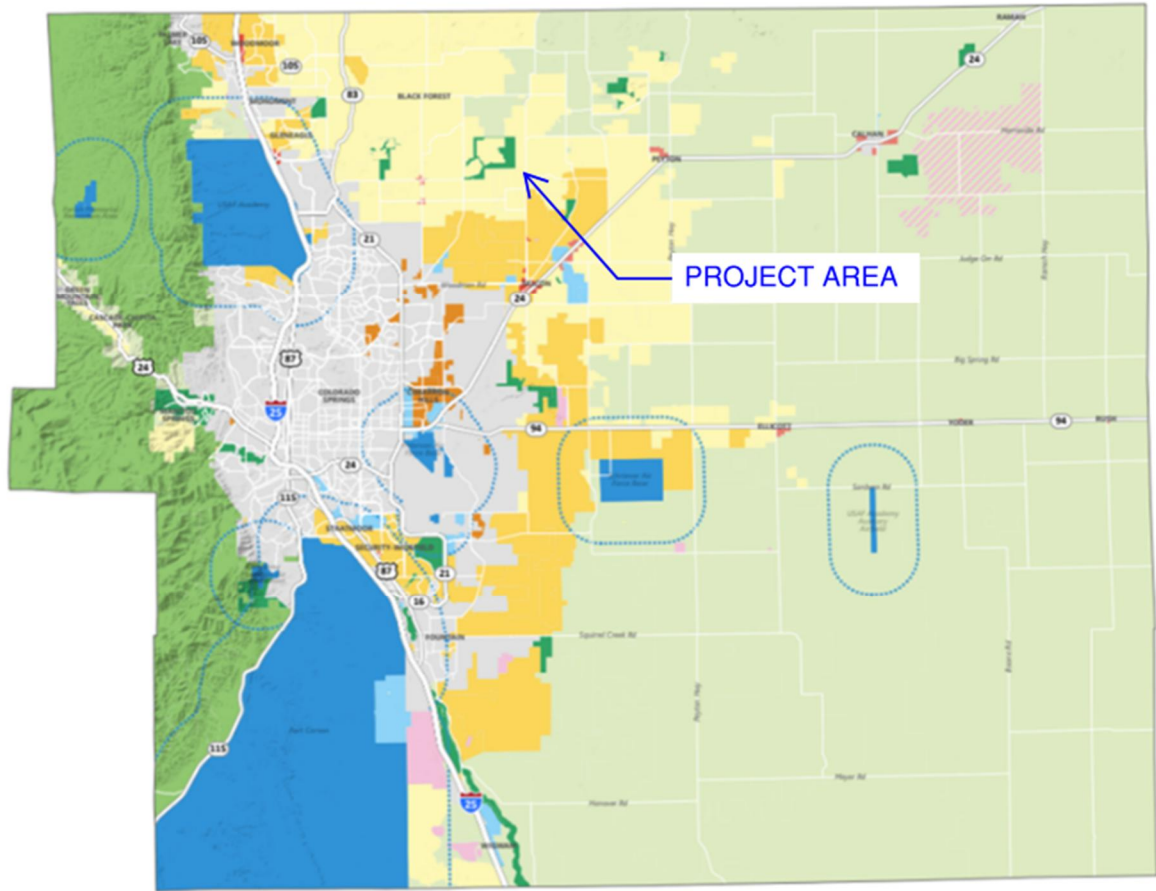


**Areas of Change**

- Protected/Conservation Area
- Minimal Change: Undeveloped
- Minimal Change: Developed
- New Development
- Transition

**Figure 4. Areas of Change Map, Your El Paso 2021**

**Placetypes**



**Placetypes**

- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #c6e0b4; border: 1px solid #000; margin-right: 5px;"></span> Rural                 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #a6c9ec; border: 1px solid #000; margin-right: 5px;"></span> Employment Center   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #fff2cc; border: 1px solid #000; margin-right: 5px;"></span> Large-Lot Residential | <span style="display: inline-block; width: 15px; height: 15px; background-color: #429442; border: 1px solid #000; margin-right: 5px;"></span> Regional Open Space |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ffc107; border: 1px solid #000; margin-right: 5px;"></span> Suburban Residential  | <span style="display: inline-block; width: 15px; height: 15px; background-color: #70ad47; border: 1px solid #000; margin-right: 5px;"></span> Mountain Interface  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #e67e22; border: 1px solid #000; margin-right: 5px;"></span> Urban Residential     | <span style="display: inline-block; width: 15px; height: 15px; background-color: #1f77b4; border: 2px dashed #000; margin-right: 5px;"></span> Military           |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #e31a1c; border: 1px solid #000; margin-right: 5px;"></span> Rural Center          | <span style="display: inline-block; width: 15px; height: 15px; background-color: #e91e63; border: 1px solid #000; margin-right: 5px;"></span> Utility             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #c0392b; border: 1px solid #000; margin-right: 5px;"></span> Regional Center       | <span style="display: inline-block; width: 15px; height: 15px; background-color: #a6a6a6; border: 1px solid #000; margin-right: 5px;"></span> Incorporated Area   |

**Figure 5. Placetypes Map, Your El Paso 2021**

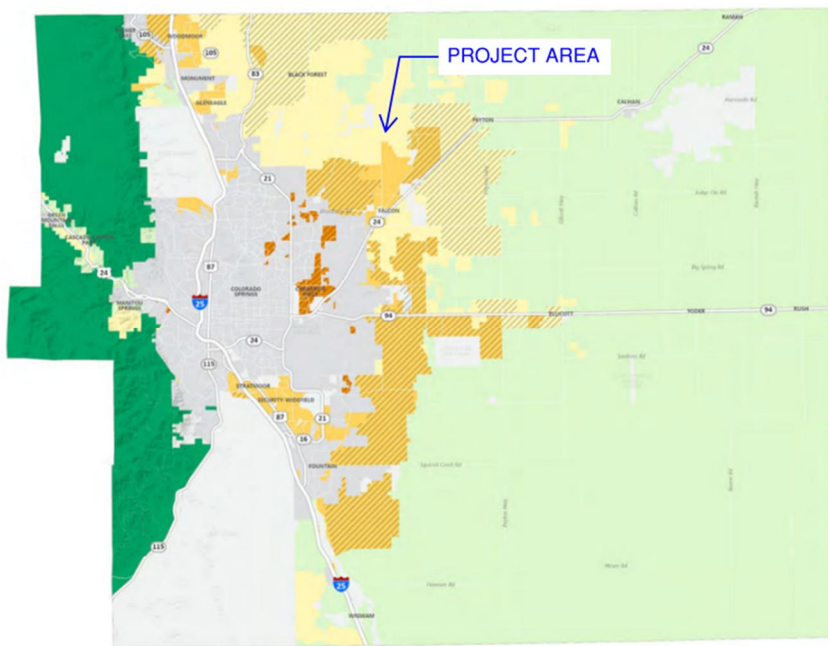
The subject site is located within the Large-Lot Residential placetype as shown in Figure 5 above, which typically includes land for single-family detached residences, parks and open



space, agriculture, as well as commercial service and retail developments. Communities within this placetype are typically more connected and less remote than the rural placetype. The Large-Lot Residential placetype allows for 2.5-acre minimum lots, which is consistent with this subdivision request. This placetype generally supports the proposed development pattern and the support of limited accessory dwelling units as well.

- A 2.5-acre minimum lot size is allowed within this placetype and is consistent with the subdivision request.
- The subdivision and the code would protect the intent of the placetype, by the procedures and standards intended to promote safe and orderly development.
- The proposal is consistent with available and necessary services.
- The subdivision would have no impact on any currently approved sketch plans
- 

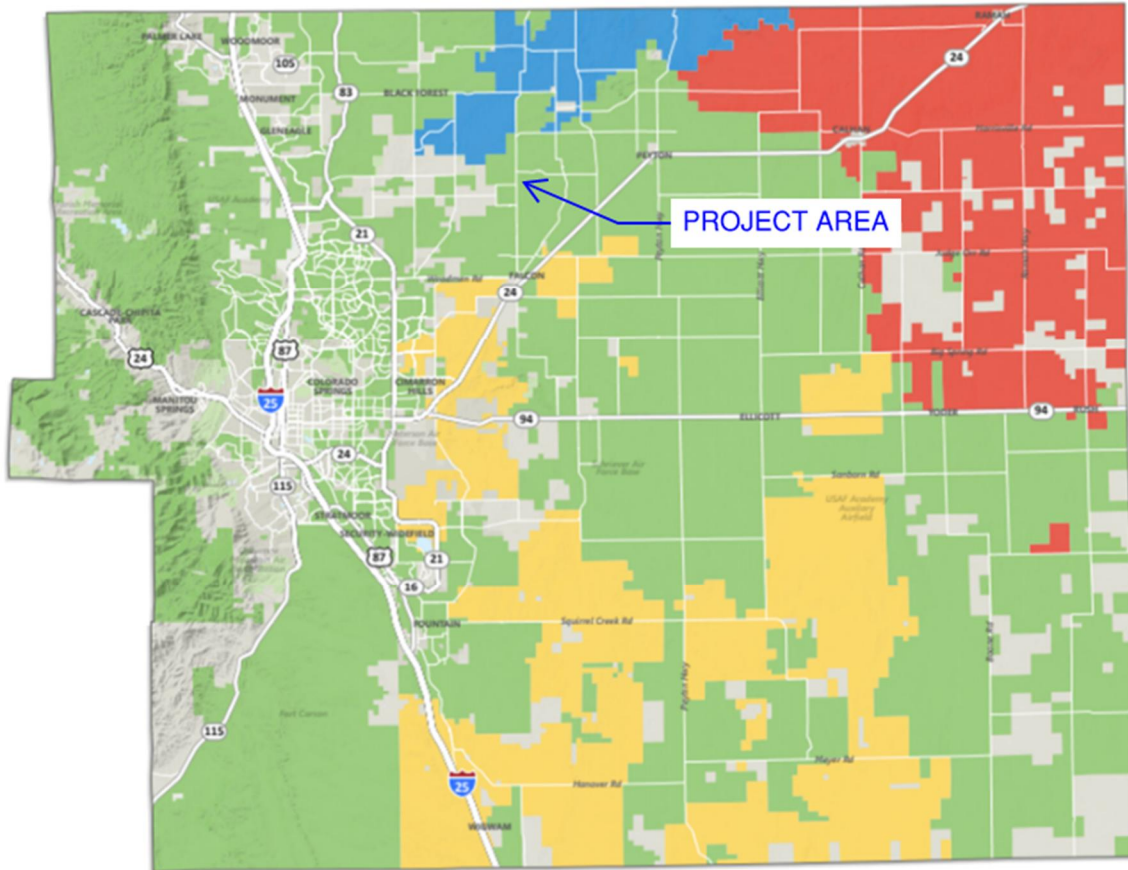
**Priority Development Areas**



**Figure 6. Housing and Communities Framework Map, Your El Paso 2021**

The project site is located within a Large-Lot Residential Development Area as shown in Figure 6 above and is not located in a priority development area. The proposed subdivision is in line with the large-lot residential place type objectives as described above in Figure 5.

**Conservation Districts**



**Conservation Districts**

- Central Colorado Conservation District
- El Paso County Conservation District
- Double El Conservation District
- Kiowa Conservation District

**Figure 7. Conservation District Map, Your El Paso 2021**

The requested subdivision site falls within the El Paso County Conservation District, as shown in Figure 7 above. This request does not negatively impact the natural resources or rural character of the area and is considered to be compatible with the goals of the Conservation District.

**CRITERIA FOR APPROVAL (7.2.1.D.3.f)**

In approving a final plat, the approving authority shall find that:

- The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;
  - The subdivision meets the goals, objectives, and policies of the previously approved rezone application.
  
- The subdivision is in substantial conformance with the approved preliminary plan;
  - The subdivision is not within an approved preliminary plan, it is understood that the Final Minor Plat will be presented to Planning Commission and Board of County Commissioners for approval.
  
- The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;
  - The subdivision meets all planning, engineering, and survey requirements to be presented to staff from El Paso County.
  
- Either a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval;
  - It is understood water and wastewater services will be provided via proposed individual on-site wells and on-site wastewater treatment systems (OWTS). All water and/or wastewater related reports, analysis, documentation, findings, decrees, and determinations required for County submittals, review, and statutory compliance will be provided by others.
  
- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. § 30-28-133(6)(b)] and the requirements of Chapter 8 of this Code;
  - It is understood water and wastewater services will be provided via proposed individual on-site wells and on-site wastewater treatment systems (OWTS). All water and/or wastewater related reports, analysis, documentation, findings,

decrees, and determinations required for County submittals, review, and statutory compliance will be provided by others.

- All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)];
  - Geotechnical evaluation indicates the following lots to be impacted by geologic hazards. Mitigation measures and a map of the hazard areas can be found in the report (Knecht Subdivision, prepared by Entech Engineering Inc. and dated July 16, 2024 and a part of the SF2419 application)
    - Artificial Fill: Lot 1
    - Potentially Unstable Slope: Lots 2-5
    - Drainage and Floodplain: Lots 1-5
    - Shallow Bedrock: Lots 4 and 5
  - In areas of High Groundwater:
    - Due to high groundwater in the area, all foundations shall incorporate an underground drainage system
- Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;
  - Existing and Proposed drainage improvements comply with all State Statutes, requirements of this Code, and the ECM.
- Legal and physical access is provided to all parcels by a proposed private shared access road, acceptable to the County in compliance with this Code and the ECM;
  - Access for all Parcels is provided off Meridian Road. Access to parcel no. 4218000004 can be seen in an access agreement, Reception No. 469292.
  - A proposed private shared road off Meridian Rd. to serve as the primary proposed access for the proposed lots
- Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;
  - Commitment letters have been provided for services.
- The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;
  - Fire protection is in compliance with Chapter 6 of the code, see resources report for further information.

- Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;
  - There are no off-site improvements anticipated with the final plat submittal of this site.
  
- Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;
  - No know impacts to the public surrounding areas are anticipated at this time.
  
- The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]
  - There is no known commercial mining deposits on this subdivision.
  
- The subdivision meets other applicable sections of Chapter 6 and 8; and
  - The subdivision meets other applicable sections of chapters 6 and 8 subject to the approval of the private road waiver and waiver for a lot less than 2.5 acres to have a portion of the lot within the 100-Year Floodplain.