



Town Hall 551 Hot Springs Blvd.
Pagosa Springs, CO 81147

AGENDA

Planning Commission Meeting
Tuesday, October 28, 2025 @ 5:30 PM

1. REMOTE PARTICIPATION

The public is encouraged to join via Zoom conference call as space is limited in the meeting room.

Please paste this link below to join the webinar:

<https://us06web.zoom.us/j/82738710091>

Or to join by telephone dial: 1-719-359-4580 Webinar ID: 827 3871 0091

Meetings are conducted in person at Town Hall located at 551 Hot Springs Blvd. Whenever possible, meetings will be broadcast online via Zoom, which can be accessed from a computer or phone with internet access, or by calling in. The Town does not and cannot guarantee internet service or online broadcasting. Remote attendance is at the risk of the attendee as public meetings will continue in person regardless of the Town's broadcast capability.

I. CALL MEETING TO ORDER

II. ANNOUNCEMENTS

III. APPROVAL OF MINUTES

A. Approval of the October 20, 2025 Meeting Minutes

[Planning Commission - 20 Oct 2025 - Minutes - Pdf](#)

IV. PUBLIC COMMENT

An opportunity for the public to provide comments and to address the Planning Commission on items not on the agenda.

V. BOARD OF ADJUSTMENTS

VI. DESIGN REVIEW BOARD

VII. PLANNING COMMISSION

A. Major Subdivision Sketch Application, 3800 West US Hwy 160, 80 South Pagosa Blvd, and 100 S Pagosa Blvd

[Agenda Brief - Major Subdivision Sketch Application, 3800 West US Hwy 160, 80 South Pagosa Blvd, and 100 S Pagosa Blvd - Pdf](#)

VIII. REPORTS AND COMMENTS

A. Planning Commission - Comments, Ideas and Discussion

IX. PUBLIC COMMENT

An opportunity for the public to provide comments and to address the Planning Commission on items on the agenda.

X. ADJOURNMENT



Town Hall 551 Hot Springs Blvd.
Pagosa Springs, CO 81147

MINUTES

Planning Commission Meeting
October 20, 2025 @ 5:30 PM

A regular meeting of the Planning Commission was called to order on October 20, 2025, at 5:30 PM in the Town Hall 551 Hot Springs Blvd. .

COMMISSION PRESENT: Commissioner Pitcher, Commissioner Weiler, Commissioner Gurule, Commissioner Pribble, and Commissioner Reid

COMMISSION ABSENT: Commissioner Hodges

1 CALL MEETING TO ORDER

a) at 5:41 p.m.

2 ANNOUNCEMENTS

a) Chair Pitcher promoted Member Reid and Member Pribble to voting members.

3 APPROVAL OF MINUTES

a) **Approval of the September 9, 2025 Meeting Minutes**

Commissioner Gurule moved to approve the September 9, 2025 meeting minutes. Commissioner Reid seconded.

Carried.

4 PUBLIC COMMENT

a) None.

5 BOARD OF ADJUSTMENTS

a) Manager O'Dell presented the staff report. Chair Pitcher asked if there is a site plan. Manager O'Dell answered yes, it is a sketch on a survey. Chair Pitcher noted that he is not in favor of the LUDC being applied 100% in this location. Most of the buildings near this location are metal. He also asked how difficult it would be to modify the zoning in this location. Director Dickhoff answered that the zoning would have to be changed to industrial, but even then it would not be appropriate. Chair Pitcher asked if the architectural drawing are included in the packet. Manager O'Dell answered no. They will need to be provided at building permit per Building Official request.

Commissioner Gurule moved to APPROVE the Growing Spaces, Façade Variance at 1868A and 1868B Majestic Drive with finding A, and with conditions 1-4:

1.Applicant must submit a Title Report dated within 30-days of submission containing Schedule B Section 2 as required in Article 13 of the LUDC (Planning Staff Review).

2.Applicant must submit a set of Architectural drawings with a building code analysis to the Town of Pagosa Springs Building Department, to include a code analysis, floor plan, and elevations (Building Official Review).

3.Applicant must complete the active Plat Amendment consolidating Lot 83X-2 and Lot 83X-3 prior to receiving a Certificate of Occupancy from the Building Department (Planning Staff Review).

4.Applicant must submit for and complete an Administrative Design Review for the additional

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October 20, 2025

building being proposed on the property (LUDC 2.4.6 C.1.a.). Commissioner Pitcher seconded.

Carried.

6 DESIGN REVIEW BOARD

a) Final Major Design Review Application, 103 Majestic Drive, Vehicle Sales and Rental Use

Planner Tunnell presented the staff report. Chair Pitcher noted that he does not think that any landscaping is realistic for this project. Member Reid asked if there are a number of cars that Mr. Brown has an idea of for this lot, because currently there are 16 spaces on this site plan. Director Dickhoff noted that through the CUP process that the commissioners can limit the cars. Mr. Brown noted that he plans on retiring and selling the property after 5 years, so he is willing to sunset his CUP after 5 years if needed. The commission asked for clarification of the 180 day clause. Director Dickhoff answered that if the business is vacant for over 6 months, the CUP is no longer active.

Commissioner Gurule moved to APPROVE the Pagosa Auto Rents Final Major Design Review Application, directing the applicant to provide at least the following with their Final Major Design Review application:

- 1) Provide erosion control improvements to ensure bank erosion is contained to the owner's properties.
- 2) The applicant is required to submit a sign permit application for approval prior to sign installation.
- 3) Submit Sign Permit Application prior to installation of signs.
- 4) Submit Business License application to the Town.

Commissioner Pribble seconded.

Carried.

7 PLANNING COMMISSION

a) Conditional Use Permit, 103 Majestic Drive, Vehicle Sales and Rental

Commissioner Reid moved to APPROVE the Pagosa Auto Rents Conditional Use Permit Application with the following Conditions of approval to be included in the CUP Agreement:

1. The property shall only be used for the primary purpose as a Vehicle Sales and Rental operation.
2. One Cargo Container is allowed, completely painted to blend in with the surroundings, and used solely for accessory use associated with the primary use.
3. Storage of materials, junk, non-operational vehicles or other unrelated items to the primary use are prohibited on the property for any period of time.
4. The proposed area for vehicle display shall not be enlarged beyond the proposed area without additional Administrative or Planning Commission approval for amending the Conditional Use Permit.
5. The Conditional Use Permit is revocable for any violation of the terms of the Conditional Use Permit Approval.
6. A Town Business License shall be obtained and maintained in good standing.
7. The conditional use permit shall terminate if the rights granted are discontinued for one hundred eighty (180) consecutive days.
8. The number of cars allowed to be parked on the gravel portion of the site are limited to 21.
9. The Conditional Use Permit (CUP) stays with the current property owner.

Commissioner Gurule seconded.

Carried.

8 REPORTS AND COMMENTS

APPROVAL OF MINUTES III.A.

Planning Commission
October 20, 2025

a) **Planning Commission - Comments, Ideas and Discussion**

9 PUBLIC COMMENT

a) None.

10 ADJOURNMENT

a) at 6:39 p.m.



AGENDA BRIEF

MEETING: Planning Commission - 28 Oct 2025

FROM: Owen O'Dell

PROJECT:	Major Subdivision Sketch Application, 3800 West US Hwy 160, 80 South Pagosa Blvd, and 100 S Pagosa Blvd
ACTION:	Planning Commission Action

PURPOSE/BACKGROUND:

Arena Labs LLC has applied for the Approval of Pagosa West Major Subdivision, Sketch Plan at 3800 W. US Hwy 160, 80 S. Pagosa Blvd, and 100 S. Pagosa Blvd (Parcel #s 569920156001, 569921229001, 569920400163). The purpose of this action is to divide Tract 1 and Tract 4 for the proposed phase 1, creating a total of five (5) parcels. The applicant plans to proceed with phase one of a multi phased major subdivision to accommodate residential, mixed-use commercial, and open space to better serve the entire community. The existing parcels are zoned Mixed-Use Corridor (MU-C), Mixed-Use Town Center (MU-TC), and Mixed-Use Residential (MU-R).

ATTACHMENTS:

[Pagosa West Sketch Subdivision Meeting Packet 10.28.25](#)

Town of Pagosa Springs
Development Services
551 Hot Springs Blvd / P. O. Box 1859
Pagosa Springs, Colorado 81147
970-264-4151



STAFF REPORT

TO: Town of Pagosa Springs Planning Commission

FROM: Owen O'Dell, Planning Manager

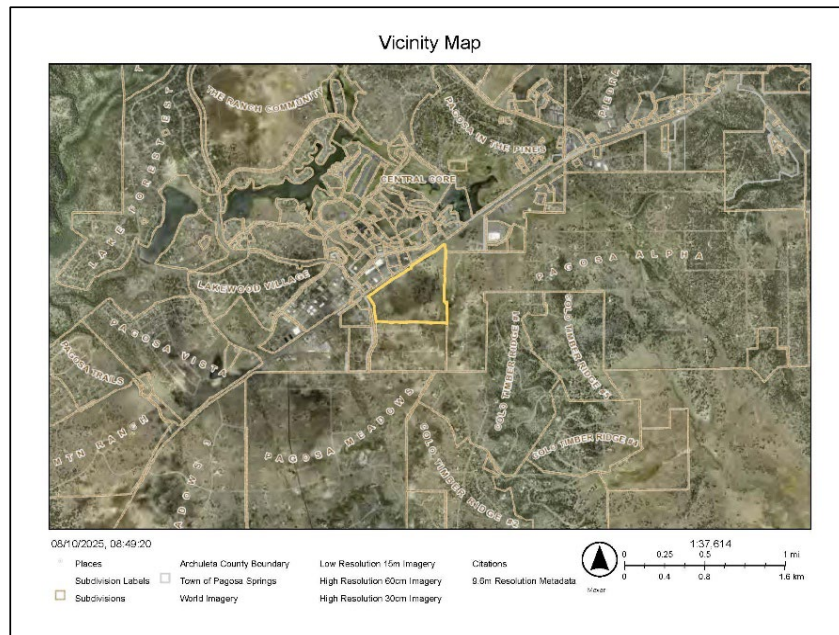
DATE: October 28, 2025

STAFF REPORT: Pagosa West, Major Subdivision, Sketch Plan Review, 3800 W. US Hwy 160, 80 S. Pagosa Blvd, and 100 S. Pagosa Blvd

EXECUTIVE SUMMARY

Arena Labs LLC has applied for the Approval of Pagosa West Major **Subdivision, Sketch Plan at 3800 W. US Hwy 160, 80 S. Pagosa Blvd, and 100 S. Pagosa Blvd (Parcel #s 569920156001, 569921229001, 569920400163)**. The purpose of this action is to divide Tract 1 and Tract 4 for the proposed phase 1, creating a total of five (5) parcels. The applicant plans to develop the entire site to accommodate residential, mixed-use commercial, and open space to better serve the entire community. The existing parcels are zoned Mixed-Use Corridor (MU-C), Mixed-Use Town Center (MU-TC), and Mixed-Use Residential (MU-R).

Figure 1



REVIEW PROCEDURE

Article 2.4.3.C.2 of the *Town of Pagosa Springs' Land Use Development Code* ("the Code") requires Major Subdivisions to undergo the Sketch Plan, Preliminary Plat and Final Plat Reviews. The Sketch Plan review is required to be reviewed by the Planning Commission for approval or denial.

Article 2.4.3.C.3 outlines the purpose of the Sketch Plan review and allows for an evaluation of a proposed subdivision before detailed planning and engineering works have been undertaken. This allows the applicant to understand the scope of requirements and feasibility of the proposed subdivision before substantial expenses have been incurred.

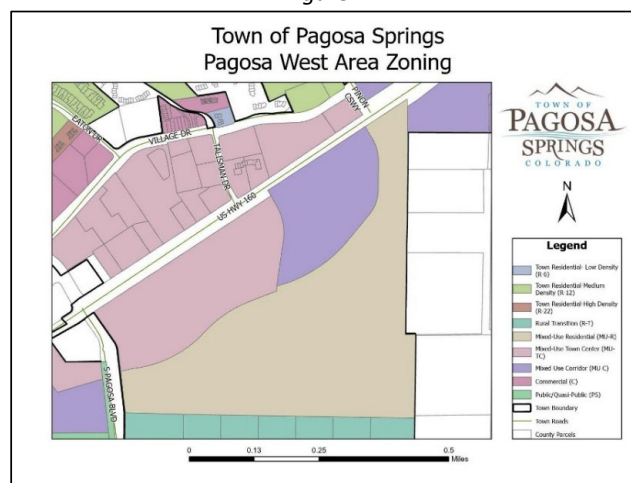
All public notice requirements in Article 2.3.6 and Table 2.3-1 have been complied with for this project.

DISCUSSION

The applicant, Arena Labs LLC, is proposing a multi-phased subdivision development, with phase 1 creating a major subdivision amendment of Pagosa Lakes Plaza Minor Impact Subdivision), with the addition of two (2) new parcels. Phase 1 is expected to, after the completion of the major subdivision review, construct an 88-unit multi-family housing development on the depicted Tract 4 and a fuel station on Tract 1. Though it is included in the phase 1 master plan, it is important to note this review is specific to the Sketch Plan of the development of the major subdivision.

Though this is not the stage for Major Design Review of the proposed multi-family housing and fuel station it is important to note the viability of such proposals. The proposal for the multi-family housing development is currently on Tract 3 of the Pagosa Lakes Plaza Minor Impact Subdivision, which is zoned as Mixed-Use Residential (MU-R). In the MU-R district, a multi-family development is allowable through an approved Major Design Review application. The proposed fuel station is currently on Tract 1 of the above-mentioned minor subdivision. Tract 1 is currently zoned Mixed-Use Town Center (MU-TC). In the MU-TC zoning district, a fuel station (categorized as 'Gasoline Sales') is an allowable use with an approved Conditional Use Permit and approved Major Design Review application from the Town of Pagosa Springs' Planning Commission and Design Review Board respectively.

Figure 2



DEVELOPMENT STANDARDS

Article 2 of the Land Use Development Code outlines the approval criteria for the Sketch Plan for a Major Subdivision.

LUDC 2.4.3.C.3.b.(ii)(1), MAJOR SUBDIVISION SKETCH PLAN APPROVAL CRITERIA

The Planning Commission shall evaluate the applicant's sketch plan application to determine whether it complies with the following approval criteria.

- (a) *The proposed subdivision complies with all applicable use, density, development, and design standards set forth in Articles 4, 5, 6, and 7 of this Land Use Code that have not otherwise been modified or waived pursuant to this Chapter and that would affect or influence the layout of lots, blocks, and streets. Applicants shall avoid creating lots or patterns of lots in the subdivision that will make compliance with such development and design standards difficult or infeasible.***

Article 4, Use Regulations: For the proposed Phase 1 development, the applicant is proposing to construct an 88-unit multi-family apartment complex in the Mixed-Use Residential District, which is an allowable use and shall be reviewed in a separate Major Design Review application process. The other proposed development is a fuel station which allowable pursuant to an approved Conditional Use Permit, within the Mixed-Use Town Center zoning district and shall be reviewed in a separate Major Design Review application process.

Article 5, Dimensional Standards: The majority of Dimensional standards are considered for individual lot development and will be considered during a separate individual lot development Major Design Review application process. There are no minimum lots sizes for Mixed-Use zoning districts.

Article 6, Development Standards: The Land Use Development Code outlines the Development Standards that must be followed when developing property or establishing new uses of property within the boundaries of Pagosa Springs. Below are the subsections that pertain to this proposal.

6.3.1 Excavation, Grading, and Erosion Control

The prevention of soil erosion and transport of sediments during construction is of paramount importance. Therefore, the developer will be responsible for creating an erosion control plan consistent with the State of Colorado's requirements for Stormwater Management Plans (SWMP), and providing to the Director a copy of the stormwater discharge permit obtained from the State of Colorado.

6.3.2 Site Drainage

The applicant submitted a conceptual drainage plan with their application, which includes on-site detention for the developments within Phase 1. The developer also identified historic drainage basins with the intent of preservation through maintenance following the natural topography of the land (Figure 3 Below). For the submission of the Preliminary Plan Review, a drainage study, prepared by a Licensed Professional Colorado Engineer will be required. Stormwater detention is required to be depicted at Preliminary Application for all roads, sidewalks and trails.

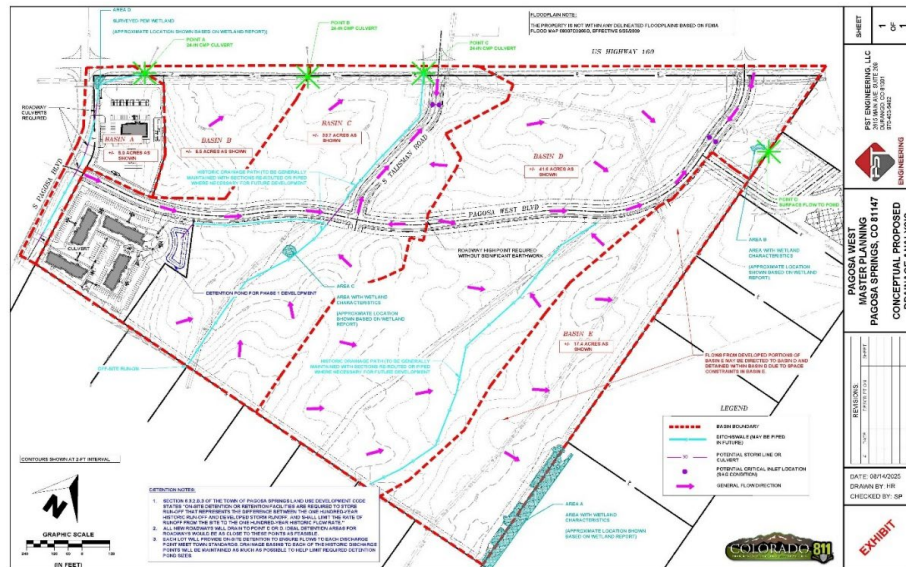


Figure 3

6.3.3 Snow Storage

The applicant submitted a Road Section Exhibit (attached) which identifies a six (6) foot buffer on both sides of the road for landscaping and snow storage. During the Major Design Review stages of the proposed developments in Phase 1, individual parcel snow storage will be more heavily scrutinized.

6.3.6 Fire Hydrants

The subdivision or development shall be required to install fire hydrants at points per the requirements of any fire district having jurisdiction over the property and in compliance with the adopted fire code. The Pagosa Fire Protection District does not have any objections to the Sketch Plan application.

6.4.3 Natural Features

Subdivisions and any development shall make every effort to preserve existing waterways (lakes, rivers, and streams), primary vegetation (trees), rock formations, and other natural vistas. An aquatic Resource Delineation Report has been provided with the application documents (attached), prepared by SME Environmental Consultants (November 15, 2024).

Though the State of Colorado has not yet developed final rules as a result of HB24-1379, verification shall be provided by the Colorado Department of Public Health and Environment

regarding the need for a Temporary Authorization for fill not subject to federal jurisdiction, as well as any Clean Water Act permitting that may be required. Avoidance and protection of identified wetlands shall be addressed in the Preliminary Subdivision application. Additional U.S. Army Corps of Engineers permitting maybe required depending on totality of any impacts.

Figure 4: View of Wetland Area Looking North



Figure 5: Example Soil Pit



6.4.6 Wildfire Hazard Areas

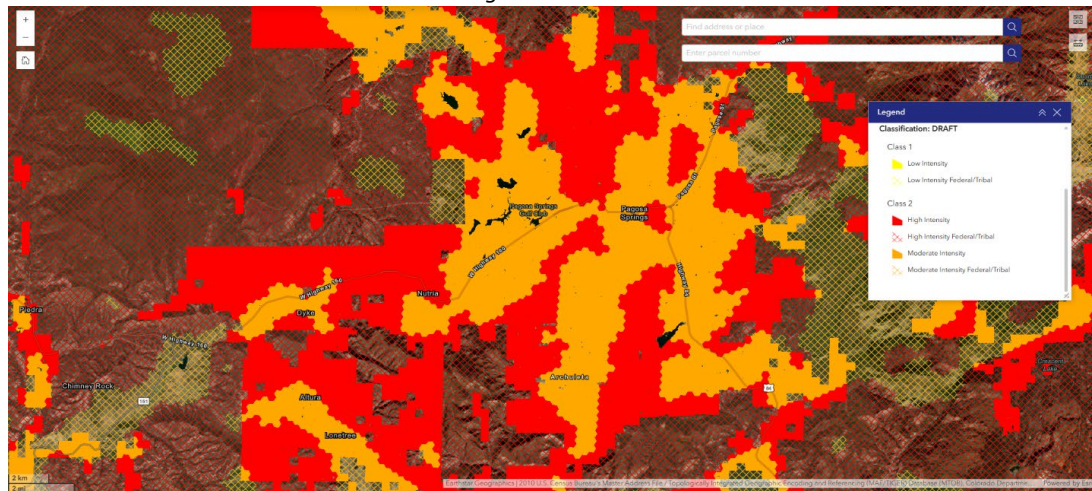
Per the LUDC, the Town shall not approve any subdivision plan if the proposed subdivision is within an area identified as a wildfire hazard, unless it meets the following conditions:

- A. Any development in which residential activity is to take place shall be designed to minimize significant wildfire hazards to public health, safety, and property.*
- B. Any development shall have adequate roads for emergency service by fire trucks, fire fighting personnel, and fire breaks or other means of alleviating conditions conducive to wildfire hazard.*
- C. Precautions required to reduce or eliminate wildfire hazards shall be provided at the time of initial development.*
- D. All subdivisions and development shall adhere to the Guidelines and Criteria for Wildfire Hazard Areas published by the Colorado State Forest Service.*
- E. Consideration shall be given to recommendations of the State Forest Service resulting from review of a proposed subdivision or development in a wildfire hazard area.*

This proposal, and the entirety of the Town of Pagosa Springs, is within Class 2 (Moderate and High Intensity) fire danger. This designation comes from the Colorado Wildfire Resiliency Code

Board. With the adoption of the code by April 1, 2026, the developer will be required to comply with all provisions of LUDC Section 6.4.6 and the Wildfire Resilience Code presented by the State of Colorado. This may be a review criteria for the proposed Multi-Family and Gasoline Sales Developments that are intended in Phase 1.

Figure 6



6.4.8 Riparian Setback Areas

The following standards are intended to promote, preserve, and enhance the important hydrologic, biological, ecological, aesthetic, recreational, and educational functions that river and stream corridors, associated riparian areas, and wetlands provide. Though there is not an explicit setback distance listed in local, state, or federal regulations, staff requests the applicant provide written justification from a wetland professional for appropriate buffers distances between development activities and riparian areas to avoid conflict with delineated wetlands as well as protection measures during construction activities.

6.6.2 Connectivity

The applicant is underway with a traffic study that will inform their CDOT access permit application. The results of the CDOT access permit approval will be incorporated into the applicants' Preliminary Subdivision application documents and plans. The CDOT permit will typically identify Hwy intersection improvement design requirements, and separation distances from Hwy intersections for driveways and local intersections to allow for proper vehicle queuing at Hwy intersections. The traffic study will also inform public road design standards internal to the subdivision.

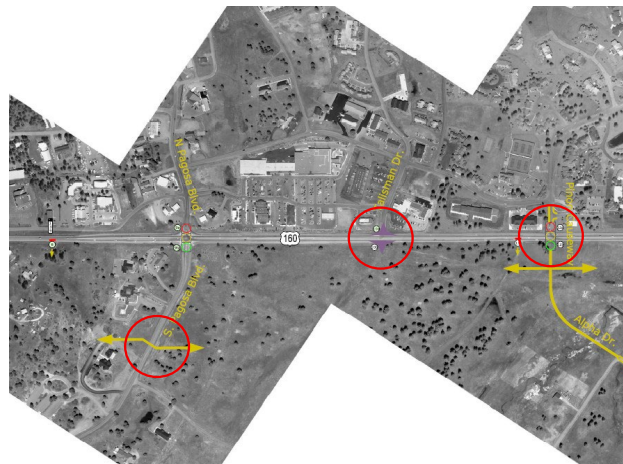
- i. New southern leg to be installed at the Pinon Causeway intersection traffic signal, consistent with the Access Control Plan.
- ii. New Right-in right-out only intersection at Talisman Drive, consistent with Access Control Plan.

- iii. Provide a plat dedication of a reserved area at SE corner of Hwy 160 and S. Pagosa to accommodate future HWY 160 225' diameter Traffic Circle and 40-foot setback.
- iv. Traffic Study Report is in process. A CDOT Access permit is required and will provide further considerations for access that should be included in the Preliminary Subdivision application.
- v. Staff has requested that the access for the Fuel C-Store lot be provided from the new internal road system, not from S. Pagosa Blvd, due to the volume of traffic expected for the proposed fuel station and the distance from the Hwy 160 intersection.

6.6.3 Roadways

Internal Roadway design will be a function of the results of the Traffic Study. The main roadway, Pagosa West Drive, between S. Pagosa and Pinion Causeway will serve as a portion of the local road network contemplated in the Access Control Plan adopted by CDOT, Town and County. It is expected the Internal main road will be designed as a Major Collector Street serving more than 2,500 average daily vehicle trips and will separate the residential uses from the commercial uses. Accommodation for left-hand turn pockets should be considered for free-flowing traffic. Additionally, the development of internal roads will be phased out and detailed in their Development Improvement Agreement, that will be negotiated at the Preliminary Plan Review and executed at the Final subdivision application stage. The construction of internal roadways will be inspected by a qualified engineer and by the Town of Pagosa Springs Public Works Department. The proposed subdivision's access points align with the jointly adopted Access Control Plan for US Hwy 160.

Figure 7



6.6.4 Private Driveways

Applicant must ensure curb cuts be installed to each proposed lot during the initial infrastructure installation.

6.7. Commercial and Mixed-Use Design Standards.

The standards of LUDC Sections 6.7.3. General Standards, 6.7.4. Additional Standards: Properties with Hwy 160 frontage, and 6.7.5. Additional Standards: Mixed Use Town Center shall be considered for individual lot design standards as more attention is needed to the specifics of the LUDC standards. Though these are reviewed in more detail during the Major Design Review application process, It is recommended that the applicant consider these provisions in their Preliminary Subdivision application site layout.

6.9. Parking and Loading

Generally considered in the proposed subdivision plan, however, specific site development design is considered during the Design Review application process. LUDC 6.73, 6.7.4 and 6.7.5 provide guidance on parking lot locations.

6.10. Landscaping and Buffers

Native, drought tolerant, landscaping treatments shall be provided along the 6-foot buffer between the sidewalk and curb and gutter, at subdivision entrances, and in public open spaces.

- (b) The general layout of lots, roads, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of this Land Use Code.***

The applicant is utilizing a majority of the existing right-of-way (ROW) easement for the depicted Pagosa West Blvd from the 2004 Minor Impact Subdivision (Rec. 20503963). his existing ROW easement will require a slight realignment and potential widening to accommodate the final road /sidewalk and trail cross sectional dimensions. This will be included on the final plat as dedicated Town ROW.

Utilities will be aligned along the dedicated ROW.

Drainage facilities associated with public ROW will be along the ROW in addition to a stormwater detention facility. Each future lot development will include individual a stormwater detention facility

The applicant has conducted a Tree Survey to assist in preserving as many trees as possible.

The current sketch plan focuses on lots associated with the proposed phase 1. The Preliminary subdivision plan application shall indicate future conceptual lots and phases.

A full utility build-out analysis shall be provided at Preliminary subdivision application.

- (c) The applicant has provided evidence that provision has been made for a public water supply system or, if other methods of water supply are proposed, adequate evidence that the water supply is sufficient in terms of quantity, quality, and dependability for the type of subdivision proposed.***

The applicant submitted an application to Pagosa Area Water and Sanitation District (PAWSD) in 2024. They have indicated they'd continue with the water modeling after the approval of their Sketch Plan Review. PAWSDs provided comments are included in this report. This will be scrutinized in greater detail during the Preliminary Plan Review. Confirmation of availability of service shall be provided with the Preliminary Subdivision application.

- (d) The applicant has provided evidence that provision has been made for a public sewage disposal system or, if other methods of sewage disposal are proposed, adequate evidence that such system shall comply with state and local laws and regulations.***

The applicant submitted an application to Pagosa Area Water and Sanitation District (PAWSD) in 2024. They have indicated they'd continue with the water modeling after the approval of their Sketch Plan Review. This will be scrutinized in greater detail during the Preliminary Plan Review. Confirmation of availability of service shall be provided with the Preliminary Subdivision application.

- (e) The applicant has provided evidence to show that all areas of the proposed subdivision that may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified by the subdivider and that the proposed use of these areas are compatible with such conditions.***

The applicant has commissioned an Aquatic Resources Delineation Report and have identified wetlands and natural drainages on the Master Plan, with the majority of these areas identified as public open space areas.

The Boundary Survey shows the topography of the area, in which no substantial slopes exists.

- (f) The application provides a clear assumption of responsibility for maintaining all roads, open spaces, and other public and common facilities in the subdivision.***

The main road through the development, Pagosa West Blvd, and the Talisman Drive extension are anticipated to be accepted and maintained by the Town, as these roads and associated pedestrian facilities, will contribute to the local connector roadways as contemplated in the adopted Access Control Plan (ACP). Smaller interior roads and pedestrian paths may require HOA maintenance.

More detailed information shall be provided with the Preliminary Subdivision application regarding maintenance responsibilities of other roadways as the subdivision brings forward additional phases for consideration. The Preliminary application is the stage at which Town Council will consider the applicants' proposal for accepting infrastructure for Town maintenance obligations.

Pending the results of agreements with PAWSD, the water and sewer infrastructure may be accepted by PAWSD or be privately maintained by an HOA.

(g) As applicable, the proposed phasing for development of the subdivision is rational in terms of available infrastructure capacity and financing.

The applicant has proposed phase one that includes subdividing two lots for development in the future. Both of these conceptual developments require a separate Major Design Review application process. Phase one appears to be financially manageable given the limited amount of initial infrastructure improvements needed. All infrastructure shall be designed for future connectivity to accommodate full build out of the 100 acres.

The applicant currently has not definitively indicated future phases of the proposed subdivision with their conceptual sketch submittal. Currently the applicant shows Tracts of land, which do not appear to represent project phasing. The Preliminary Subdivision application shall represent conceptual phasing of the entire subdivision.

A Conceptual Phasing Plan is important as it helps the Town and community better understand when additional critical public infrastructure improvements will be required, for example; Talisman Drive and Pinion Causeway Hwy intersection improvements, Town to Lakes Commuter Trail, sewer/water/electric infrastructure, public open space, etc.

The phasing plan also informs sizing of all public infrastructure to ensure all utilities and public infrastructure are sized to accommodate the eventual build-out of the subdivision.

(h) The subdivision is consistent with the Comprehensive Plan and other adopted Town policies and plans, including any adopted transportation plan or streets/roadway plan.

Access Control Plan (ACP): The concept sketch plan appears to be consistent with the intent of the adopted ACP regarding the Talisman Drive and Pinion Causeway Hwy 160 intersection improvements and the new internal connector roadway (Pagosa West Blvd).

Town to Pagosa Lakes (TTPL) Trail: The concept sketch plan appears to be consistent with the intent of the TTPL trail plan as the commuter trail alignment easement is shown on the plan sheets. This section of trail should accommodate a 12-foot-wide trail with a 25-foot-wide easement width to accommodate drainage facilities and a meandering trail.

Comprehensive Plan

Goal E-1 in the adopted 2018 Comprehensive Plan, Action item E states:

Ensure Comprehensive Plan housing goals and implementation measures can provide housing for the current and future local workforce.

With the proposed 88-unit workforce housing development serving between 60%-140% of Average Median Income (AMI) in Phase 1 aligns with the objective of retaining and expanding existing local businesses through housing. By implementing the goals of the Comprehensive Plan, the developer aims to provide housing for the current and future workforce of our community.

Development in the uptown area is encouraged to prevent urban sprawl by centralizing development in the already established Uptown Core. This would allow for infill development that is within walking distance of surrounding commercial development.

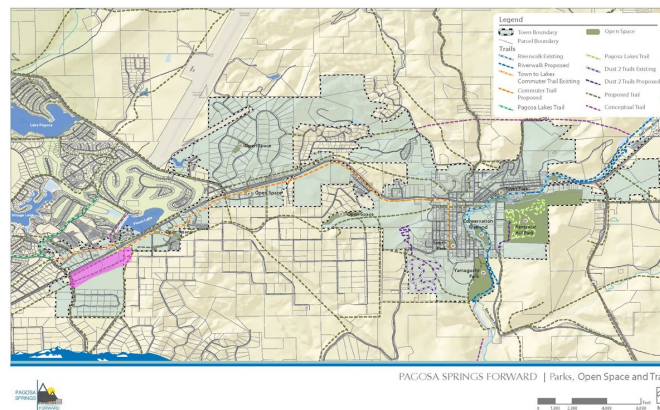
Goal H-3 in the adopted 2018 Comprehensive Plan, Action item B and C state:

B. Ensure housing is located in close proximity to existing or planned infrastructure, services, intermodal transit connections, trails and employment.

C. Provide appropriate amenities for housing, such as childcare, adequate storage area for sports and outdoor equipment, trail connectivity and public transit connectivity.

This proposal addresses both of these action items by establishing housing and trails that are in close proximity to intermodal transportation, trails, and employment. Some of the largest employers in our community (Pagosa Springs Medical Center, City Market, and Walmart) are within walking distance to the proposed multi-family development. Additionally, the developer aims to provide connection to the Town to Lakes Trail Master Plan with their proposed pedestrian network. The developer has also identified areas within their development for transit stops that would provide downtown connection to residents.

Figure 7



Referral Agency Review

The project was staffed to all the required agencies as listed in Article 2.3.5 the Code. Their conditions are reflected in this report.

Public Comment

Public comments sought clarification on the review process and submittal requirements for the Sketch Major Subdivision. Questions focused on whether the hearing aligns with the Land Use and Development Code (LUDC), why the subdivision is under review given its existing status, and the completeness of submitted materials such as PAWSD coordination and lot details. Additional comments raised general concerns about reviewing development plans after subdivision approval and potential community impacts. Comments were received through MyPagosa.org and email. All comments received have been included as an attachment to this report.

RECOMMENDATION AND FINDINGS

Based on the evidence provided, staff recommends that if the Planning Commission finds that:

- a. The application does meet the review criteria for Major Subdivision in the Mix-Use Town Center (MU-TC), Mix-Use Residential (MU-R), Mix-Use Corridor (MU-C) districts, in Article 2.4-5 of the *Town of Pagosa Springs Land Use Development Code*, and
- b. The application does meet the review approval criteria for a Sketch Major Subdivision Plan in Articles 2 and 7 of the *Land Use Development Code*, then

That the **Planning Commission recommends approval of the Arena Labs LLC, Major Subdivision, Sketch Plan at 3800 W. US Hwy 160, 80 S. Pagosa Blvd, and 100 S. Pagosa Blvd**, as presented with the following conditions:

1. Applicant must, on the Preliminary Plan Review submission, provide a preliminary subdivision plat meeting the Town's criteria for such. (Planning Staff Review).
2. Applicant must include the anticipated phasing of the development in their submission for the Preliminary Plan (LUDC 2.4.3 C. 3b. (ii) (1) (g)).
3. Applicant shall include the road section roadway, pedestrian sidewalk and trail to be within the Right-of-Way (ROW) (LUDC 7.3.5), which shall be dedicated public ROW.
4. Applicant must provide a full utility build-out analysis including a lighting plan for roadways and pedestrian networks, water and sewer, natural gas, fiber, and electric in their submission for their Preliminary Plan Review (LUDC 7.3.6).
5. Applicant must submit a Drainage Study, prepared by a Licensed Colorado Professional Engineer, with runoff rates determined using the NRCS TR-20 method, to include detention for all roads, sidewalks, and trails. This study must also identify the current condition of the drainage culverts that would divert water under Hwy 160 (LUDC 6.3.2).
6. Applicant should provide written justification from a wetland professional for appropriate buffers distances between development activities and riparian areas to avoid conflict with delineated wetlands as well as protection measures during construction activities.
7. Applicant must provide native, drought tolerant, landscaping treatments along the 5-foot buffer between the sidewalk and curb and gutter, at subdivision entrances, and in public open spaces.
8. Applicant must, for the individual site developments, contact the Town of Pagosa Springs Planning Division for respective development application permitting (Planning Staff Review).

9. Applicant must enter into a Development Improvement Agreement with the Town of Pagosa Springs to set specific timelines on the phases of this proposal, at Final Subdivision application (Planning Staff Review).
10. The applicant should, on the submission of the Preliminary Plan, provide a closer mix of uses (Planning Staff Review of Smart Growth America (SGA)).
11. The applicant must submit a conceptual pedestrian plan at the Preliminary Plan submission to ensure safe, convenient connections between uses and adjacent pedestrian facilities (Planning Staff Review of SGA).
12. The applicant must depict a central plaza or park to serve as a visual aid and a social anchor (Planning Staff Review of SGA).
13. The applicant must provide transit stop and add crosswalks, bike lanes, and safe pedestrian access (Planning Staff Review of SGA). This includes a cross to the Hospital and sidewalk/trail connection to the SE corner of Hwy 160/S. Pagosa Blvd.
14. Applicant should contact U.S. Fish and Wildlife Service pertaining the active osprey nest located adjacent to the proposed development for preservation and protection. Colorado Parks and Wildlife recommends a ¼ mile buffer of No Surface Occupancy around active osprey nests, with no permitted, authorized or human encroachment activities within ¼ mile between the dates of March 15th to August 15th (Colorado Parks and Wildlife Review).
15. Colorado Parks and Wildlife recommends the use of wildlife-resistant trash containers at both residential and commercial developments to reduce the potential for conflicts with black bears (Colorado Parks and Wildlife Review).
16. Colorado Parks and Wildlife recommends keeping any fencing around the property to a minimum. If boundary fencing is use, “wildlife friendly” fencing is recommended, allowing the safe passage of deer, elk, and other wildlife (Colorado Parks and Wildlife Review).
17. Pagosa Area Water and Sanitation requirements are as follows:
 1. Water and wastewater modeling are required and conditions of services will be predicated on the results of the modeling. All modeling fees to be paid for by applicant.
 2. Any and all other conditions required by the District’s Rules and Regulations in place at the time and/or District Board of Director requirements apply.

ALTERNATIVE MOTIONS FOR CONSIDERATION

I move to APPROVE of the Arena Labs LLC, Major Subdivision, Sketch Plan at 3800 West US Hwy 160, 80 South Pagosa Blvd, and 100 S Pagosa Blvd with findings a and b, and with conditions 1-17, as presented by Staff.

I move to CONTINUE the consideration of the Arena Labs LLC, Major Subdivision Sketch Plan until (Date to be determined)

I move to DENY the Arena Labs LLC, Major Subdivision Sketch Plan

ATTACHMENTS

Attachment 1: Applicants General Development Narrartive

Attachment 2: Boundary Survey

Attachment 3: Phase 1 Development Plan / Tree Survey

Attachment 4: Existing and Conceptual Drainage Plans

Attachment 5: Road Section Exhibit

Attachment 6: Staff Review of SGA, AASHTO, and CWRC

Attachment 7: Subdivision Matrix Review

Attachment 8: Agency Comments

Attachment 9: Public Comments

Attachment 10: SME Aquatic Resource Delineation Report

Arena Labs, LLC General Development Narrative

Project Description

Pagosa West is a residential and mixed-use commercial development located in Pagosa Springs, situated on a +/- 100-acre site along the south frontage of US Highway 160, between South Pagosa Blvd and Pinon Causeway (see Context and Vicinity Map exhibit).

General Development Information

(i) Discuss general design rationale and how the development is connected/integrated with surrounding land uses, how it responds to site features/constraints and whether the plan is consistent with development standards and design guidelines per Article 5, Article 6 and Article 7 of the LUDC;

Pagosa West will be developed in phases, with the first phase including workforce housing apartments and a service station. These items are included in the narrative, along with future planned development concepts, to understand how the balance of the neighborhood could be developed. Future development is subject to utility availability timelines.

Pagosa West utilizes the existing zoning categories of Mixed-Use Corridor (MU-C), Mixed-Use Town Center (MU-TC), and Mixed-Use Residential (MU-R) to help meet pressing community workforce housing needs, preserve open space and create recreational amenities, and activate business uses.

The development aligns with and complements nearby commercial centers. An interconnected pedestrian network, including sidewalks, paths, and trails, links homes to public open spaces, as well as the existing and proposed 'Town to Lakes Trail' system.

The interaction between vehicles on the highway and the development has been carefully considered and is in compliance with CDOT guidelines. The development's main spine road, named Pagosa West Blvd, effectively distributes vehicle traffic through controlled points, utilizing shared common ingress/egress easements to minimize conflicting traffic patterns.

The proposed design concept—emphasizing mixed-use and diversity—is consistent with the Town Land Use Plan and the guidelines outlined in the Town's Comprehensive Plan (please refer to the attached Zoning Map Exhibit).

Pagosa West representatives have engaged with neighboring businesses and residential areas to listen to their concerns and desires. Feedback from these discussions has been incorporated into the development strategy while fully complying with existing zoning and land entitlements.

Mixed-Use Residential (MU-R) - (+/- 52 acres net)

The first phase of development at Pagosa West will feature workforce housing apartments. These rental apartments will complement existing residential in the area and be in compliance with the Mixed-Use Residential zoning. These apartments will directly address the critical workforce housing need in the community.

Mixed-Use Town Center (MU-TC) / Mixed-Use Corridor (MU-C) - (+/- 42 acres net)

The commercial-zoned lots are strategically located along the entire highway frontage, functioning in unison with the existing commercial developments to the east, west, and across the highway, creating a larger contextual corridor of commercial activity. The Town Center Zoning District is at the heart of the Pagosa West development, featuring a large open space 'Town Center Plaza' surrounded by hotels, restaurants, retail, office, and other service users. In future phases, Pagosa West will submit for approval of the intended uses for these areas as the demand grows in uptown area.

The Town Center Plaza will serve as a recognizable destination point, with thoughtful design elements establishing the character of the entire development. Features such as appropriate architecture, landscaping, sidewalks, cafes, courtyards, porches, and balconies will create a vibrant space that encourages daily interaction and public life. The plaza is envisioned to host community events, such as music performances, art festivals, and farmers' markets.

The development will include ample parking, exceeding code minimums, and will be sensitively distributed across multiple smaller parking areas to minimize large centralized parking lots. The abundant parking will also provide areas for snow storage in winter and accommodate the larger parking needs during the summer tourism season.

(ii) An analysis of the traffic count that may be generated by the subdivision and the proposed methods of mitigation of any impacts on the existing transportation infrastructure;

An in-depth traffic study was completed of the original, high-density master plan to model out maximum use and appropriate phasing. The recommendations are outlined in Section 11 of the Traffic Impact Study. In the short term (approximately through

2029), there are minimal to no traffic improvements required to support the first phase of development at Pagosa West (as the existing traffic conditions are sufficient). As we approach the mid-term (9-10 years), additional improvements are recommended in the report, subject to road construction segmentation and traffic counts. Future development phases are dependent on the availability of utilities. Road improvements take into consideration in-place access control plans completed in late 2010 (3 total access points into Pagosa West), which are on file with both the Town of Pagosa Springs and CDOT.

(iii) An estimate of the impacts on services and amenities including; fire protection, recreational facilities, schools and police protection;

The surrounding area is already served by the Pagosa Fire Protection District, Pagosa Springs Police Department, Town of Pagosa Springs Parks and Recreation, and Archuleta School District #50JT. Pagosa West will be built out in multiple phases over at least 15 years. Commercial users will generate sales tax revenue and residential development will generate property tax revenue for the community. The proposed development fits into the existing zoning uses of the property.

(iv) Water supply information including the number of water taps and the estimated amount of water needed to serve the development;

We are seeking water service from PAWSD and an application was submitted in 2024. The water model as required by PAWSD shall be completed upon approval of the sketch plan.

(v) Sewage disposal information including the type of collection system and the estimated amount of waste generated; and

We are seeking sewer service from PAWSD and an application was submitted in 2024.

(vi) A description identifying the relationship between the proposal and the Town Land Use Plan and/or the [Comprehensive Plan](#).

The proposed design and development at Pagosa West is consistent with the Town's Land Use Plan and addresses several priorities outlined in the Comprehensive Plan (outlined in detail below).

Environment and Energy -

- *Goal N-1 - Protect and conserve water resources, water quality, the San Juan River corridor, streams, lakes, wetlands, and geothermal resources.*

The project will protect and conserve jurisdictional wetlands on the property. Specific wetland and drainage areas will be preserved and serve as critical wildlife open spaces. Property landscaping will prioritize the use of drought-tolerant, low-water-use plants for landscaping.

- *Goal N-3 - Preserve, restore, and enhance natural habitats, forests, and open spaces.*

The developer completed a tree study of the entire property and revised the master plan to protect as many trees (especially mature trees) as possible. As development progresses, tree preservation will remain a priority, with a proposed requirement to replace any removed tree with at least two new trees in a dedicated tree sanctuary.

- *Goal N-4 - Maintain the scenic beauty of the natural environment.*

The developer has prioritized generous setbacks to existing developments and either meets or exceeds these requirements. The developer is also ensuring that exterior lighting meets or exceeds requirements to prevent light trespass and minimize light pollution to adjacent properties.

- *Goal N-7 - Reduce the community's contribution to climate change and prepare for a future that is adapted to a changing climate.*

The developer is incorporating energy-efficient practices into building design. In the first phase of development, the workforce apartments will feature Energy Star-rated appliances and aim to meet or exceed the National Green Building Standards - Bronze.

Housing

- *Goal H-2 - With Archuleta County, collaborate to create an environment that supports affordable housing development and home buying through resource allocation, LUDC amendments, and policy.*

The proposed workforce housing apartments offer a solution to critical workforce housing challenges faced by local employers in Pagosa Springs and Archuleta

County. The up to 88 apartment units will be constructed for individuals earning between 60-140% of the area median income.

- *Goal H-3 - Apply housing strategies and practices to ensure high quality housing for all Pagosa Springs area families, households and employees with a mix of dwelling and unit types that meet the needs of residents of different income levels.*

The proposed development leverages existing zoning (MU-R, Mixed Use Residential) to bring needed workforce housing apartments to the community. The apartments will be built using energy-efficient and green building techniques to reduce household energy consumption and utility bills, ensuring long-term affordability in new housing units. The Town applied for and was awarded nearly \$2 million in grant funding through the Colorado Department of Local Affairs to support the development of public infrastructure near the proposed workforce housing site. Additionally, the workforce housing proposed location provides an opportunity for families to live and work uptown and avoids isolating workforce housing to certain areas of town. The proposed housing is located in close proximity to existing or planned infrastructure, services, intermodal transit connections, trails and employment and provides appropriate amenities for housing, such as adequate storage area for sports and outdoor equipment, trail connectivity and public transit connectivity.

Transportation and Mobility

- *Goal T-1 - Create high-quality, convenient, and safe connections for pedestrians and bicyclists. The Town aims to provide a variety of opportunities to both residents and visitors for recreation and transportation.*

The developer is including a multi-modal transit stop adjacent to the workforce housing apartments. This will offer connectivity with local transit routes. The transit stop will include bike racks for bicyclists. Additionally, Pagosa West will offer connectivity on the north end of the property to the Town to Pagosa Lakes Trail. The developers supported the Town of Pagosa Springs in the form of a letter of support for their federal grant application in early 2025, seeking funding to complete the connection of the Town to Pagosa Lakes Trail. Additionally, the development will feature sidewalks, recreational areas, and trails for community use. Lastly, traffic calming measures on interior roads will be implemented to improve safety and encourage walking. The Developer is proposing narrow streets and posted speed limits to reduce the volume and speed of vehicles and

make the space more hospitable to all street users, including pedestrians and cyclists. The development will include separate (narrower) sidewalks for walking and wider sidewalks for bikes, ebikes, etc. Pagosa West Boulevard is designed with curves to slow traffic and to take advantage of view corridors that enhance the drivers experience in viewing tree sanctuaries created within the development as well as other natural features within the site.

- *Goal T-3 - Invest in a quality transit system that connects important local and regional destinations for both residents and visitors. In providing viable transit options, Pagosa Springs will address how to move people throughout the Town and to neighboring jurisdictions and amenities. As Pagosa Springs continues to grow as a resort community, creating non-automobile dependent destinations will alleviate transportation issues that arise during peak tourist seasons.*

The developer is incorporating a multi-modal transit stop as part of the workforce housing apartments. The goal is to have local and regional connectivity for area residents and a viable commuting option for workers.

Land Use

- *Goal LU-4 - New development shall complement existing residential, commercial and other development and shall incorporate principles of livable and sustainable design including green spaces, walkable and bikeable environments, sensible connections to existing development and other desired amenities.*

Pagosa West will complement existing development by placing the residential area next to the existing residential neighborhood and the commercial development along Highway 160. The development will include recreational areas and trails, along with pedestrian and bicyclist connectivity via the Town to Pagosa Lakes Trail. The workforce apartments will feature energy-efficient design and seek to meet or exceed the National Green Building Standards - Bronze.

- *Goal LU-8 - Town's existing neighborhoods will continue to thrive.*

Pagosa West will provide significant infrastructure upgrades to uptown Pagosa Springs, specifically water, sewer, electric, and broadband internet. This will benefit not only the Pagosa West development but the surrounding area.

Economic Vitality

Goal E-1 - Help retain and expand existing local businesses.

In meeting with a number of local businesses and community representatives, the developer understands how critical workforce housing is to retaining and expanding local business and public organizations. By offering workforce apartment rentals as part of the first phase of development, the developer is directly contributing to the solution and helping to catalyze economic development in the region. Additionally, the commercial areas will offer opportunities for local businesses to expand, pending future availability of utilities.

Goal E-2 - Support new businesses that complement the distinct character and community values of Pagosa Springs and Archuleta County.

The commercial area will include a combination of essential services for local residents as well as businesses that meet the needs of both locals and tourists (subject to future availability of utilities).

Goal E-4 - Create an economically-resilient community by supporting and attracting economically diverse, year-round businesses and industries that sustain the local economy and level out seasonal and boom and bust fluctuations.

The commercial area will include businesses that are compatible with industries and businesses in Pagosa Springs.

Infrastructure and Government

Goal I-1

Ensure there is adequate infrastructure to support existing, zoned and planned development in the area working with Archuleta County, PAWSD, the FPD, CDOT, the USJHSD and other applicable agencies.

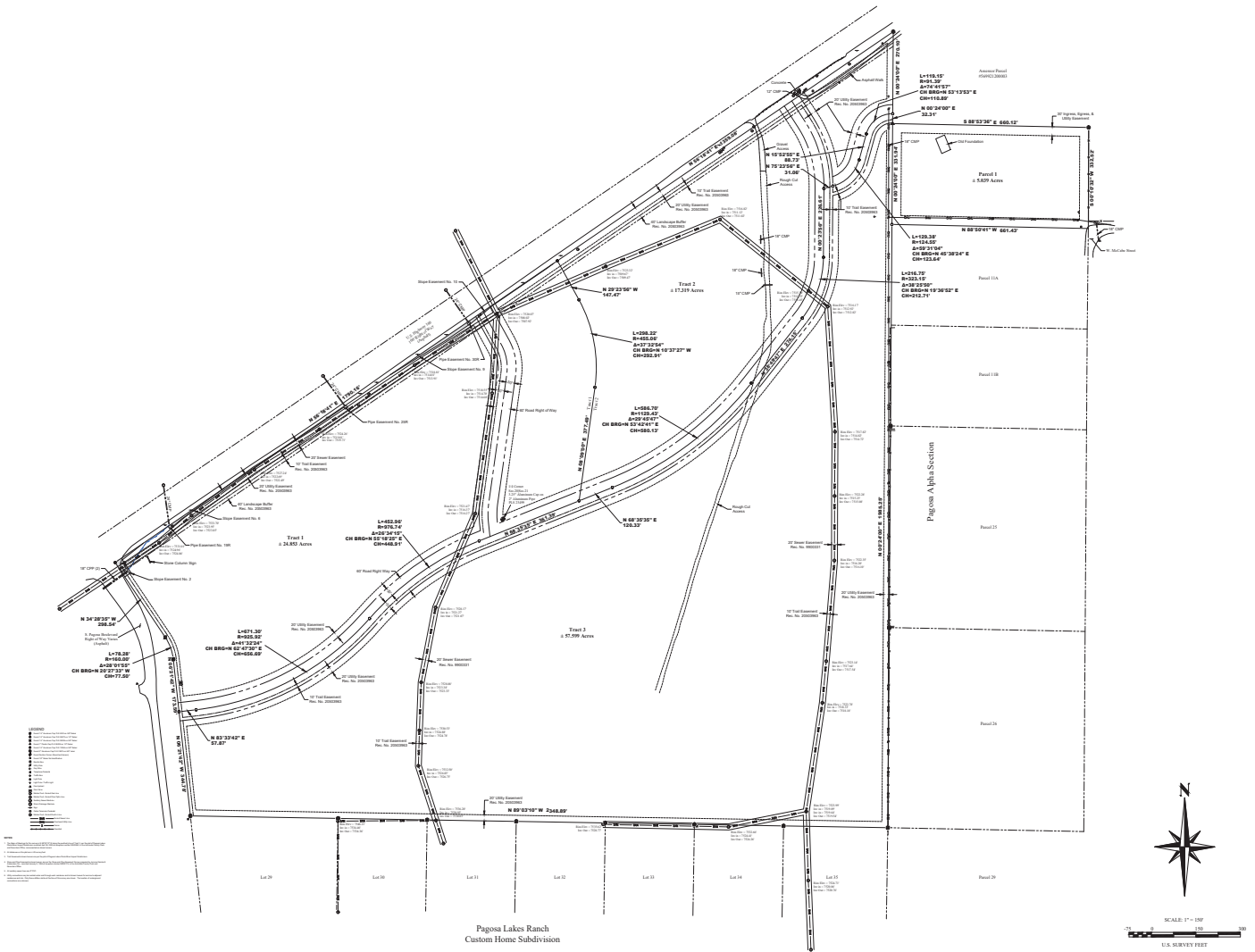
The developer intends to bring broadband internet access to the development, which will activate broadband for the area. By building the necessary infrastructure to support the development, the adjacent neighborhoods and uptown Pagosa Springs will benefit from the upgraded water, sewer, electrical, and internet. Pagosa West will provide safe

non-motorized connection between downtown and uptown via the north end of the property which will connect to the Town to Pagosa Lakes Trail. The development will offer a multi-modal transit stop along with local and regional connectivity.

Beyond helping to meet several stated goals within the Town's Comprehensive Plan, Pagosa West will also bring solutions to recommendations outlined in the Smart Growth America report, which was adopted by the Town Council in 2017. Specifically, Pagosa West will -

- Help to create a sense of place in uptown;*
- Assist in marketing town amenities and lifestyle to bring new businesses, residents, and visitors to town;*
- Invest in broadband internet access to support current residents and businesses and to attract new businesses; and*
- Increase affordable housing connected to downtown (along with complementary services required to meet daily needs).*

We appreciate the Town of Pagosa Springs' consideration of our sketch plan submittal.

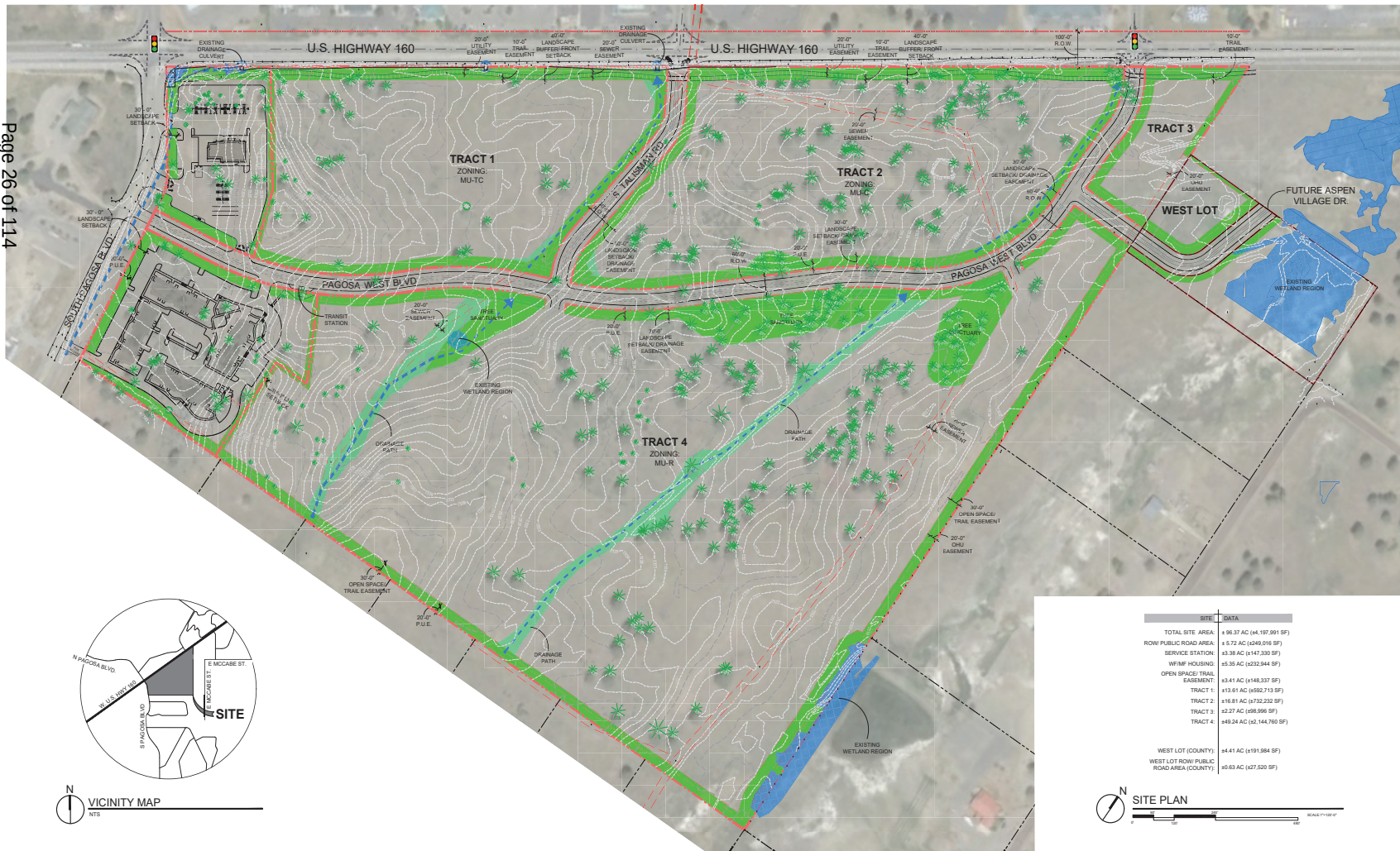




PAGOSA WEST

PAGOSA SPRINGS, CO
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09.15.2025

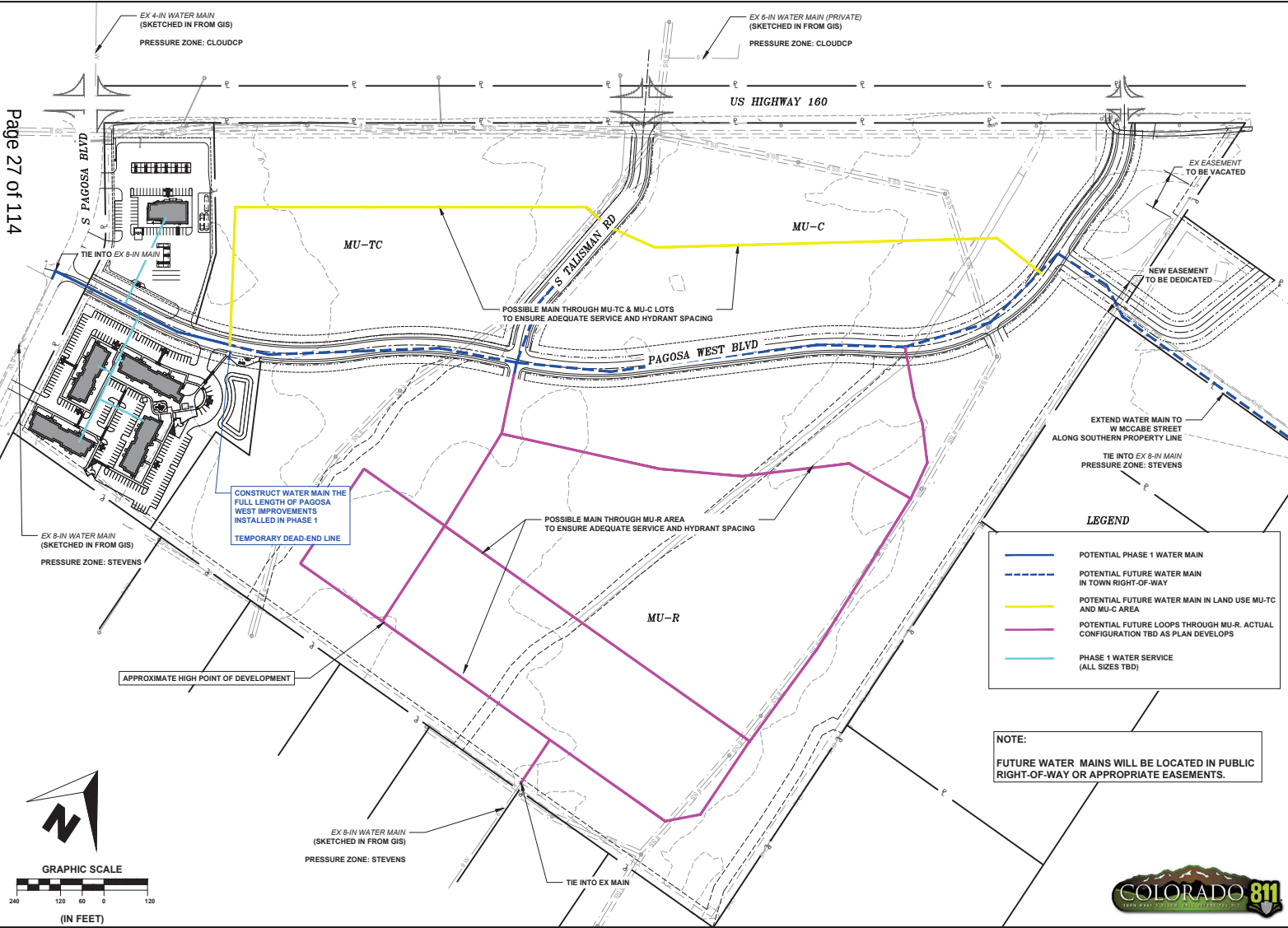




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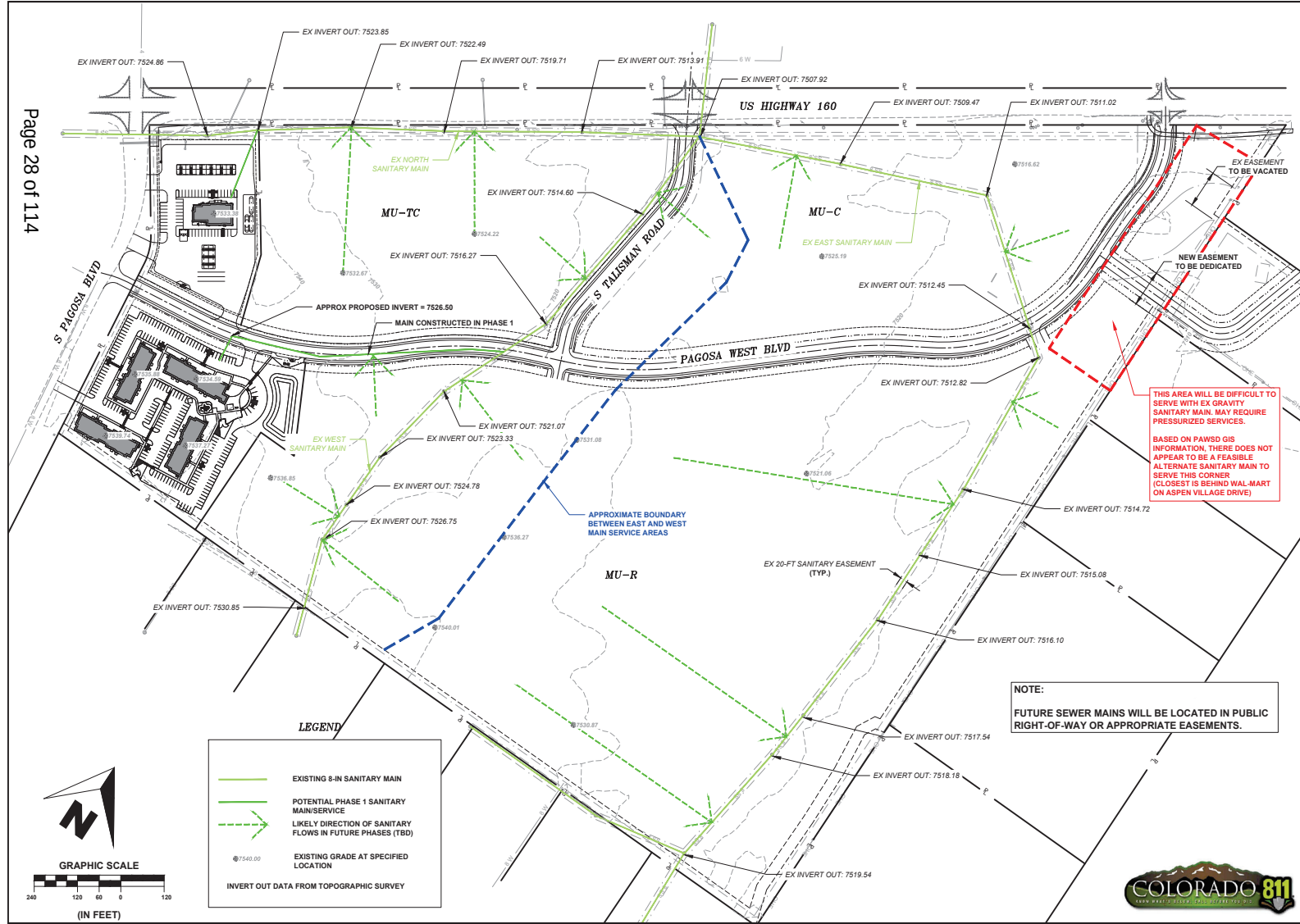
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AERIAL PLAN EXHIBIT
09.15.2025


PAGOSA WEST



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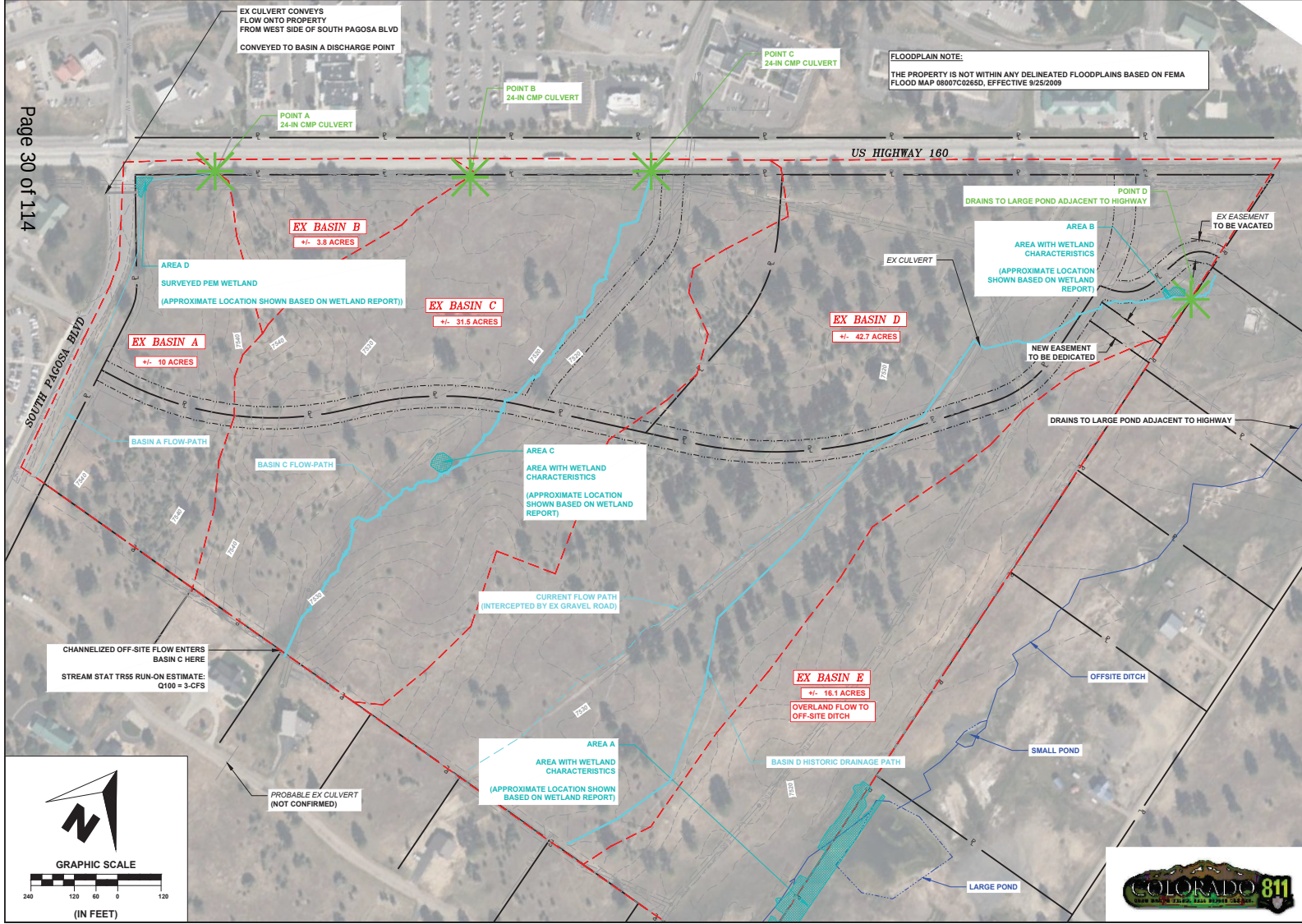
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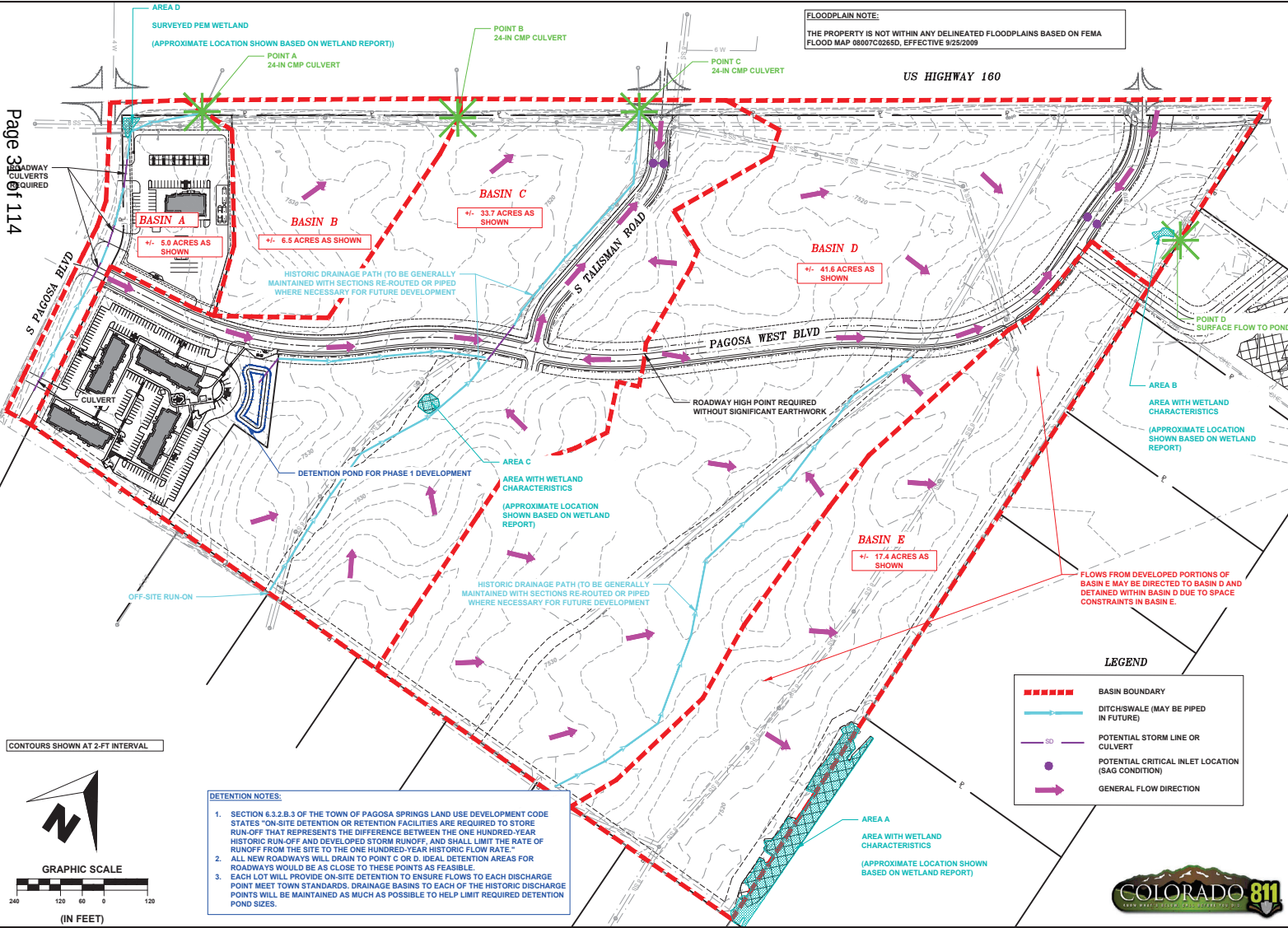
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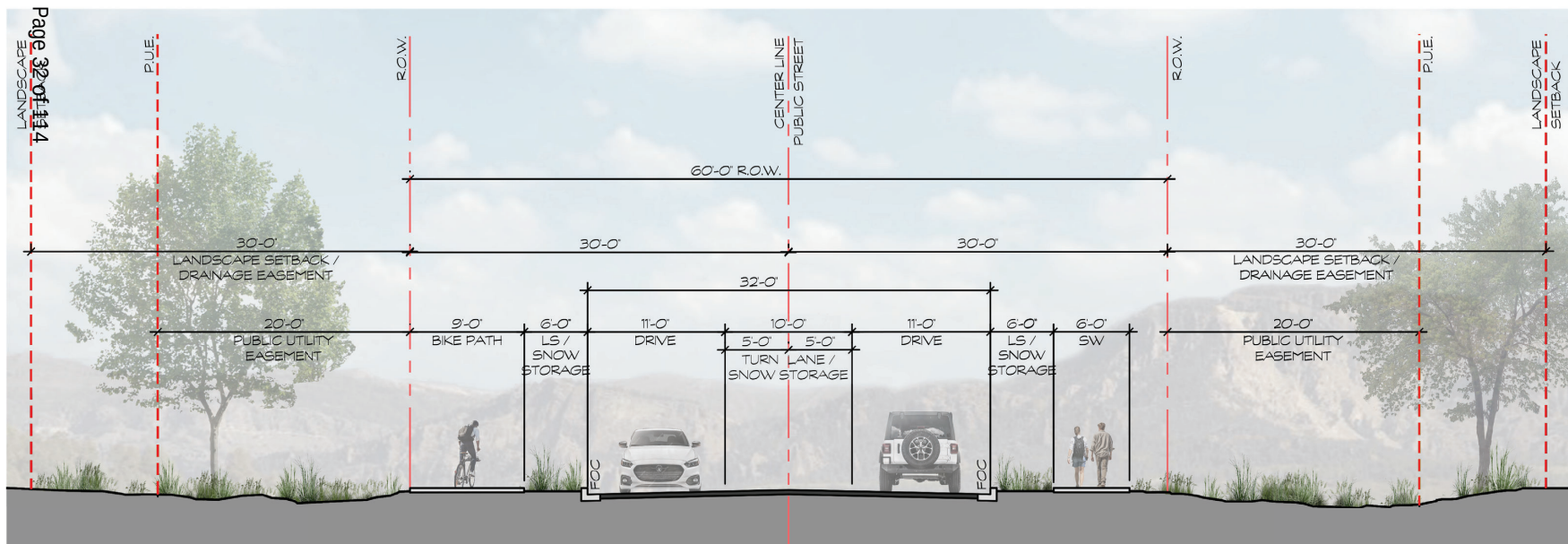
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FLOODPLAIN NOTE:
 THE PROPERTY IS NOT WITHIN ANY DELINEATED FLOODPLAINS BASED ON FEMA FLOOD MAP 08007C0285D, EFFECTIVE 9/25/2009

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PUBLIC STREET CROSS SECTION

NOT TO SCALE

PAGOSA WEST

PAGOSA SPRINGS, CO
PUBLIC STREET CROSS SECTION
09.15.2025


PAGOSA WEST

Pagosa West Sketch Major Subdivision Review

Smart Growth America (SGA):

SGA Principle	Sketch Plan Observations (Pagosa West)	Alignment (Yes / Partial / No)	Staff Comments / Recommendations
1. Mix land uses	Zoning allows MU-R, MU-TC, and MU-C uses, indicating mixed-use intent, but the plan separates residential, commercial, and workforce housing instead of integrating them.	Partial	Promote a closer mix of uses, like small retail or live/work spaces, near homes.
2. Take advantage of compact building design	Large tracts and wide streets may limit compactness and encourage a suburban layout.	Partial	Use tighter blocks, narrower streets, and clustered development to boost efficiency and transit support.
3. Create a range of housing opportunities and choices	Workforce housing is confined to one tract, while most other residential areas are single-use.	Partial	Future phases should add a wider mix of housing - duplexes, townhomes, small-lot singles, or senior units.
4. Create walkable neighborhoods	Trail easements exist, but internal sidewalks, pedestrian routes, and connections between tracts are missing.	Partial	A conceptual pedestrian plan should be required at Final to ensure safe, convenient connections between uses.
5. Foster distinctive, attractive communities with a	The site has no clear community center and feels like separate development pods.	Partial	Add a central plaza or park to serve as a visual and social anchor.

SGA Principle	Sketch Plan Observations (Pagosa West)	Alignment (Yes / Partial / No)	Staff Comments / Recommendations
strong sense of place			
6. Preserve open space, farmland, and critical environmental areas	Mapped and buffered wetlands and drainage corridors are a clear.	Yes	-
7. Strengthen and direct development toward existing communities	The site borders urban areas and connects to U.S. 160 and Pagosa Blvd.	Yes	Coordinate with neighboring developments to ensure seamless connectivity and logical growth.
8. Provide a variety of transportation choices	A transit station is near workforce housing, and street widths can accommodate multimodal facilities.	Yes	Preserve the transit connection and add crosswalks, bike lanes, and safe pedestrian access.
9. Make development decisions predictable, fair, and cost-effective	The sketch plan aligns with the Comp Plan and mixed-use zoning, but infrastructure phasing and cost-efficiency details are not yet provided.	Partial	Require a conceptual phasing plan outlining the sequencing of utilities, roads, and transit-supportive development.
10. Encourage community and stakeholder collaboration	At this early sketch stage, community engagement details are not included.	Partial	Future phases should include neighborhood outreach and agency coordination to follow SGA's community collaboration principle.

American Association of Highway and Transportation Officials (AASHTO):

Category	Standard / Recommendation	Notes	Staff Comments / Recommendations
Lane Width (Local Streets)	10-12 ft	Check if lanes are wide enough for 2-way traffic and emergency vehicles	Meets - 11 ft proposed
Lane Width (Collector Streets)	12 ft		Collector (S Pagosa is around 16 plus ft)
Sidewalk (Local/Residential)	5 ft minimum (6-8 ft for high pedestrian areas)		Meets – proposed is 6 ft
Sidewalk Separation / Buffer	0-3 ft for low-speed local streets; 3-6 ft for arterials	Check if buffer is provided or at curb	Meets – currently 6 ft
Cul-de-sac/ Turnaround	40-60 ft radius (local) for vehicles; fire/emergency access	Ensure all vehicles and turn around safely	Does not meet - None proposed for lot 4
Intersection Corner Radaii	15-25 ft for local; 25-35 ft for collectors	Checking turning ability for service and emergency vehicles	Meets – around 42.4 ft

Lighting	Plan/Dark Sky		
Sight Distance	115-200 ft	115-200 ft for local	Not provided – Public works to check
Lane Width (Local Streets)	10-12 ft	Check if lanes are wide enough for 2-way traffic and emergency vehicles	11 ft proposed - meets
Crosswalks / Pedestrian Crossings	Clearly marked; ADA ramps with detectable warnings		No clearly marked ADA or crosswalks – provide at final
ROW Width	50-60 ft for local		Meets – enough rooms for lanes, sidewalks buffers – we might want more for snow storage?
Street grade	≤ 8–10% (local/collector)		Sketch stage note: must ensure slopes stay under 8–10% at preliminary/final design

2025 Colorado Wildfire Resiliency Code (CWRC):

Fire Intensity Classification	Currently Class 2 – All of Archuleta County is – I believe new mapping for the area needs done
Defensible Space / Lot Layout	Note that lots should allow for defensible space zones (0–5 ft, 5–30 ft, 30–100 ft) without specifying exact vegetation yet. – more information is needed at Design Review
Structure Hardening	Needed at Design Review
Road Access	ROW and street layout appear sufficient for emergency access, but final design should confirm turning radii and access points.
Water Supply / Hydrants	Fire water supply will determined at final
Open Space / Buffers	Highlight open areas, wetlands, or fuel breaks; ensure they can support defensible space in future design.

STANDARDS AND CRITERIA REVIEW

Major Subdivision

PERMIT # Applicant Name, Subdivision Name Amendment 2025-XX, Review Type

Item #	Reference	Standard/Criteria	Comparison	Meet / Not Meet	Condition #
General		Plat labeling			
1	Title	Plat title correctly reflects the subdivision name at the top and in the title block of plat.	The submitted Boundary Survey does not include a title, however the Master Plan and Zoning Map do include the title of "Pagosa West." Applicant must, on the Preliminary Plan Review submission, include a Plat Title at the top and in the Title Block of the plat (Planning Staff Review).	NOT	1
2	Subtitle	Plat subtitle correctly reflects legal description and appropriate details for Replats ("creating lots...", "consolidating lots...", "vacating ROW...", etc.) at the top and in the title block of plat.	The submitted Boundary Survey does not include a subtitle. Applicant must, on the Preliminary Plan Review submission, include a subtitle at the top and in the title block of the plat (Planning Staff Review).	NOT	2
3	Legibility	All aspects of the plat are clear and easily understood.	Though the Boundary Survey is not a plat, it is easily understood. The Master Plan however, is not clear. There are 4 Tracts labeled and the two western parcels, intended for development in Phase 1, are not Applicant must label each parcel within the subdivision appropriately (Planning Staff Review).	NOT	3
4	Easements	Existing easements must remain unless they are properly vacated.	The Boundary Survey includes the Road ROW, Trail ROW, Sewer Easement, Slope Easement, Utility Easement, and the Pipe Easement.	MEETS	
5	Structures	All existing structures remain appropriate distances from new setbacks, easements, rights-of-way, and new lot lines.	The only existing structure (Stone Column Sign) is depicted.	MEETS	
6	Notes	Notes are clear, complete, and accurate.		MEETS	
7	Certificates	Surveyors' Certificate Mayor's Certificate Lein Holder Certificate (If applicable) Property Owner's Certificate Clerk and Recorder's Certificate	Applicant must include all Certificates for signing on the submittal for the Preliminary Plan Review (Planning Staff Review).	NOT	4
Article 2: Administration 2.4.3 Subdivision		Procedure for Minor Subdivisions/Plat Amendments:			
8	C.	Major Subdivision			

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STANDARDS AND CRITERIA REVIEW

Major Subdivision

PERMIT # Applicant Name, Subdivision Name Amendment 2025-XX, Review Type

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1.		Applicability. The major subdivision procedure is required for a proposed division of land when any one (1) or more of the following conditions exist:			
9	a.	Dedication of public right-of-way, other public tracts, or public improvements (unless the Director determines it shall be processed as a minor subdivision in accordance with Section 2.4.3.B.1);		MEETS	
10	b.	The resultant subdivision will produce four (4) or more lots; or	This action will create a total of 6 Tracts/Parcels	MEETS	
11	c.	The subdivision is not otherwise eligible for the minor subdivision process.		MEETS	
2.		Overview of procedure. The major subdivision process consist of three (3) steps.			
12	a.	Sketch plan, which requires approval by the Planning Commission (subsection 3. below).	The applicant has resubmitted a Sketch Plan review.	MEETS	
13	b.	Preliminary plat, which requires a recommendation by the Planning Commission and approval by the Town Council (subsection 4. below).	The applicant is not yet at this phase of review.	NA	
14	c.	Final plat, which requires approval by the Director, unless substantial changes are proposed from the preliminary plat, in which case the final plat application requires a recommendation by the Planning Commission and approval by the Town Council (subsection 6. below).	The applicant is not yet at this phase of review.	NA	
3.		Sketch Plan			
15	a.	Purpose. A sketch plan represents a general land use plan and layout for the area proposed to be included within a subdivision. It allows for an evaluation of a proposed subdivision before detailed planning and engineering works has been undertaken and before substantial expenses have been incurred. Material submitted for a sketch plan shall not constitute a complete application for a preliminary plat.		MEETS	
16	b.	Procedure. Figure 2.4-5 shows the steps of the common development review procedures that apply in the review of applications for major subdivision sketch plans. The common procedures are described in Section 2.3 . Specific additions and modifications to the common review procedures are identified below.		IN PROCESS	
17	(i)	Step 7: Town holds public hearing(s). Following a public hearing, the Planning Commission shall consider the comments and evidence presented at the hearing and the staff report and recommendations from the Director, and		IN PROCESS	

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STANDARDS AND CRITERIA REVIEW

Major Subdivision

PERMIT # Applicant Name, Subdivision Name Amendment 2025-XX, Review Type

		approve, conditionally approve, or deny the sketch plan, based on the criteria in Step 8 below.			
18	(ii)	Step 8: Town issues decision/findings.			
19	(a)	The proposed subdivision complies with all applicable use, density, development, and design standards set forth in Articles 4, 5, 6, and 7 of this Land Use Code that have not otherwise been modified or waived pursuant to this Chapter and that would affect or influence the layout of lots, blocks, and streets. Applicants shall avoid creating lots or patterns of lots in the subdivision that will make compliance with such development and design standards difficult or infeasible.	Article 4, Use Regulations: For the proposed Phase 1 development, the applicant is proposing to construct an 88-unit multi-family apartment complex in the Mixed-Use Residential District, which is an allowable use and shall be reviewed in a separate Major Design Review application process. The other proposed development is a fuel station which allowable pursuant to an approved Conditional Use Permit, within the Mixed-Use Town Center zoning district and shall be reviewed in a separate Major Design Review application process. Article 5, Dimensional Standards: The majority of Dimensional standards are considered for individual lot development and will be considered during a separate individual lot development Major Design Review application process. There are no minimum lots sizes for Mixed-Use zoning districts.	MEETS	
20	(b)	The general layout of lots, roads, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of this Land Use Code.	The applicant is utilizing a majority of the existing ROW easement for the depicted Pagosa West Blvd from the 2004 Minor Impact Subdivision (Rec. 20503963). Additionally, they conducted a Tree Survey to preserve as many trees as possible. The current sketch plan focuses on lots associated with the proposed phase 1. The Preliminary subdivision plan application shall indicate future conceptual lots and phases. A full utility build-out analysis shall be provided at Preliminary subdivision application.	NOT	
21	(c)	The applicant has provided evidence that provision has been made for a public water supply system or, if other methods of water supply are proposed, adequate evidence that the water supply is sufficient in terms of quantity, quality, and dependability for the type of subdivision proposed.	The applicant submitted an application to Pagosa Area Water and Sanitation District (PAWSD) in 2024. They have indicated they'd continue with the water modeling after the approval of their Sketch Plan Review. This will be scrutinized in greater detail during the Preliminary	MEETS	

STANDARDS AND CRITERIA REVIEW

Major Subdivision

PERMIT # Applicant Name, Subdivision Name Amendment 2025-XX, Review Type

			Plan Review. Confirmation of availability of service shall be provided with the Preliminary Subdivision application.		
22	(d)	The applicant has provided evidence that provision has been made for a public sewage disposal system or, if other methods of sewage disposal are proposed, adequate evidence that such system shall comply with state and local laws and regulations.	The applicant submitted an application to Pagosa Area Water and Sanitation District (PAWSD) in 2024. They have indicated they'd continue with the water modeling after the approval of their Sketch Plan Review. This will be scrutinized in greater detail during the Preliminary Plan Review. Confirmation of availability of service shall be provided with the Preliminary Subdivision application.	MEETS	
23	(e)	The applicant has provided evidence to show that all areas of the proposed subdivision that may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified by the subdivider and that the proposed use of these areas are compatible with such conditions.	The applicant delineated wetlands and natural drainages on the Master Plan, with the majority of these areas identified as public open space areas. Additionally the Boundary Survey shows the topography of the area, in which no substantial slopes exists.	MEETS	
24	(f)	The application provides a clear assumption of responsibility for maintaining all roads, open spaces, and other public and common facilities in the subdivision.	The main road through the development, Pagosa West Blvd, and the Talisman Drive extension are anticipated to be maintained by the Town, as these roads and associated pedestrian facilities, will be local connector roadways as contemplated in the adopted Access Control Plan. Smaller interior roads and pedestrian paths may require HOA maintenance. More detailed information shall be provided with the Preliminary Subdivision application. This is the stage that Town Council will consider the applicants' proposal. Pending the results of agreements with PAWSD, the water and sewer infrastructure may be accepted by PAWSD or be privately maintained by an HOA.	NOT	5
25	(g)	As applicable, the proposed phasing for development of the subdivision is rational in terms of available infrastructure capacity and financing.	The applicant currently has not definitively indicated phases of the proposed subdivision with their conceptual sketch submittal. Currently the applicant shows Tracts of land, which does not appear to		

STANDARDS AND CRITERIA REVIEW

Major Subdivision

PERMIT # Applicant Name, Subdivision Name Amendment 2025-XX, Review Type

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			represent project phasing. The Preliminary Subdivision application shall represent conceptual phasing of the entire subdivision. A Conceptual Phasing Plan is important as it helps the Town and community better understand when additional critical public infrastructure improvements will be required, for example; Talisman Drive and Pinion Causeway Hwy intersection improvements, Town to Lakes Commuter Trail, sewer/water/electric infrastructure, public open space, etc... The phasing plan also informs sizing of all public infrastructure to ensure all utilities and public infrastructure are sized for build-out of subdivision.		
26	(h)	The subdivision is consistent with the Comprehensive Plan and other adopted Town policies and plans, including any adopted transportation plan or streets/roadway plan.	Access Control Plan (ACP): The concept sketch plan appears to be consistent with the intent of the adopted ACP regarding the Talisman Drive and Pinion Causeway Hwy 160 intersection improvements. Town to Pagosa Lakes (TTPL) Trail: The concept sketch plan appears to be consistent with the intent of the TTPL trail plan as the commuter trail alignment easement is shown on the plan sheets. This section of trail should accommodate a 12 foot wide trail with a 25-foot-wide easement width to accommodate drainage facilities and a meandering trail.		
(iii)		Lapse of approval. Approval or conditional approval of a sketch plan shall be effective for one (1) year unless otherwise expressly approved by the Planning Commission.			
7.3.2		General Design Standards			
78	A.	The general layout of lots, roads, driveways, utilities, drainage facilities, and other services within all proposed subdivisions shall be designed in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation, protects wetlands and critical wildlife habitat, and otherwise accomplishes the purpose and intent of this Land Use Code and of the zone district in which the subdivision is located. Applicants shall refer to the general	The applicant is utilizing the existing ROW easement as dedicated on the filing from reference number 20503963, which interferes with a minimal number of trees (roughly 16). Additionally, the applicant is utilizing the natural drainage path which closely follows the 20' sewer easement. 2 of the 3 paths lead to existing culverts to transfer the water under US Hwy 160.	MEETS	

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		development standards in Article 6 and shall apply them in the layout of the subdivision in order to avoid creating lots or patterns of lots that will make compliance with such development standards difficult or infeasible.	The applicant is also preserving the existing wetlands and larger cluster of trees, labeled as "Tree Sanctuary."		
79	B.	Land subject to hazardous conditions such as floods, mud flows, rock falls, possible mine subsidence, mine shafts, shallow water table, open quarries, and polluted or non-potable water supply shall be identified and shall not be subdivided until the hazards have been mitigated or will be mitigated by the subdivision and construction plans.	The proposed development is not within a recognized floodplain. The applicant had the wetlands delineated for preservation. All other concerns provided in this section of the LUDC are not applicable.	MEETS	
80	C.	The design standards in this section are minimum standards. The Town may impose more restrictive standards when it finds that they are necessary to conform the design of a proposed subdivision to sound engineering or design standards		TBD	
7.3.3		Blocks and Lots			
81	A.	Block lengths and widths shall be designed to allow convenient access and circulation for emergency vehicles and be practical and compatible with the overall design of the subdivision, topography, and natural features.		MEETS	
82	A.1	Where block lengths exceed 1,000 feet, pedestrian right-of-way no less than ten feet shall be provided, as needed for pedestrian circulation.	The proposed parcels (blocks) do not exceed 1,000'.	NA	
83	B.1	Each lot shall have frontage on a public street right-of-way. No lots shall be created that are narrow or irregularly shaped, making construction impractical due to the inability to meet the setback and yard requirements.		MEETS	
84	B.2	Measurements of lot dimensions and sizes shall exclude street, alley, or pedestrian right-of-way.		MEETS	
85	B.3	Minimum lot sizes shall be accordance with the zoning applicable to the proposed subdivision.		MEETS	
86	B.4	Single family residential lots with double street frontage (excluding corner lots) shall be avoided, except where essential to provide separation from major highways or incompatible land uses.		NA	
7.3.4		Streets All streets shall comply with the Town of Pagosa Springs Standard Engineering Specifications and Section 6.6, <i>Access and Circulation</i>, and in addition shall comply with the following standards.			

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87	A.	Streets shall be designed to avoid undue traffic congestion.			
88	B.	Street design shall be coordinated with the Town's overall transportation system design and transportation systems on adjacent lands.			
7.3.5		Sidewalks, Walkways, and Multi-Use Trails			
89	7.3.5	The developers shall dedicate walkways, sidewalks, and multi-use paths to the Town, or to a duly formed owners' association to the extent they are not within the right-of-way, as recommended by the Planning Commission.		MEETS	
7.3.6		Street Lighting			
90	7.3.6	Street lighting shall be provided in all subdivisions consistent with Section 6.11.	Applicant must provide a lighting plan for roadways and pedestrian networks in their submission for their Preliminary Plan Review that is compliant with DarkSky International (LUDC 7.3.6).	NOT	6
7.3.7		Easements and Utilities			
91	A.	Utility easements shall measure ten feet on each side of abutting rear lot lines. On subdivision perimeter rear lot lines adjacent to unsubdivided property, utility easements shall be dedicated ten feet in width. In the event that the location of utility easements adjacent to rear property lines is unsuitable for use by utility companies due to drainage, irrigation ditches, or other obstructions, the subdivision shall provide like width easements adjacent to said areas of obstruction. Side lot line easements, where necessary, shall be dedicated 15 feet in full width; 7.5 feet either side of lot line is acceptable. Front lot line easements shall be dedicated ten feet in width. Easements may be more or less that widths stated if the specific utility requests in writing a width other than those required by this Land Use Code. Utility easements shall be subject to the approval of the Town or applicable utility company.	Applicant has provided for a 20' perimeter utility easement for their development.	MEETS	
92	B.	Easements shall be designed to provide efficient installation of utilities. Public utility installations shall be located to permit multiple installations within the easements. The developer will establish final utility grades prior to utility installation.		MEETS	
93	C.	Telephone lines, electric lines, cable television lines and other like utility services shall be placed underground. The subdivider shall be responsible for making the necessary		MEETS	

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		arrangements for underground utilities including payment of any construction or installation charges to each utility provider for the installation of such facilities. Transformers, switching boxes, meter cabinets, pedestals, ducts and other facilities necessarily appurtenant to such underground utilities shall be placed underground or on the surface but not on utility poles. Screening or buffering shall comply with the approved subdivision plat and the standards set forth in Section 6.11.4. Electric transmission and distribution feeder lines and necessary appurtenances thereto may not be placed above ground unless they are carrying greater than 115 kV. Such facilities shall be placed within easements or public right-of-way, or in private easements or right-of-way provided for particular facilities.			
94	D.	Easements for runoff, storm drainage, or flood control may be required as deemed necessary by engineered drainage systems.		NA	
95	E.	Where possible, approvals of all subdivisions proposals within the Archuleta County Airport influence area, as approved by the Board of County Commissioners, shall be conditioned upon the property owners granting to the Town and Archuleta County an avigation easement in a form to be approved from time to time by the Town Council. Any avigation easements granted shall be noted on all final plats.		NA	
7.3.8		Easements and Utilities			
96	A.	Electricity, gas, and telephone lines shall be placed underground to preserve the natural character of the area.		MEETS	
97	B.	All easements and utilities shall meet the standards set forth in Article 5 and any other standards as required by the specific utility company.		MEETS	
7.3.9		Survey Monuments			
98	7.3.9	Permanent survey reference monuments shall be set for all perimeter boundaries, blocks, lots, tracts and parcels in compliance with Section 38-51-100.3, et. Seq., C.R.S.	Applicant must set and depict reference monuments for all perimeter boundaries within the proposed major subdivision development (LUDC 7.3.9).	NOT	7
7.3.10		Bridges			
99	7.3.10	All bridges shall be designed by a registered engineer and will be constructed to prevent obstruction of a 100-year flood. A floodplain permit shall be obtained for all bridges prior to construction.		NA	

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7.3.11		Other Improvements			
100	7.3.11	Other improvements not specifically provided for in this Section, but found appropriate and necessary given the characteristics or requirements of the subdivision, shall be constructed within such time and in conformance with specifications as agreed upon in an executed development improvement agreement.	Reference the Town to Lakes Trail		
7.4		Subdivision Dedication Requirements			
101	7.4.1	All street right-of-way shall be dedicated to the public.		MEETS	
102	7.4.2	The Town Council may require the dedication of alley rights-of-way where it finds that alleys are necessary for service access, off-street loading, or parking. The minimum width of an alley right-of-way shall be 20 feet.	There are no proposals for alleys at this time.	NA	
7.5		Subdivision Improvements and Development Agreements			
7.5.1		Public Improvements			
103	A.	The Town shall require a developer to execute a Development Improvements Agreement (DIA) for public improvements stating the developer agrees to construct any required public improvements shown in the approved documents. Developers shall post sufficient collateral, as determined by the Town Council, to complete said public improvements in accordance with design and time specifications. No subdivision plat shall be signed by the Town or recorded at the Office of the Archuleta County Clerk and Recorder, and no building permit shall be issued for development, until a DIA has been executed and collateral has been posted. The DIA shall include a list of all agreed-upon public improvements, an estimate of the cost of such improvements, the form of collateral guarantee for the improvements, and any other provisions or conditions deemed necessary by the Town Council to ensure that all public improvements will be completed in a timely, quality and cost-effective manner. A DIA shall run with and be a burden upon the land described in the agreement.	This will be a requirement		
104	B.	The Town, at its discretion, may require the developer to execute other agreements or contracts setting forth the plan, method and parties responsible for the construction of any required public improvements shown in the approved documents.	Reference cell 103		

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105	C.	As public improvements are completed, the subdivider shall apply to the Director for inspection of such improvements. Upon inspection and approval, the Town Council shall notify the subdivider that there is a warranty period, as set forth herein, before collateral may be released. If the Town Council or respective special district determines that any of the required public improvements are not constructed in compliance with specifications, it shall furnish the subdivider a list of specific deficiencies and request that such deficiencies be corrected before preliminary approval will be granted. If the Town Council determines that the subdivider will not construct any or all of the public improvements or remedy the deficiencies in accordance with the construction plans, the Town Council may withdraw and employ from the collateral such funds as may be necessary to construct the public improvements or remedy deficiencies.	Reference cell 103		
106	D.	The following public improvements shall be constructed unless waived by the Town Council. 1.Road base, grading, and surfacing. 2.Curbs and gutters and driveway returns. 3.Street lights. 4.Sidewalks, multi-use paths/trails and open space development. 5.Sanitary sewer collection system. 6.Fire hydrants and Assembly. 7.Storm sewers, storm drainage system or manholes, as required. 8.Utility distribution system for public parks, open space, and medians. 9.Street signs at all street intersections and other traffic signs. 10.Permanent reference monuments and monument boxes. 11.Berm, fence, or buffer along major arterial and collector streets and surrounding development. 12.Required landscaping and street trees. 13.Erosion control. 14.Domestic water system. 15.Electricity. 16.Natural gas. 17.Telephone and cable.	Reference cell 103		

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107	E.	Time for completion. The required time for the completion of all required improvements shall be two (2) years from the recording date of the final plat. However, the Town Council may extend such time for completion at the request of the subdivider. Upon completion of such improvements within the allotted time, the Town shall inspect the public improvements and grant preliminary approval, if appropriate. When such improvements are not completed within the required time, the Town may use the collateral to complete the required improvements, withhold building permits or revoke approval of the final plat.	Reference cell 103		
108	F.	Warranty. All workmanship and materials for all required public improvements shall be warranted by the subdivider for a period of three (3) years from the date of the Town's acceptance of the required public improvements. In addition to posting a construction security for at least one hundred (100) percent of the cost of the required public improvements, the subdivider shall post a warranty security in an amount established by the Town, in its sole discretion. The warranty security shall not exceed one hundred (100) percent of the cost to reconstruct the improvements. The Town shall not release the collateral until the Town has granted final acceptance of the improvements. In the event that any other provision of this Land Use and Development Code or specifications adopted pursuant thereto, or the DIA requires a warranty of workmanship or materials for a different period of time or for a greater amount of collateral, that provision shall apply. The inspection or acceptance of any required improvement by the Town shall not relieve the subdivider of his or her warranty of workmanship and materials.	Reference cell 103		
7.5.2		Private Improvements			
109	A.	In addition to a DIA for public improvements, the Town shall require developers to execute a DIA for private improvements stating the developer agrees to construct all private improvements shown in the final plat documents. The developer shall also post sufficient collateral, in the judgment of the Town, to complete said improvements in accordance with the approved design and time specifications. No subdivision plat shall be signed by the	Reference cell 103		

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		Town or recorded at the Office of the Archuleta County Clerk, and no building permit shall be issued for development, until a DIA between the Town and the developer has been executed and collateral has been posted. The DIA shall include a list of all agreed-upon private improvements, an estimate of the cost of such improvements, the form of collateral guarantee, and any other provisions or conditions deemed necessary by the Town Council to ensure that all private improvements will be completed in a timely, quality and cost-effective manner. A DIA shall run with and be a burden upon the land described in the agreement.			
110	B.	The Town, at its discretion, may require the developer to execute other agreements or contracts setting forth the plan, method and parties responsible for the construction of any required private improvements shown in the final plat documents.	Reference cell 103		
111	C.	As private improvements are completed, the subdivider may apply to the Town Council for inspection of such improvements. Upon inspection and approval, the Town Council shall release any collateral covering the private improvements. One hundred (100) percent of the collateral shall be released when all private improvements have been inspected and approved.	Reference cell 103		
112	D.	Time for Completion. The required time for the completion of all required private improvements shall be two (2) years from the recording date of the final map or plat. However, the Town Council may extend such time for completion upon request from the subdivider. Upon completion of such private improvements within the required time and approval thereof by the Town Council, the Town shall cause the collateral to be released within thirty (30) days of the Town's acceptance of such private improvements and receipt of the required as-built drawings, if applicable. When such improvements are not completed within the required time, the Town may use the collateral to complete the required private improvements, withhold building permits, or revoke the final plat approval.	Reference cell 103		

21/10/2025, 14:26

Town of Pagosa Springs Mail - REVIEW REQUESTED: Pagosa West Major Subdivision, Sketch Plan



Owen O'Dell <oodell@pagosasprings.co.gov>

REVIEW REQUESTED: Pagosa West Major Subdivision, Sketch Plan

Shelley Raymond <shelley@pawsd.org>

Tue, Oct 21, 2025 at 1:38 PM

To: Owen O'Dell <oodell@pagosasprings.co.gov>

Cc: Renee Lewis <renee@pawsd.org>, "Justin O. Ramsey" <justin@pawsd.org>, Andrew Connor <Andy@pawsd.org>

Good Afternoon, Owen

Here are the comments from PAWSD regarding this development, please feel free to contact us if you have any questions.

Proposed parcel(s) for development as provided by the Town of Pagosa Springs on 10/6/25 is within PAWSD district boundaries for water and wastewater. PAWSD does not approve preliminary designs prior to any modeling required under section 10.14 of PAWSD Rules and Regulations.

Further comments below:

1. Water and wastewater modeling are required and conditions of services will be predicated on the results of the modeling. All modeling fees to be paid for by applicant.
2. PAWSD requires a 24" x 36" and a digital copy of the Final Recorded Plat be provided to the District.
3. There will be a \$135 mapping fee added to the account(s) of any and all newly created lots upon recordation of the plat map.
4. Existing vacant lots and any and all newly created vacant lots will be placed on Availability of Service until the water and wastewater connections are accomplished.
5. All existing easements will remain in effect and any and all new easements are a condition of service.
6. Connection Permit Application for water and wastewater service submitted by someone with signatory authority for the project must be approved by the District.
7. Applicant must pay all costs required to complete the connection(s) for the project to the District's water and wastewater services.
6. If applicable, a Main Line Extension Agreement and Permit for water and/or wastewater service submitted by someone with signatory authority must be approved by the District.
7. Connection to District services is contingent upon multiple conditions, not all of which may be apparent at the time of issuance of these comments. Any Project design changes may affect the approval of connections and void any previous approvals and/or agreements.
8. If a project design change occurs after the modeling results are received, the District reserves the right to reassess fees, ability to serve, and project responsibilities based on the District's Rules and Regulations in place at the time notwithstanding any statements made in these comments or any other documents.
9. These comments do not commit the District to providing water and wastewater services until the project has formally requested services including, but not limited to as provided herein, fulfilled all of the District's requirements, and executed all infrastructure improvement agreements if so required by the District.
10. Any and all other conditions required by the District's Rules and Regulations in place at the time and/or District Board of Director requirements apply.

21/10/2025, 14:26

Town of Pagosa Springs Mail - REVIEW REQUESTED: Pagosa West Major Subdivision, Sketch Plan

Renee Lewis

Programs Manager

[Quoted text hidden]

21/10/2025, 11:18

Town of Pagosa Springs Mail - REVIEW REQUESTED: Pagosa West Major Subdivision, Sketch Plan

Shelley,

Great! Just wanted to make sure PAWSD had a chance to comment. Thanks, I'm really enjoying the Town.

I hope you guys are holding strong with all of the flooding.

[Quoted text hidden]

Kelly Robertson <krobertson@pagosafire.com>
To: Owen O'Dell <oodell@pagosasprings.co.gov>

Tue, Oct 21, 2025 at 10:13 AM

Hello Owen,

On the Master Plan I see an entrance for Fire, will this be gated or open for the public to route through as well? I mention this only because I see a single way in and out of the Work Force Housing apartments. Will the apartment area be mixed use or strictly residential in this phase? Goal T-1 proposes narrow streets, will we be able to safely get our apparatus in and around this subdivision? It appears they are working on putting in the proper infrastructure so I don't see that as an issue as long as they follow through. Other than having a few minor questions the Pagosa Fire Protection District has no objections to this project.

Kelly Robertson

Fire Marshal

Pagosa Fire Protection District

Office (970) 731-4191

Fax (970) 731-4194

165 N. Pagosa Blvd.

Pagosa Springs, CO 81147

krobertson@pagosafire.com



From: Owen O'Dell <oodell@pagosasprings.co.gov>

Sent: Monday, October 6, 2025 11:00 AM

To: brien.gardner@blackhillscorp.com; dennis.fish@zitomedia.com; Marlo@pawsd.org; shelley@pawsd.org; Kelly Robertson <krobertson@pagosafire.com>; Debbie Allen <dallen@pagosasprings.co.gov>; Karl Johnson

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<https://mail.google.com/mail/u/0/?ik=89b0dba1db&view=pt&search=all&permthid=thread-a:r-8729336850764609291&simpl=msg-a:r58211720897100...>

5/7

21/10/2025, 15:14

Town of Pagosa Springs Mail - Sketch Plan for Pagosa West



Owen O'Dell <oodell@pagosasprings.co.gov>

Sketch Plan for Pagosa West

Pagosa Daily Post <pagosadailypost@gmail.com>

Tue, Oct 14, 2025 at 10:17 AM

To: James Dickhoff <jdickhoff@pagosasprings.co.gov>, Owen O'Dell <oodell@pagosasprings.co.gov>

Hi James

As I understand the Pagosa West project, they will be applying for a Major Subdivision Sketch approval.

As I understand the Subdivision process, this is a Major Subdivision because more than three parcels are being created. The only approval process indicated in the LUDC and in the Administrative Manual requires a complete sketch of all details — parcels sizes, utilities, streets, etc.

So it seems pretty obvious (to some of us) that the submitted plan scheduled for October 28 is incomplete.

As you stated back in August, a subdivision often deviates from the approved Plan when they get to Phase 2, Phase 3, etc. But that doesn't absolve the developer from meeting the requirements for the Sketch Plan at the beginning of the process. IMHO.

If you'd like to chat in person, I can stop by.

Major Subdivision - Sketch

For procedural and administrative related information see the Land Use and Development Code, Section 2.4.3, Subdivision.

Sketch Plan (Subdivision): Material submitted for sketch plans shall meet the following requirements and technical standards.

Approximate Timeline: 1-3 months

Submittal Requirements Checklist.....

Completed Land Use Application (a) Evidence of Good Title/Legal Description (g) Land Use Application Fees (e) [\$500] Agreement of Payment of Fees (g)

General Development Information (m) Taxes & List of Taxing Entities (h)

Application Submittal.....

Surrounding & Interested Property Ownership Report (i) Public Hearing Notification Envelopes (j)

Mineral, Oil & Gas Notice Verification (k)

Context & Vicinity Map (t)

Subdivision Form (d)

Sketch Plan (see technical req.)

(a) The applicant shall submit two (2) copies of the complete sketch plan package at least twenty-six (26) days prior to the scheduled Planning Commission meeting. Submittals shall include 24"x36" complete drawing sets and one (1) 11"x17" copy of the complete set. Applications will not be placed on the Planning Commission Agenda until the Director determines the application is complete, pursuant to LUDC, Section 2.3.4.

General Development Information.....

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<https://mail.google.com/mail/u/0/?ik=89b0dba1db&view=pt&search=all&permmsgid=msg-f:1845974732830744328&simpl=msg-f:1845974732830744328> 1/3

21/10/2025, 15:14

Town of Pagosa Springs Mail - Sketch Plan for Pagosa West

(a) The applicant shall submit a written statement describing the proposal and addressing the following items:

(i) Discuss general design rationale and how the development is connected/integrated with surrounding land uses, how it responds to site features/constraints and whether the plan is consistent with development standards and design guidelines per Article 5, Article 6 and Article 7 of the LUDC;

(ii) An analysis of the traffic count that may be generated by the subdivision and the proposed methods of mitigation of any impacts on the existing transportation infrastructure;

(iii) An estimate of the impacts on services and amenities including; fire protection, recreational facilities, schools and police protection;

(iv) Water supply information including the number of water taps and the estimated amount of water needed to serve the development;

(v) Sewage disposal information including the type of collection system and the estimated amount of waste generated; and

(vi) A description identifying the relationship between the proposal and the Town Land Use Plan and/or the Comprehensive Plan.

Sketch Plan Minimum Requirements.....

(a) At minimum, maps shall include the following information:

(i) Legal description and/or metes and bounds description;

(ii) Project title, north arrow, graphic & written scale and date of preparation;

Land Use Development Code USERS MANUAL Page13- 10

(iii) Acreage or square footage calculations of the property(s);

(iv) Lots and blocks with approximate acreage or square footage for each lot;

(v) Topographic contours at no greater than two (2) foot intervals;

(vi) Proposed gross residential density or intensity of commercial uses on the property;

(vii) Location of public and private open space, including acreage or square footage calculations;

(viii) Location of footprints or building envelopes for all structures, excluding single family residential units, if applicable;

(ix) Proposed road, street and pedestrian networks (as applicable to the 2003 Trails Plan & 2007 Parks, Open Space and Trails Master Plan), to include existing right-of-way adjacent to the subject project. All proposed and existing roadways/right-of-ways shall be dimensioned and labeled.

(x) Proposed phasing for the development;

(xi) Vicinity map per Section 6 of this User's Manual;

(xii) Existing zoning and land uses/structures on lands within, and adjacent to the proposed project;

(xiii) The location, dimensions and names for all existing streets, alleys, easements and watercourses (with direction of flow) within and adjacent to the property;

(xiv) Locations of existing utilities within and adjacent to the property and proposed connection points;

(xv) Delineated floodplain and floodway boundaries with a note regarding source of information. If a floodplain does not exist on the property, state this on the map.

(xvi) Maps shall be prepared and certified by a Colorado registered professional land surveyor, as applicable.

Note: Inaccurate, incomplete or poorly drawn plats/maps shall be rejected at the Director's discretion. (b) Applicants may be requested to provide additional information, as requested by the Town and determined appropriate by the Town.

(c) **Note:** Applicants may request sketch and preliminary plan concurrent review, to expedite the review process. All submittal requirements shall be consistent with the requirements as listed under major subdivision, preliminary plan.

21/10/2025, 15:14

Town of Pagosa Springs Mail - Sketch Plan for Pagosa West

Bill Hudson
Editor,
Pagosa Daily Post
970-903-2673
pagosadailypost@gmail.com

[Quoted text hidden]

----- Forwarded message -----
From: JANE WEITZEL <janeweitzel@comcast.net>
Date: Sat, Oct 11, 2025 at 3:43 PM
Subject: Question
To: James Dickhoff <jdickhoff@pagosasprings.co.gov>

Please explain this statement concerning Pagosa West meeting: "This hearing is specific to the subdivision action; all proposed development within the subdivision will be reviewed/heard after the completion of the subdivision."

Thank you,
Jane Weitzel

↩ Suggestions

Clarify subdivision action
Jane, James asked me to respon...

Explain subdivision action
Jane, To clarify the statement ab...

Confirm understanding of state...
Jane, James forwarded your que...



Details

Settings

Manage Questions

New (1)

Privately answered (0)

Publicly answered (1)

Archived (0)

Junk (0)

Please explain how all proposed development within the subdivision will be reviewed and heard AFTER the completion of the subdivision. Won't it be too late by then?

mtnqltr, 13 Oct 2025, 15:59

Hello,

The current application is only for the subdivision of land, not for a Major Design Review or approval of specific development plans. This step focuses on how the property will be divided and whether the proposed lots, access, and infrastructure generally meet subdivision and zoning standards.

Any future development within the subdivision will require its own review process, such as Major Design Review. Those reviews will include detailed design information and additional opportunities for public input.

This approach ensures the Town reviews the overall layout first and evaluates individual projects separately as more detailed plans are submitted.

Edit

Archive

New (1)

Privately answered (0)

Publicly answered (1)

Archived (0)

junk (0)

No questions needed! Why is this even a consideration. The people/person talking about building does not have the money to do this. We can't let them ruin our city or try to again based on information shared with me. I'm all about growth for the community but there are plenty of land plots on 160 that need cleaned up! Remove garbage and old wrecked cars and trailers, COME ON!! They'll kill property values and landscape that's been here longer than anyone reading this! Kindly.

Dash, 15 Oct 2025, 20:08

☐ Answer publicly ☐ Answer privately Archive



November 15, 2024

James Dickhoff
Community Development Director
Town of Pagosa Springs
551 Hot Springs Boulevard
Pagosa Springs, Colorado 81147

Re: Pagosa Plaza Aquatic Resources Delineation and Confirmation of no 404 Permit Needed from the USACE

Dear James:

On behalf of ARENALABS, LLC, SME Environmental, Inc. (SME) recently prepared the attached Aquatic Resources Delineation report for the Pagosa Plaza project. As we understand it, the project is about to enter the planning process (for a subdivision) with the Town of Pagosa Springs under your direction and this report will be included in the initial planning submittal to you by David and Doug Dragoo with ARENALABS.

As detailed in our report, SME delineated two jurisdictional wetland areas on the subject property: Wetland A and Wetland D. Wetland A is located in the southeast corner of the property and Wetland D is located on the northwestern corner of the property. Both of these wetlands have continuous surface connections (through culverts to the north of US 160) to the Martinez/Stollsteimer Creeks and Piedra River drainages so the wetlands are clearly jurisdictional per the most recent Waters of the US (WOUS) rule. Wetland A will be located on the non-development portions of six residential lots so will not be impacted by the proposed subdivision. Wetland D will be located in a drainage easement that will lead to CDOT ROW so will also not be impacted by the proposed subdivision.

SME also investigated two other low-lying areas on the subject property: Area B and Area C. Both of these areas have small, scattered areas of disconnected wetlands located within them – primarily dominated by rushes and sedges. While some of these areas do meet the US Army Corps of Engineers (USACE) definition of a wetland, (unlike Wetlands A and D) none of these features have a continuous surface connection to Martinez Creek. Accordingly, in the opinion of SME, none of these features are USACE-jurisdictional per the latest WOUS rule.

Typically, when we believe certain wetlands on a property are not USACE-jurisdictional, we submit a request for an “Approved Jurisdictional Determination” (AJD) to the USACE. However, per recent correspondence with Kara Hellige of the USACE Durango Regulatory Office, due to current staff shortages, the priority of that office currently is 404 Permit processing and AJD

679 East 2nd Avenue Unit 8 • Durango, Colorado 81301 • t: 970-259-9595 f: 970-259-0050 • www.sme-env.com

requests will take from one to two years to process. Kara also said that in certain cases, they may respond in a more timely manner to "confirmation of no 404 Permit required" requests.

Since both of the USACE-jurisdictional wetlands on the subject property will be avoided within the site plan and all other wetland areas on the property are non USACE-jurisdictional (in SME's opinion), there should be no need for a 404 Permit for the Pagosa Plaza project and a request for no 404 Permit required from the USACE is appropriate.

Additionally, since the need for this analysis was dictated by the subdivision/planning process, we feel it would be most appropriate for your department to submit this letter and report to the Durango Regulatory Office of the USACE with a request for review and confirmation of no 404 Permit required for the Pagosa Plaza project.

Please let me know if you have any questions or need any other information in order to make this request to the USACE.

Sincerely,



Sean Moore
President

Aquatic Resources Delineation Report

Pagosa Plaza Parcel
Archuleta County, CO



Prepared for:

ARENALABS, LLC
PO BOX 1267
Montrose, CO 81402

Prepared by:



ENVIRONMENTAL CONSULTANTS
679 East 2nd Avenue, Unit E2
Durango, Colorado 81301

November 2024

EXECUTIVE SUMMARY

Wetlands and other Waters of the U.S. (WOUS) in the survey area were initially identified by SME Environmental, Inc. (SME) in July and August 2024 using the methodology defined in the Routine Determination procedure set forth in the U.S. Army Corps of Engineers Wetlands Delineation Manual (USACE 1987). SME verified the boundaries of wetlands and other WOUS using the methodology defined in the Routine Determination procedure set forth in the *U.S. Army Corps of Engineers Wetlands Delineation Manual* (USACE 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0)*. Wetland boundaries were defined based on presence of hydrophytic vegetation, hydric soils, and hydrologic indicators that under normal conditions would indicate wetland conditions. Additionally, SME surveyed for the presence of an ordinary high water mark (OHWM) in accordance with *A Field Guide to the Identification of the Ordinary High Water Mark (OHWM) in the Arid West Region of the Western United States* (USACE 2008) and *Regulatory Guidance Letter No. 05-05, Guidance on Ordinary High Water Mark Identification* (USACE 2005). Aquatic resource boundaries during the 2024 site visit were survey-located using a Trimble R1 GNSS Receiver (real-time sub-meter accuracy).

The Pagosa Plaza survey area is approximately 97.9 acres (4,266,702 square feet). Based on the site investigation, approximately 0.81 acre (35,296 square feet) of USACE-jurisdictional aquatic resources exist in the survey area. The survey area is located approximately 4.1 miles west of downtown Pagosa Springs, east of the intersection of Pagosa Blvd and US Highway 160, and along US Highway 160, within Archuleta County. SME prepared this report for David Dragoo of ARENALABS, LLC to document the boundaries of aquatic resources within the survey area of the Pagosa Plaza project.

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ACRONYMS AND ABBREVIATIONS

US 160	US Highway 160
HUC	Hydrologic Unit Code
NAD	North American Datum
NRCS	Natural Resources Conservation Service
NWI	National Wetland Inventory
NWPL	National Wetland Plant List
OHWM	Ordinary high water mark
PEM	Palustrine Emergent Wetland
PSS	Palustrine Scrub/Shrub Wetland
SME	SME Environmental, Inc.
TNW	Traditional Navigable Water
USACE	U.S. Army Corps of Engineers
USDA	U.S. Department of Agriculture
USGS	U.S. Geological Survey
USFWS	U.S. Fish and Wildlife Service

1.0 INTRODUCTION

Project Name: Pagosa Plaza Parcel

USACE File #: N/A, initial submittal

SME #: 240037

Applicant:

ARENALABS, LLC

PO BOX 1267

Contact: Mr. David Dragoo

Phone: (602) 363-4427; Email: david@coloradooutdoors.co

Agent/Consultant:

SME Environnemental, Inc. (SME)

679 East 2nd Avenue, Unit 8, Durango, CO 81301

Contact: Mr. Sean Moore, Principal; Email: smoore@sme-env.com

Phone: (970) 403 - 0571; Fax: (970) 259-0050

Survey Area Description: The survey area is located approximately 4.1 miles west of downtown Pagosa Springs, east of the intersection of Pagosa Blvd and US Highway 160, and along US Highway 160, within Archuleta County. The Pagosa Plaza survey area is approximately 97.9 acres in size.

Purpose: The purpose of this report is to identify and describe aquatic resources within the survey area for due diligence with Clean Water Act Section 404 permitting and to provide information for an AJD.

2.0 PROJECT LOCATION

Municipality: Pagosa Springs; **County:** Archuleta County; **State:** Colorado; **Street Address:** East of the intersection of Pagosa Boulevard and US Highway 160.

Section, Township, Range (New Mexico Principal Meridian): Section 20 and 21, Township 35 North, Range 2 West

Lat/Long: Survey area centroid approximately latitude 37.254208° and longitude -107.072508° (NAD 83).

USGS Quad Name: Pagosa Springs, Colorado.

Directions: The survey area is located approximately 4.1 miles west of downtown Pagosa Springs, east of the intersection of Pagosa Blvd and US Highway 160, and along US Highway 160, within Archuleta County. From the intersection of Hot Springs Blvd and US Highway 160 in downtown Pagosa Springs, take US Highway 160 west for 4.1 miles. The survey area is located on the left and south of US Highway 160. A road map is provided as [Figure 1](#) and a topographic map is provided as [Figure 2](#) in [Appendix A](#).

3.0 DELINEATION METHODS

Aquatic resources in the survey area were identified on July 2, and August 23, 2024 by SME staff using the methodology defined in the Routine Determination procedure set forth in the *U.S. Army Corps of Engineers Wetlands Delineation Manual* (USACE 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0)*, *A Field Guide to the Identification of the Ordinary High Water Mark (OHWM) in the Arid West Region of the Western United States* (USACE 2008) and *Regulatory Guidance Letter No. 05-05, Guidance on Ordinary High Water Mark Identification* (USACE 2005). Wetland boundaries were defined based on presence of hydrophytic vegetation, hydric soils, and hydrologic indicators that under normal conditions would indicate wetland conditions. In the absence of wetland conditions, the extent of aquatic resources was determined based on the lateral extent of the OHWM.

Prior to conducting the field survey, SME conducted a desktop survey of available publications covering the survey area including U.S. Geological Survey (USGS) 7.5' topographic quadrangles, U.S. Fish and Wildlife (USFWS) National Wetlands Inventory (NWI) data, U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) soils data ([Figure 3](#)), National Wetland Inventory data, and *USDA FSA NAIP* aerial imagery. The boundaries of aquatic resources, as depicted on [Figures 4, 4A, 4B, 4C and 4D](#)), were survey-located using a Trimble R1 GNSS Receiver (real-time sub-meter accuracy).

4.0 EXISTING CONDITIONS

4.1 Landscape Setting

Size of Survey Area: Approximately 97.9 acres.

Watershed Name and Size (HUC 8): Piedra, HUC 14080102, 562 square miles.

Elevation Range of Site: Approximately 7,515 – 7,555 feet above mean sea level (msl) ([Figure 2](#)).

Geographic Setting: The survey area is located west of downtown Pagosa Springs, Colorado, on a mesa between the Piedra and San Juan Rivers. The San Juan Mountains are situated to the north and east of the survey area.

Geology: The geology of the survey area is composed of Mancos Shale (Km), which contains thin calcareous shale and limestone. Mancos Shale is a sedimentary rock formation from the Cretaceous epoch. (Tweto, 1979).

Land Use: The survey area is currently undeveloped. There are a few sparse residences located south and east of the survey area. Commercial and residential developments occupy the greater area surrounding the survey area. The developments to the north of the survey area, north of US 160, have been present for decades, while the commercial developments to the east were mostly

constructed in the last 9-10 years, including the Walmart which is located just northeast of the survey area. North of US 160, the development is relatively dense, while the areas to the south consist primarily of scattered residences and small ranches. US 160 (to the north of the survey area) experiences high vehicular traffic.

Precipitation: According to the U.S. Drought Monitor, Archuleta County was in a period of abnormally dry during the July 2, 2024 site visit, and in no period of drought during the August 23, 2024 site visit (NOAA, July 2, 2024) (NOAA, August 23, 2024). Average annual precipitation near Pagosa Springs, Colorado is 21.66 inches/year and 116.4 inches of snow/year (WRCC-Pagosa Springs). The average amount of precipitation during the month of July is 2.01 inches, and the average amount of precipitation during the month of August is 2.70 inches.

Existing Field Conditions: The July 2 and August 23, 2024, field surveys were conducted in the 2024 growing season when vegetation was mature. At the time of the July and August 2024 site visits, the survey area had signs of moisture and the vegetation was relatively green.

4.2 Aquatic Resources

Four areas containing aquatic resources exist in the survey area and are described below. Wetland Areas A and D are considered USACE-jurisdictional resources and Areas B and C will ultimately be considered under a USACE approved jurisdictional determination (AJD) as they appear to lack continuous surface connections to nearby jurisdictional resources. Photographs of delineated aquatic resources are included in [Appendix B](#). Wetland Determination Data forms for the Arid West Region are included with this report as [Appendix C](#). Data point/Soil Boring locations have been labeled as DP1 (Data point 1), DP2 etc., on [Figure 4](#).

Wetland (Area) A

Wetland A is a Palustrine Emergent Wetland (PEM) that is connected to a larger wetland complex that drains into Pinon Lake on the northern side of US Highway 160. SME believes Wetland A is USACE-jurisdictional as it is considered an (a)(3) wetland -- having a continuous surface connection (through two culverts) to Pinon Lake to the north of US Highway 160, that eventually drains to the Piedra River ((a)(1) Traditional Navigable Water) through a series of creeks (including Martinez Creek) and drainages. This feature is consistent with the NWI data as it is mapped very similarly to the part of the larger wetland complex that drains to Pinon Lake to the north of US 160 (Figure 5).

The wetland/upland boundary in the Wetland A appears to be along the transition zone of dominance by sedge (*Carex sp.*) and rush (*Juncus sp.*) species and upland grasses (note: seed heads on the sedge and rush species were not yet present for the 2024 growing season, but it is assumed the dominant sedge and rush plants to be *Carex aquatilis* and *Juncus balticus*, respectively). The dominant grass species at the wetland/upland interface in the upland is western wheat grass (*Pascopyrum smithii*). A list of all plant species observed at the subject property during the site visit is included in [Appendix D](#).

Area B

Area B is a low lying swale and contains several small Palustrine Emergent Wetland (PEM) areas. On the August 23, 2024 site visit, SME delineated the PEM wetland area that is located furthest

east in the swale. A small culvert is located just northeast of the PEM wetland and conveys water to the northeast from this swale during big precipitation events. The area between the culvert and the PEM wetland is upland, creating a lack of a continuous surface connection. During the field visit, SME concluded the isolated National Wetland Inventory data PEM wetland that is mapped resembles the swale area of several wetlands separated by upland areas that was mapped by SME. Although this swale contains small areas of PEM wetlands, it is largely upland and it does not have a continuous surface connection to the larger wetland complex to the east which drains into Pinon Lake (Wetland A, described above). This feature is consistent with the NWI data as it is separated from the larger mapped wetland to the east. Additionally, in 2021 SME conducted a detailed delineation of aquatic resources on the parcels due east of the northeastern corner of the Pagosa Plaza parcel and determined that wetlands on those parcels do not continue west off of those parcels to Area B on the Pagosa Plaza parcel. Therefore, SME believes any wetlands in/near Area B is non USACE-jurisdictional.

The wetland/upland boundaries in Area B also appear to be along the transition zone of dominance by *Carex aquatilis* and *Juncus balticus*, to upland areas dominated by *Pascopyrum smithii* and *Bromus inermis*.

Area C

The NWI mapping presents this feature to be riverine in nature through the southern and central parts of the subject property ending on the northern end of the property. Older USGS maps of the area dating back to 1920 also indicate this area to convey water from south to north. Various maps also indicate that a stock pond was once constructed on this feature.

Currently, Area C appears to be a mix of mostly upland and small, scattered PEM wetland polygons – probably indicating it is in the long-term process of drying out. While there is a culvert under US 160 at the northern end of this feature, the culvert does not appear to convey a continuous surface connection under the highway to the Martinez Creek/Piedra River watersheds to the north (as is the case with Wetlands A and D). Therefore, SME believes Area C is not USACE-jurisdictional as it does not have a continuous surface connection to the permanent waters north of US 160. Please see [Appendix C](#) for an upland data sheet near the culvert under US 160 that supports the notion that there is no continuous surface connection from Area C to USACE-jurisdictional resources to the north of the highway.

Wetland (Area) D

Wetland D is a very small Palustrine Emergent Wetland (PEM) that exists in the very northwest corner of the survey area but exists otherwise mostly in CDOT right-of-way along the south side of US 160. A culvert exists under US 160 at the northeastern end of this feature and the culvert conveys a continuous surface connection under the highway to the Martinez Creek/Piedra River ((a)(1) Traditional Navigable Water) watersheds to the north (as is the case with Wetland A). Therefore, SME believes this wetland complex is USACE-jurisdictional as it does have a continuous surface connection to the permanent waters north of US 160.

The wetland/upland boundary at this wetland appears to be along the transition zone of dominance by sedge (*Carex sp.*) and Cattail (*Typha latifolia*) species and upland grasses. The dominant grass

species at the wetland/upland interface in the upland are western wheatgrass (*Pascopyrum smithii*) and crested wheatgrass (*Agropyron cristatum*).

Summary

It is clear that NWI data is a valuable source of general locations and types of aquatic resources across the United States. It is acknowledged by the USFWS (the agency who produced and maintains the NWI database) that NWI data is not a substitute for site-specific delineation data and it should not be used for regulatory purposes (e.g., the initiation of a 404 Permit process), but the NWI data on the Pagosa Plaza project area is generally accurate relative to what SME ground-truthed on the property.

SME believes that Wetland Areas A and D would be considered jurisdictional by the USACE as they both have a continuous surface connection to Martinez Creek and the Piedra River to the north and west. SME believes Areas B and C would not be considered USACE-jurisdictional due to lack of continuous surface connections to Martinez Creek and the Piedra River. Any impacts to USACE-jurisdictional features would be subject to the need for a 404 Permit while impacts to non USACE-jurisdictional features would not be subject to the need for a 404 Permit. However, to date, SME has had no contact with the USACE regarding the jurisdictional status of aquatic resources that exist on the subject property nor the potential need for a 404 Permit for the project you are proposing thereon.

Table 1. Cowardin Classification, Acreage, and Linear Footage of Aquatic Resources within the Survey Area.

Aquatic Resources	Square Feet	Acres	Linear Feet
Palustrine Emergent (PEM) Wetland (Area A)	34,266	0.79	NA
Palustrine Emergent (PEM) Wetland (Area D)	1,030	0.02	NA
TOTAL	35,296	0.81	NA

Table 2. Characteristics of Aquatic Resources within the Survey Area.

Name	Flow Frequency	Flows to	Rationale
PEM Wetland (Area A)	Seasonally saturated	Piedra River	(a)(4) Adjacent Wetland
Swale/PEM (Area B)	Seasonally saturated	Does not flow to any WOUS	Does not have continuous surface connection
Swale/PEM (Area C)	Seasonally saturated	Does not flow to any WOUS	Does not have continuous surface connection
PEM Wetland (Area D)	Seasonally saturated	Piedra River	(a)(4) Adjacent Wetland

4.3 Vegetation

The PEM areas within the survey area are dominated primarily by Baltic rush (*Juncus balticus*), broad leaf cattail (*Typha latifolia*), and sedge species (*Carex sp.*). The upland areas are dominated primarily by western wheatgrass (*Pascopyrum smithii*), muttongrass (*Poa fendleriana*), and crested wheatgrass (*Agropyron cristatum*). Appendix D provides a list of plant species observed during the field investigation. Wetland Determination Data forms for the Arid West Region are

included with this report as [Appendix C](#) and include detailed information about the vegetation observed at each data point location.

4.4 Soils

Soil data for the survey area was obtained from the USDA NRCS. A soil map is included as [Figure 3](#). The survey area includes one soil map unit; a description of this unit is derived from the USDA NRCS Soil Reports and is provided in [Appendix E](#).

The survey area is located within the mapped *Goldbug family loam, warm, 3 to 12 percent slopes* soil unit. The mapped soil unit is not considered hydric based off of major or minor components in the map unit (State Soil Data Access Hydric Soils List, NRCS 2024). Data collected from soil borings during the field investigation revealed primarily silty/loamy soils. The primary hydric soil indicator observed at the soil boring locations within the PEM areas was redoximorphic features (i.e. mottles) located with a dark soil matrix (F6 – Redox Dark Surface). Data from specific soil borings is presented on the data sheets in [Appendix C](#).

4.5 Hydrology

The primary source of hydrology that supports the USACE-jurisdictional PEM areas within the survey area is groundwater charge. Secondary sources of hydrology include snowmelt and other precipitation events (primarily in the monsoon season). The primary indicators of hydrology found in the PEM area on site were oxidized rhizospheres on living roots. See the data forms in [Appendix D](#) for more detailed hydrology information at each of the data point locations depicted on [Figure 4](#).

4.6 Limitations

Field indicators can change with variations in hydrology and other factors. This report assesses the potential for aquatic resources at the site at the time of our review and does not address conditions at a given time in the future. Accordingly, on behalf of our client, SME reserves the right to revisit the jurisdictional status of boundaries of aquatic resources as presented herein, should any of this information warrant modifications. We make no other warranties, either expressed or implied, and our report is not a recommendation to buy, sell or develop the property. This report does not constitute a Jurisdictional Determination of Waters of the United States since such determinations must be verified by the USACE or the NRCS (as applicable) and are subject to review by the U.S. Environmental Protection Agency (USEPA).

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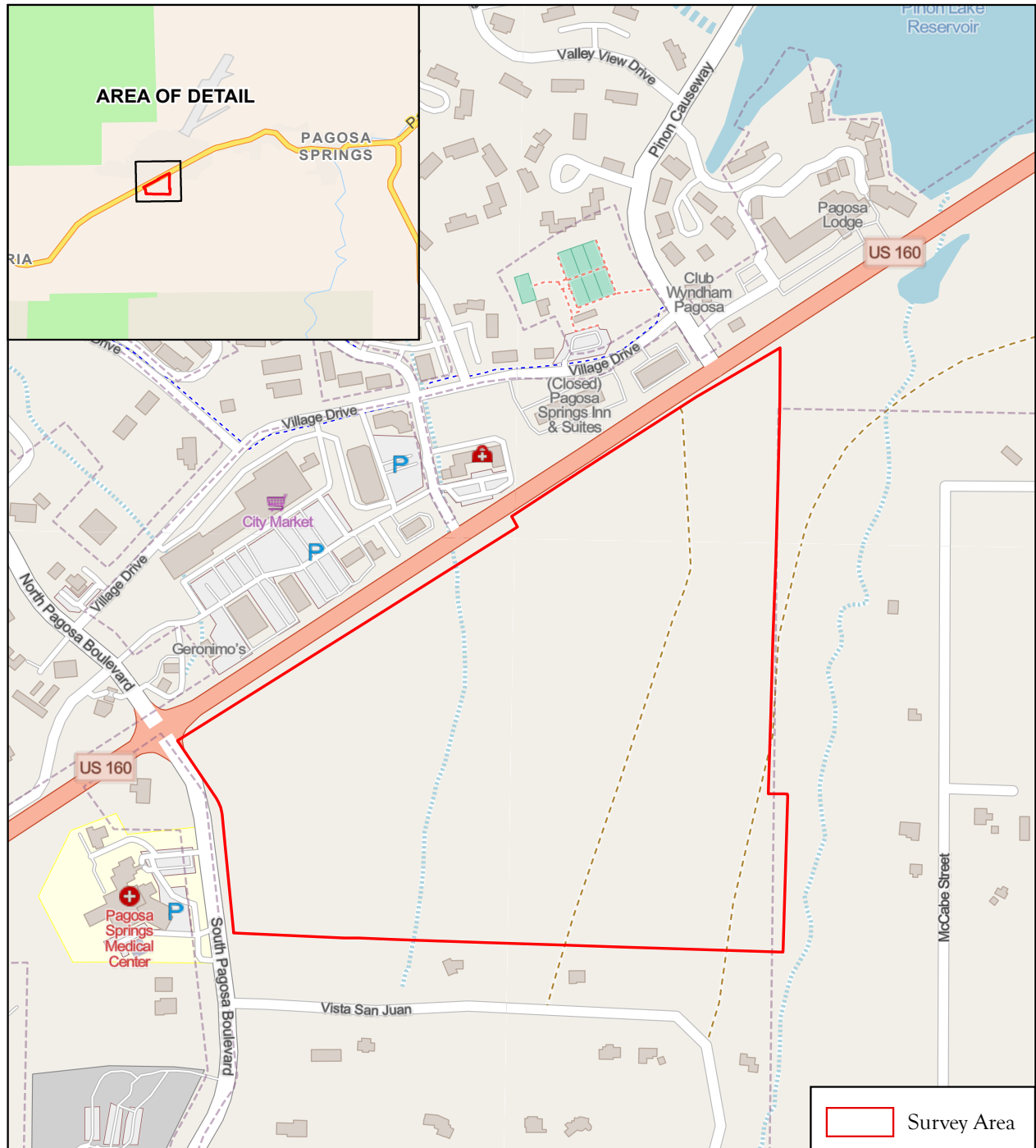
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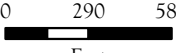
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APPENDIX A
Figures



 SME ENVIRONMENTAL CONSULTANTS 679 East 2nd Ave. Unit E2, Durango, Colorado 81301 www.sme-env.com (970) 259-9595	Drawn by:	Rvwd. by:	Project No.:	ROAD VICINITY MAP	
	SB	SM	240037		
	Date:	Rvsd. Date:	Scale:	AQUATIC RESOURCES PAGOSA PLAZA ARCHULETA COUNTY, CO	
	11/1/2024	NA	1:7,000		
			 0 290 580 Feet	FIGURE 1	

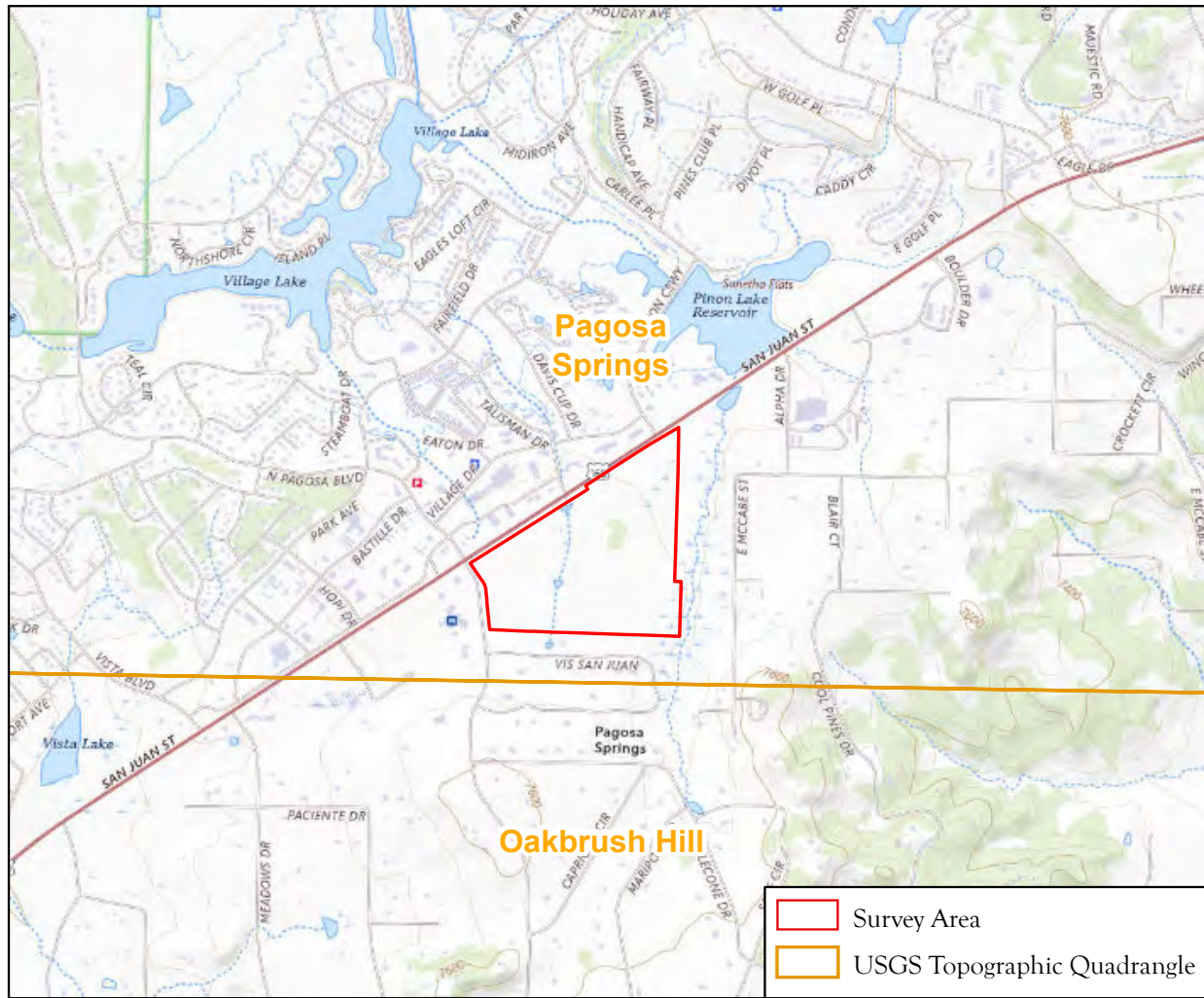
Document Path: S:\Projects\240037 Pagosa Plaza Wetlands\GIS\Archuleta Plaza 404 ArcPro\Pagosa Plaza 404 ArcPro.aprx Figure 1 Road Vicinity Map-Delin's Coordinate System: NAD 1983 StatePlane Colorado South FIPS 0503 Feet

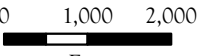
SURVEY LOCATION:

Township 35 North, Range 2 West, NESE, SENE of Section 20, NESW, NWSW, NWNW, SWNW of Section 21;
New Mexico Principal Meridian
Archuleta County, Colorado.

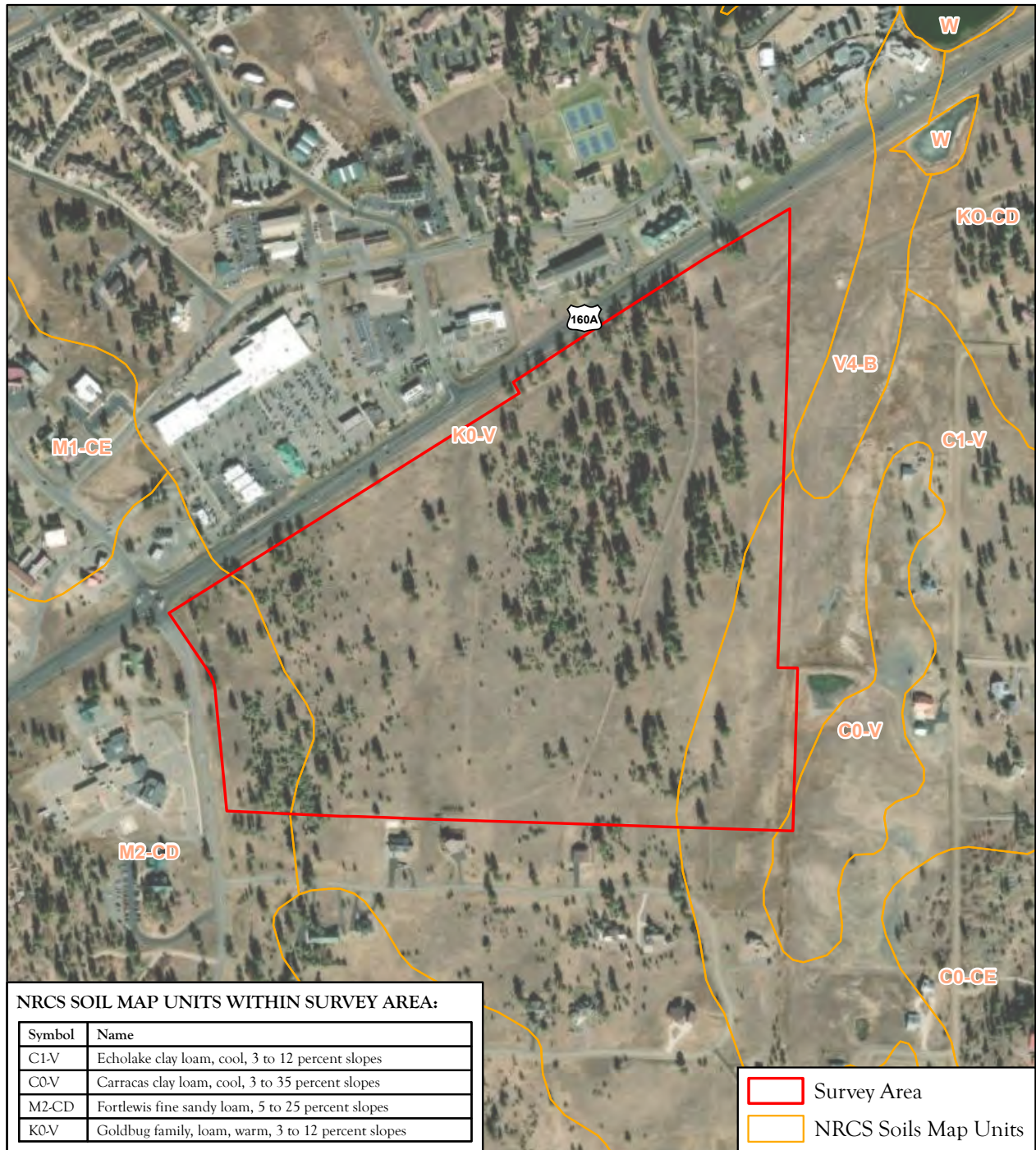
SURVEY AREA CENTROID (NAD83):

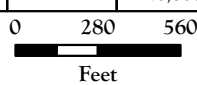
Latitude: 37.25436°
Longitude: -107.07220°



 SME ENVIRONMENTAL CONSULTANTS 679 East 2nd Ave. Unit E2, Durango, Colorado 81301 www.sme-env.com (970) 259-9595	Drawn by:	Rvwd. by:	Project No.:	TOPOGRAPHIC LOCATION MAP	
	SB	SM	240037		
	Date:	Rvwd. Date:	Scale:	AQUATIC RESOURCES PAGOSA PLAZA ARCHULETA COUNTY, CO	
	11/1/2024	NA	1:24,000		
			 0 1,000 2,000 Feet	FIGURE 2	

Document Path: S:\Projects\240037 Pagosa Plaza Wetlands\GIS\Pagosa Plaza 404 ArcPro\Pagosa Plaza 404 ArcPro.aprx "Figure 2 Topographic Location Map.Dgn", Coordinate System: NAD 1983 StatePlane Colorado South FIPS 0503 Feet



 ENVIRONMENTAL CONSULTANTS 679 East 2nd Ave. Unit E2, Durango, Colorado 81301 www.sme-env.com (970) 259-9595	Drawn by:	Rvwd. by:	Project No.:	SOILS MAP	
	SB	SM	240037		
	Date:	Rvsd. Date:	Scale:	AQUATIC RESOURCES PAGOSA PLAZA ARCHULETA COUNTY, CO	
	11/1/2024	NA	1:6,800		
					FIGURE 3

Document Path: S:\Projects\240037 Pagosa Plaza Wetlands\GIS\Process Plaza 404 ArcPro\Pagosa Plaza 404 ArcPro.aprx, Coordinate System: NAD 1983 StatePlane Colorado South FIPS 5003 Feet

GENERAL NOTES

1. Survey area boundary created by SME, based on Archuleta County parcel data.

2. SME Environmental, Inc. (SME) staff visited the site on July 2 and August 23, 2024 to assess and delineate the boundaries of wetlands and other Waters of the U.S. (WOUS) in the area of interest using the methodology defined in the Routine Determination procedure set forth in the U.S. Army Corps of Engineers Wetlands Delineation Manual (USACE 1987), the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains Region (USACE 2010), A Guide to Ordinary High Water Mark (OHWM) Delineation for Non-Perennial Streams in the Western Mountains, Valleys, and Coast Region of the United States (USACE 2014), ~ or ~ the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (USACE 2010) and the Field Guide to the Identification of the Ordinary High Water Mark (OHWM) in the Arid West Region of the Western United States (USACE 2008).

3. Wetland boundaries were defined based on presence of hydrophytic vegetation, hydric soils, and hydrologic indicators that

under normal conditions would indicate wetland conditions. Where wetland conditions did not occur adjacent to surface water, the jurisdictional boundary was identified based on evidence of the OHWM.

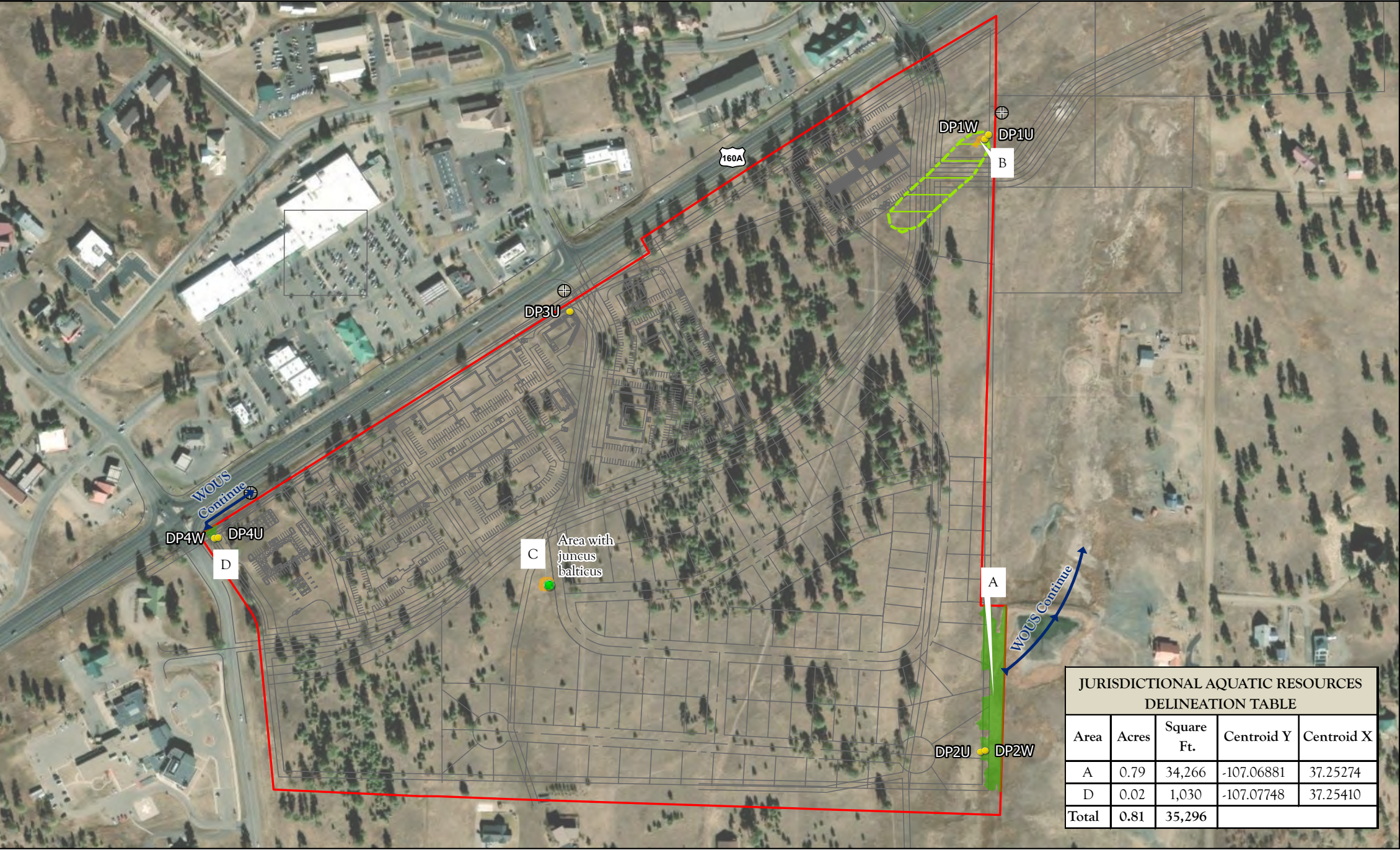
4. The boundaries of WOUS were survey-located using a Trimble R1 GNSS Receiver (real-time sub-meter accuracy).

5. Areas which likely satisfy the USACE criteria as WOUS are labeled. Note that WOUS continue beyond the survey area boundary.

6. All WOUS boundaries, depicted hereon, are subject to modification until jurisdictional verification has been completed.

7. Please be aware that impacts to WOUS may require authorization from Local, State and/or Federal regulatory agencies.

8. Aquatic resources delineation table represents acreages, linear footage, square footage and centroid locations.



Document Path: S:\Projects\240037 Pagosa Plaza Wetlands\GIS\Pagosa Plaza 404 ArcPro\Pagosa Plaza 404 ArcPro.aprx Figure 4 Delineation Map - Landscape; Coordinate System: NAD 1983 StatePlane Colorado South FIPS 0503 Feet



679 East 2nd Ave. Unit E2, Durango, Colorado 81301
www.sme-env.com (970) 259-9595

PRELIMINARY: NOT FOR CONSTRUCTION

AQUATIC RESOURCES
MAP

AQUATIC RESOURCES
PAGOSA PLAZA
ARCHULETA COUNTY, CO

- Juncus Point
- Data Point
- Culvert
- Survey Area
- Surveyed PEM Wetland
- Areas with wetland characteristics
- Low-Lying Swale
- CAD Master Plan Polylines

Drawn by:	SB	Date drawn:	11/6/2024
Rvwd. by:	SM	Date rvsd.:	
Proj. No.	240037	Scale:	1:4,000

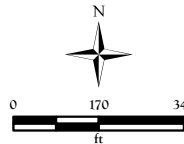


FIGURE
4

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Area	Acres	Square Ft.	Centroid Y	Centroid X
A	0.79	34,266	-107.06881	37.25274
D	0.02	1,030	-107.07748	37.25410
Total	0.81	35,296		

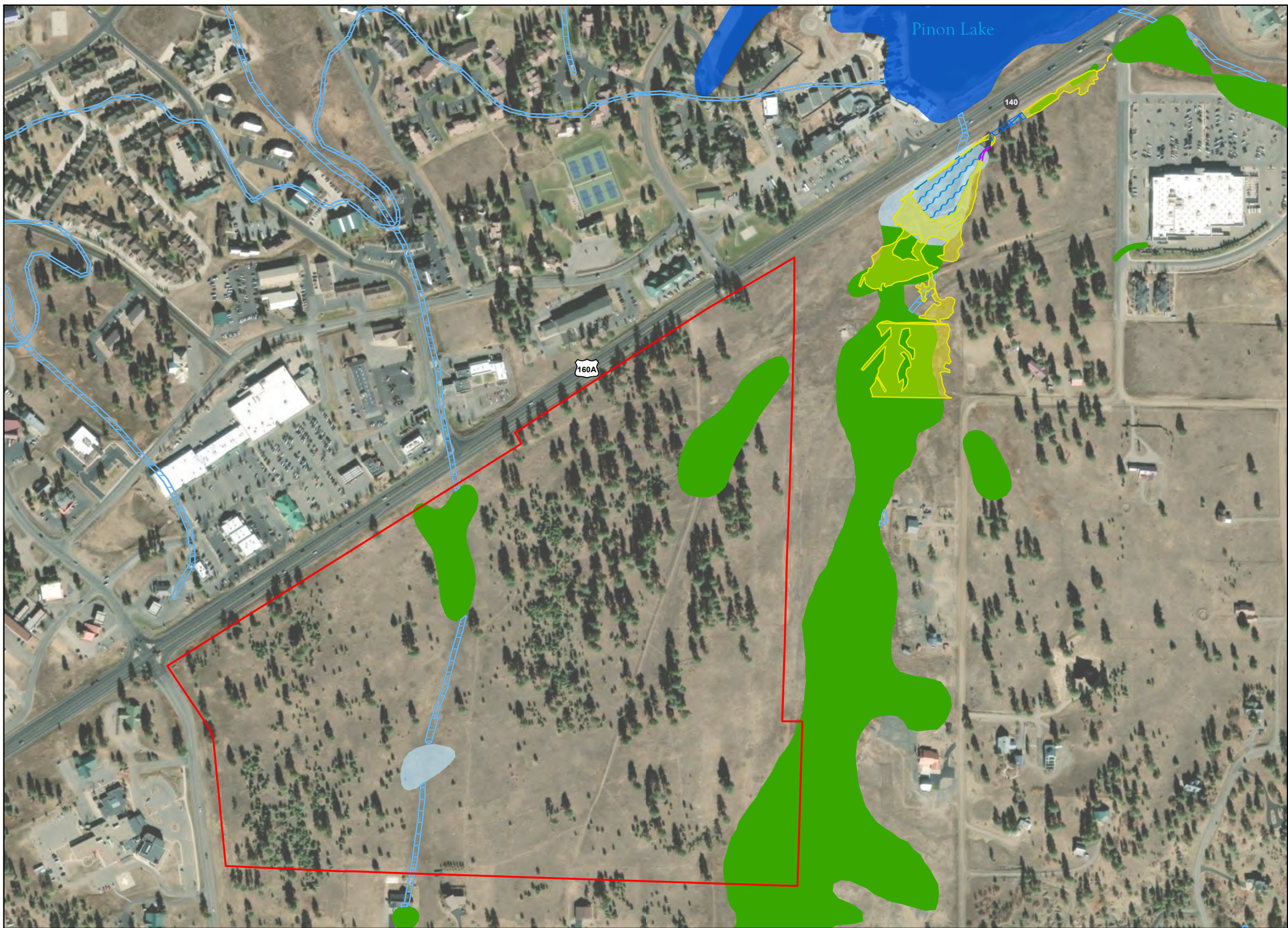
JURISDICTIONAL AQUATIC RESOURCES DELINEATION TABLE				
Area	Acres	Square Ft.	Centroid Y	Centroid X
A	0.79	34,266	-107.06881	37.25274
D	0.02	1,030	-107.07748	37.25410
Total	0.81	35,296		

Page 80 of 114

C

Area with juncus balticus

JURISDICTIONAL AQUATIC RESOURCES DELINEATION TABLE				
Area	Acres	Square Ft.	Centroid Y	Centroid X
A	0.79	34,266	-107.06881	37.25274
D	0.02	1,030	-107.07748	37.25410
Total	0.81	35,296		



ENVIRONMENTAL CONSULTANTS
679 East 2nd Ave. Unit E2, Durango, Colorado 81301
www.sme-env.com (970) 259-9595

PRELIMINARY: NOT FOR CONSTRUCTION

NWI MAP

AQUATIC RESOURCES
PAGOSA PLAZA
ARCHULETA COUNTY, CO

- Mile Point
- Survey Area
- National Wetland Inventory Data**
- Freshwater Emergent Wetland
- Freshwater Pond
- Lake
- Riverine
- Legacy Alliance Holdings 2021 Delin**
- Open Water
- PEM Wetland
- PEM/PSS mix
- R4SBx (Ditch)

Drawn by:	SB	Date drawn:	11/6/2024
Rwd. by:	SM	Date rvsd.:	
Proj. No.	240037	Scale:	1:4,646

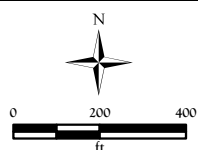


FIGURE
5

Document Path: S:\Projects\240037 Pagosa Plaza Wetlands\GIS\Pagosa Plaza 404 ArcPro\Pagosa Plaza 404 ArcPro.aprx Figure 5 NWI; Coordinate System: NAD 1983 StatePlane Colorado South FIPS 0503 Feet

APPENDIX B
Photo Documentation



Photo 1: View of wetland area A looking north.



Photo 2: View of wetland area A looking south.



Photo 3: View of DP2W.



Photo 4: View of DP2U.



Photo 5: View of area west of wetland area A looking north.



Photo 6: View of Area B.



Photo 7: View of Area B looking north.



Photo 8: View of Area B looking northeast.



Photo 9: View looking southwest of Area B.



Photo 10: View of culvert northeast of Area B.



Photo 11: View of area B and DP1W.



Photo 12: View of DP1W.



Photo 13: View of DP1U.



Photo 14: View of Area C looking south from north side.



Photo 15: View of culvert on north end of Area C.



Photo 16: View of general vegetation near DP3U.



Photo 17: View of DP3U.



Photo 18: View of wetland area D.



Photo 19: View of wetland area that connects to wetland area D from culvert.



Photo 20: Culvert that drains wetland area D.



Photo 21: View of DP4W.



Photo 22: View of DP4U.

APPENDIX C
Wetland Determination Data Forms

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Arid West Region
 See ERDC/EL TR-08-28; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
 Requirement Control Symbol EXEMPT:
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: Pagosa Plaza City/County: Archuleta Sampling Date: 8/23/24
 Applicant/Owner: ARENALABS - David Dragoo State: CO Sampling Point: DPU1
 Investigator(s): Sander Aplet and Sean Moore Section, Township, Range: S21, T35N, R2W
 Landform (hillside, terrace, etc.): Meadow/Field Local relief (concave, convex, none): None Slope (%): 0
 Subregion (LRR): LRR D Lat: 37.257830 Long: -107.068978 Datum: NAD83
 Soil Map Unit Name: Goldbug family, loam, warm, 3 to 12 percent slopes NWI classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____				
2. _____				
3. _____				
4. _____				
=Total Cover				
Sapling/Shrub Stratum	(Plot size: _____)			
1. _____				
2. _____				
3. _____				
4. _____				
5. _____				
=Total Cover				
Herb Stratum	(Plot size: <u>1</u> _____)			
1. <u>Pascopyrum smithii</u>		95	Yes	FAC
2. <u>Grindelia squarrosa</u>		5	No	FACU
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
100 =Total Cover				
Woody Vine Stratum	(Plot size: _____)			
1. _____				
2. _____				
=Total Cover				
% Bare Ground in Herb Stratum _____		% Cover of Biotic Crust _____		
Remarks:				

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>0</u>	x 2 = <u>0</u>
FAC species <u>95</u>	x 3 = <u>285</u>
FACU species <u>5</u>	x 4 = <u>20</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>100</u> (A)	<u>305</u> (B)
Prevalence Index = B/A = <u>3.05</u>	

Hydrophytic Vegetation Indicators:

X Dominance Test is >50%

Prevalence Index is ≤3.0¹

Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No _____

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Arid West Region
 See ERDC/EL TR-08-28; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
 Requirement Control Symbol EXEMPT:
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: Pagosa Plaza City/County: Archuleta Sampling Date: 8/23/24
 Applicant/Owner: ARENALABS - David Dragoo State: CO Sampling Point: DPU2
 Investigator(s): Sander Aplet and Sean Moore Section, Township, Range: S21, T35N, R2W
 Landform (hillside, terrace, etc.): Hill Local relief (concave, convex, none): None Slope (%): 0
 Subregion (LRR): LRR D Lat: 37.252245 Long: -107.068953 Datum: NAD83
 Soil Map Unit Name: Echolake clay loam, cool, 3 to 12 percent slopes NWI classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____				
2. _____				
3. _____				
4. _____				
=Total Cover				
Sapling/Shrub Stratum	(Plot size: _____)			
1. _____				
2. _____				
3. _____				
4. _____				
5. _____				
=Total Cover				
Herb Stratum	(Plot size: <u>1</u> _____)			
1. <u>Pascopyrum smithii</u>		40	Yes	FAC
2. <u>Hedeoma drummondii</u>		15	Yes	UPL
3. <u>Juncus balticus</u>		10	No	FACW
4. <u>Hordeum jubatum</u>		10	No	FAC
5. _____				
6. _____				
7. _____				
8. _____				
75 =Total Cover				
Woody Vine Stratum	(Plot size: _____)			
1. _____				
2. _____				
=Total Cover				
% Bare Ground in Herb Stratum <u>25</u>		% Cover of Biotic Crust _____		
Remarks:				

Dominance Test worksheet:	
Number of Dominant Species That Are OBL, FACW, or FAC:	<u>1</u> (A)
Total Number of Dominant Species Across All Strata:	<u>2</u> (B)
Percent of Dominant Species That Are OBL, FACW, or FAC:	<u>50.0%</u> (A/B)
Prevalence Index worksheet:	
Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>10</u>	x 2 = <u>20</u>
FAC species <u>50</u>	x 3 = <u>150</u>
FACU species <u>0</u>	x 4 = <u>0</u>
UPL species <u>15</u>	x 5 = <u>75</u>
Column Totals: <u>75</u> (A)	<u>245</u> (B)
Prevalence Index = B/A = <u>3.27</u>	
Hydrophytic Vegetation Indicators:	
____ Dominance Test is >50%	
____ Prevalence Index is ≤3.0 ¹	
____ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
____ Problematic Hydrophytic Vegetation ¹ (Explain)	
¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
Hydrophytic Vegetation Present? Yes _____ No <u>X</u>	

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Arid West Region
 See ERDC/EL TR-08-28; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
 Requirement Control Symbol EXEMPT:
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: Pagosa Plaza City/County: Archuleta Sampling Date: 8/23/24
 Applicant/Owner: ARENALABS - David Dragoo State: CO Sampling Point: DPU3
 Investigator(s): Sander Aplet and Sean Moore Section, Township, Range: S20, T35N, R2W
 Landform (hillside, terrace, etc.): Swale Local relief (concave, convex, none): None Slope (%): 0
 Subregion (LRR): LRR D Lat: 37.256167 Long: -107.073577 Datum: NAD83
 Soil Map Unit Name: Goldbug family, loam, warm, 3 to 12 percent slopes NWI classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____				
2. _____				
3. _____				
4. _____				
=Total Cover				
Sapling/Shrub Stratum	(Plot size: _____)			
1. _____				
2. _____				
3. _____				
4. _____				
5. _____				
=Total Cover				
Herb Stratum	(Plot size: <u>1</u>)			
1. <u>Pascopyrum smithii</u>		<u>45</u>	<u>Yes</u>	<u>FAC</u>
2. <u>Poa fendleriana</u>		<u>45</u>	<u>Yes</u>	<u>UPL</u>
3. <u>Grindelia squarrosa</u>		<u>5</u>	<u>No</u>	<u>FACU</u>
4. <u>Helianthus annuus</u>		<u>5</u>	<u>No</u>	<u>FACU</u>
5. _____				
6. _____				
7. _____				
8. _____				
<u>100</u> =Total Cover				
Woody Vine Stratum	(Plot size: _____)			
1. _____				
2. _____				
=Total Cover				
% Bare Ground in Herb Stratum _____		% Cover of Biotic Crust _____		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>0</u>	x 2 = <u>0</u>
FAC species <u>45</u>	x 3 = <u>135</u>
FACU species <u>10</u>	x 4 = <u>40</u>
UPL species <u>45</u>	x 5 = <u>225</u>
Column Totals: <u>100</u> (A)	<u>400</u> (B)
Prevalence Index = B/A = <u>4.00</u>	

Hydrophytic Vegetation Indicators:

_____ Dominance Test is >50%

_____ Prevalence Index is ≤3.0¹

_____ Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

_____ Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes _____ No X

Remarks:
 Mouth of culvert north of point on CDOT ROW has hydric soils, and FAC veg, but did not map due to being off survey area.

SOIL

Sampling Point: DPU3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-6	10YR 4/4	80	10YR 3/2	20				
6-12	10YR 3/3	80	10YR 4/4	20				
12-20	10YR 3/2	100						

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)		Indicators for Problematic Hydric Soils ³ :
☐ Histosol (A1)	☐ Sandy Redox (S5)	☐ 1 cm Muck (A9) (LRR C)
☐ Histic Epipedon (A2)	☐ Stripped Matrix (S6)	☐ 2 cm Muck (A10) (LRR B)
☐ Black Histic (A3)	☐ Loamy Mucky Mineral (F1)	☐ Iron-Manganese Masses (F12) (LRR D)
☐ Hydrogen Sulfide (A4)	☐ Loamy Gleyed Matrix (F2)	☐ Reduced Vertic (F18)
☐ Stratified Layers (A5) (LRR C)	☐ Depleted Matrix (F3)	☐ Red Parent Material (F21)
☐ 1 cm Muck (A9) (LRR D)	☐ Redox Dark Surface (F6)	☐ Very Shallow Dark Surface (F22)
☐ Depleted Below Dark Surface (A11)	☐ Depleted Dark Surface (F7)	☐ Other (Explain in Remarks)
☐ Thick Dark Surface (A12)	☐ Redox Depressions (F8)	
☐ Sandy Mucky Mineral (S1)		
☐ Sandy Gleyed Matrix (S4)		

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes _____ No <u>X</u>
---	---

Remarks: _____

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (minimum of two required)	
☐ Surface Water (A1)	☐ Salt Crust (B11)	☐ Water Marks (B1) (Riverine)	
☐ High Water Table (A2)	☐ Biotic Crust (B12)	☐ Sediment Deposits (B2) (Riverine)	
☐ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Drift Deposits (B3) (Riverine)	
☐ Water Marks (B1) (Nonriverine)	☐ Hydrogen Sulfide Odor (C1)	☐ Drainage Patterns (B10)	
☐ Sediment Deposits (B2) (Nonriverine)	☐ Oxidized Rhizospheres on Living Roots (C3)	☐ Dry-Season Water Table (C2)	
☐ Drift Deposits (B3) (Nonriverine)	☐ Presence of Reduced Iron (C4)	☐ Crayfish Burrows (C8)	
☐ Surface Soil Cracks (B6)	☐ Recent Iron Reduction in Tilled Soils (C6)	☐ Saturation Visible on Aerial Imagery (C9)	
☐ Inundation Visible on Aerial Imagery (B7)	☐ Thin Muck Surface (C7)	☐ Shallow Aquitard (D3)	
☐ Water-Stained Leaves (B9)	☐ Other (Explain in Remarks)	☐ FAC-Neutral Test (D5)	

Field Observations:			
Surface Water Present?	Yes _____ No <u>X</u>	Depth (inches): _____	Wetland Hydrology Present? Yes _____ No <u>X</u>
Water Table Present?	Yes _____ No <u>X</u>	Depth (inches): _____	
Saturation Present?	Yes _____ No <u>X</u>	Depth (inches): _____	
(includes capillary fringe)			

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: _____

Remarks: _____

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Arid West Region
 See ERDC/EL TR-08-28; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
 Requirement Control Symbol EXEMPT:
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: Pagosa Plaza City/County: Archuleta Sampling Date: 8/23/24
 Applicant/Owner: ARENALABS - David Dragoo State: CO Sampling Point: DPU4
 Investigator(s): Sander Aplet and Sean Moore Section, Township, Range: S20, T35N, R2W
 Landform (hillside, terrace, etc.): Field Local relief (concave, convex, none): None Slope (%): 0
 Subregion (LRR): LRR D Lat: 37.254068 Long: -107.077423 Datum: NAD83
 Soil Map Unit Name: Fortlewis fine sandy loam, 5 to 25 percent slopes NWI classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
=Total Cover				
Sapling/Shrub Stratum	(Plot size: _____)			
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
=Total Cover				
Herb Stratum	(Plot size: <u>1</u> _____)			
1.	<u>Pascopyrum smithii</u>	<u>60</u>	<u>Yes</u>	<u>FAC</u>
2.	<u>Agropyron cristatum</u>	<u>30</u>	<u>Yes</u>	<u>UPL</u>
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
90 =Total Cover				
Woody Vine Stratum	(Plot size: _____)			
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
=Total Cover				
% Bare Ground in Herb Stratum <u>10</u>		% Cover of Biotic Crust _____		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>0</u>	x 2 = <u>0</u>
FAC species <u>60</u>	x 3 = <u>180</u>
FACU species <u>0</u>	x 4 = <u>0</u>
UPL species <u>30</u>	x 5 = <u>150</u>
Column Totals: <u>90</u> (A)	<u>330</u> (B)
Prevalence Index = B/A = <u>3.67</u>	

Hydrophytic Vegetation Indicators:

_____ Dominance Test is >50%

_____ Prevalence Index is ≤3.0¹

_____ Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

_____ Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes _____ No X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Arid West Region
 See ERDC/EL TR-08-28; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
 Requirement Control Symbol EXEMPT:
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: Pagosa Plaza City/County: Archuleta Sampling Date: 8/23/24
 Applicant/Owner: ARENALABS - David Dragoo State: CO Sampling Point: DPW1
 Investigator(s): Sander Aplet and Sean Moore Section, Township, Range: S21, T35N, R2W
 Landform (hillside, terrace, etc.): Meadow Local relief (concave, convex, none): None Slope (%): 0
 Subregion (LRR): LRR D Lat: 37.257791 Long: -107.069020 Datum: NAD83
 Soil Map Unit Name: Goldbug family, loam, warm, 3 to 12 percent slopes NWI classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____
Hydric Soil Present? Yes <u>X</u> No _____	
Wetland Hydrology Present? Yes <u>X</u> No _____	
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____				
2. _____				
3. _____				
4. _____				
=Total Cover				
Sapling/Shrub Stratum	(Plot size: _____)			
1. _____				
2. _____				
3. _____				
4. _____				
5. _____				
=Total Cover				
Herb Stratum	(Plot size: <u>1</u> _____)			
1. <u>Juncus balticus</u>		90	Yes	FACW
2. <u>Hordeum jubatum</u>		5	No	FAC
3. <u>Grindelia squarrosa</u>		5	No	FACU
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
100 =Total Cover				
Woody Vine Stratum	(Plot size: _____)			
1. _____				
2. _____				
=Total Cover				
% Bare Ground in Herb Stratum _____		% Cover of Biotic Crust _____		
Remarks:				

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>90</u>	x 2 = <u>180</u>
FAC species <u>5</u>	x 3 = <u>15</u>
FACU species <u>5</u>	x 4 = <u>20</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>100</u> (A)	<u>215</u> (B)
Prevalence Index = B/A = <u>2.15</u>	

Hydrophytic Vegetation Indicators:

X Dominance Test is >50%

X Prevalence Index is ≤3.0¹

____ Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

____ Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No _____

SOIL

Sampling Point: DPW1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix	Redox Features	Color (moist)	%	Type ¹	Loc ²	Texture	Remarks
0-6	10YR 2/1	100						
6-12	10YR 2/1	100						
12-20	10YR 2/1	100						
		</						

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Arid West Region
 See ERDC/EL TR-08-28; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
 Requirement Control Symbol EXEMPT:
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: Pagosa Plaza City/County: Archuleta Sampling Date: 8/23/24
 Applicant/Owner: ARENALABS - David Dragoo State: CO Sampling Point: DPW2
 Investigator(s): Sander Aplet and Sean Moore Section, Township, Range: S21, T35N, R2W
 Landform (hillside, terrace, etc.): Meadow Local relief (concave, convex, none): None Slope (%): 0
 Subregion (LRR): LRR D Lat: 37.252256 Long: -107.068900 Datum: NAD83
 Soil Map Unit Name: Echolake clay loam, cool, 3 to 12 percent slopes NWI classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____
Hydric Soil Present? Yes <u>X</u> No _____	
Wetland Hydrology Present? Yes <u>X</u> No _____	
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____				
2. _____				
3. _____				
4. _____				
=Total Cover				
Sapling/Shrub Stratum	(Plot size: _____)			
1. _____				
2. _____				
3. _____				
4. _____				
5. _____				
=Total Cover				
Herb Stratum	(Plot size: <u>1</u>)			
1. <u>Juncus balticus</u>		30	Yes	FACW
2. <u>Carex sp.</u>		50	Yes	FACW
3. <u>Hedeoma drummondii</u>		10	No	UPL
4. <u>Hordeum jubatum</u>		10	No	FAC
5. _____				
6. _____				
7. _____				
8. _____				
100 =Total Cover				
Woody Vine Stratum	(Plot size: _____)			
1. _____				
2. _____				
=Total Cover				
% Bare Ground in Herb Stratum _____		% Cover of Biotic Crust _____		
Remarks:				

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>80</u>	x 2 = <u>160</u>
FAC species <u>10</u>	x 3 = <u>30</u>
FACU species <u>0</u>	x 4 = <u>0</u>
UPL species <u>10</u>	x 5 = <u>50</u>
Column Totals: <u>100</u> (A)	<u>240</u> (B)
Prevalence Index = B/A = <u>2.40</u>	

Hydrophytic Vegetation Indicators:

X Dominance Test is >50%

X Prevalence Index is ≤3.0¹

____ Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

____ Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No _____

SOIL

Sampling Point: DPW2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-6	10YR 3/2	80	10YR 4/6	20				
6-12	10YR 3/2	80	10YR 4/6	20				
12-20	10YR 3/2	80	10YR 4/6	20				

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)	Indicators for Problematic Hydric Soils ³ :
☐ Histosol (A1)	☐ Sandy Redox (S5)
☐ Histic Epipedon (A2)	☐ Stripped Matrix (S6)
☐ Black Histic (A3)	☐ Loamy Mucky Mineral (F1)
☐ Hydrogen Sulfide (A4)	☐ Loamy Gleyed Matrix (F2)
☐ Stratified Layers (A5) (LRR C)	☐ Depleted Matrix (F3)
☐ 1 cm Muck (A9) (LRR D)	☒ Redox Dark Surface (F6)
☐ Depleted Below Dark Surface (A11)	☐ Depleted Dark Surface (F7)
☐ Thick Dark Surface (A12)	☐ Redox Depressions (F8)
☐ Sandy Mucky Mineral (S1)	
☐ Sandy Gleyed Matrix (S4)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes ☒ No ☐
---	---

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (minimum of two required)	
☐ Surface Water (A1)	☐ Salt Crust (B11)	☐ Water Marks (B1) (Riverine)	
☐ High Water Table (A2)	☐ Biotic Crust (B12)	☐ Sediment Deposits (B2) (Riverine)	
☐ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Drift Deposits (B3) (Riverine)	
☐ Water Marks (B1) (Nonriverine)	☐ Hydrogen Sulfide Odor (C1)	☐ Drainage Patterns (B10)	
☐ Sediment Deposits (B2) (Nonriverine)	☒ Oxidized Rhizospheres on Living Roots (C3)	☐ Dry-Season Water Table (C2)	
☐ Drift Deposits (B3) (Nonriverine)	☐ Presence of Reduced Iron (C4)	☐ Crayfish Burrows (C8)	
☐ Surface Soil Cracks (B6)	☐ Recent Iron Reduction in Tilled Soils (C6)	☐ Saturation Visible on Aerial Imagery (C9)	
☐ Inundation Visible on Aerial Imagery (B7)	☐ Thin Muck Surface (C7)	☐ Shallow Aquitard (D3)	
☐ Water-Stained Leaves (B9)	☐ Other (Explain in Remarks)	☒ FAC-Neutral Test (D5)	

Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): _____ Water Table Present? Yes ☐ No ☒ Depth (inches): _____ Saturation Present? Yes ☐ No ☒ Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes ☒ No ☐
---	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Arid West Region
 See ERDC/EL TR-08-28; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
 Requirement Control Symbol EXEMPT:
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: Pagosa Plaza City/County: Archuleta Sampling Date: 8/23/24
 Applicant/Owner: ARENALABS - David Dragoo State: CO Sampling Point: DPW4
 Investigator(s): Sander Aplet and Sean Moore Section, Township, Range: S20, T35N, R2W
 Landform (hillside, terrace, etc.): Wetland Local relief (concave, convex, none): None Slope (%): 0
 Subregion (LRR): LRR D Lat: 37.254063 Long: -107.077464 Datum: NAD83
 Soil Map Unit Name: Fortlewis fine sandy loam, 5 to 25 percent slopes NWI classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____
Hydric Soil Present? Yes <u>X</u> No _____	
Wetland Hydrology Present? Yes <u>X</u> No _____	
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____				
2. _____				
3. _____				
4. _____				
=Total Cover				
Sapling/Shrub Stratum	(Plot size: _____)			
1. _____				
2. _____				
3. _____				
4. _____				
5. _____				
=Total Cover				
Herb Stratum	(Plot size: <u>1</u> _____)			
1. <u>Carex sp.</u>		60	Yes	FACW
2. <u>Typha latifolia</u>		20	Yes	OBL
3. <u>Phleum pratense</u>		16	No	FACU
4. <u>Rumex crispus</u>		2	No	FAC
5. <u>Cichorium intybus</u>		2	No	FACU
6. _____				
7. _____				
8. _____				
100 =Total Cover				
Woody Vine Stratum	(Plot size: _____)			
1. _____				
2. _____				
=Total Cover				
% Bare Ground in Herb Stratum _____		% Cover of Biotic Crust _____		
Remarks:				

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>20</u>	x 1 = <u>20</u>
FACW species <u>60</u>	x 2 = <u>120</u>
FAC species <u>2</u>	x 3 = <u>6</u>
FACU species <u>18</u>	x 4 = <u>72</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>100</u> (A)	<u>218</u> (B)
Prevalence Index = B/A = <u>2.18</u>	

Hydrophytic Vegetation Indicators:

X Dominance Test is >50%

X Prevalence Index is ≤3.0¹

____ Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

____ Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No _____

APPENDIX D
Plant List

Appendix D: List of Dominant Plant Species Observed within the Survey Area.

Scientific Name*	Common Name	Wetland Indicator Status**
TREES		
<i>Pinus ponderosa</i>	ponderosa pine	FACU
SHRUBS		
<i>Amelanchier alnifolia</i>	Saskatoon service-berry	FACU
<i>Heterotheca villosa</i>	Hairy false goldenaster	NL
HERBS		
<i>Achillea millefolium</i>	common yarrow	FACU
<i>Artemisia carruthii</i>	Carruth's sagebrush	NL
<i>Carduus nutans</i>	nodding plumeless-thistle	FACU
<i>Cirsium arvense</i>	Canadian thistle	FACU
<i>Dieteria canescens</i>	Hoary false tansy-aster	UPL
<i>Eriogonum racemosum</i>	Redroot buckwheat	NL
<i>Grindelia squarrosa</i>	Curly-cup gumweed	FACU
<i>Helianthus annuus</i>	Common Sunflower	FACU
<i>Heliomeris multiflora</i>	Showy goldeneye	NL
<i>Ipomopsis aggregata</i>	Scarlet gilia	NL
<i>Melilotus officinalis</i>	Yellow sweet clover	FACU
<i>Potentilla hippiana</i>	Wooly cinquefoil	NL
<i>Solidago nana</i>	Dwarf goldenrod	NL
<i>Tragopogon sp.</i>	salsify sp.	NL
GRAMINOIDS		
<i>Bouteloua gracilis</i>	blue grama grass	NL
<i>Bromus inermis</i>	smooth brome	FACU
<i>Carex sp.</i>	Sedge sp.	N/A
<i>Elymus elymoides</i>	Western bottle-brush grass	FACU
<i>Hordeum jubatum</i>	fox-tail barley	FAC
<i>Juncus balticus</i>	Baltic rush	FACW
<i>Pascopyrum smithii</i>	Western wheatgrass	FAC
<i>Phleum pratense</i>	common timothy	FACU
<i>Poa fendleriana</i>	Mutton grass	NL

* OBL: Almost always is a hydrophyte, rarely in uplands

* FAC: Commonly occurs as either a hydrophyte or non-hydrophyte

* NL (Not Listed): generally indicates upland species

* Scientific names according to Synonymized Checklist of the Vascular Flora of the United States, Canada, and Greenland (Kartesz 2009) and National Wetland Plant List (NWPL).

** 2020 NWPL is regionalized along the 10 wetland delineation supplement regions. Wetland indicator status based on Arid West Region.

* FACW: Usually is a hydrophyte but occasionally found in uplands

* FACU: Occasionally is a hydrophyte but usually occurs in uplands

* N/A: Unable to identify to species due to time of year

APPENDIX E
USDA NRCS Soils Report

Appendix E: USDA NRCS Soils Report for soil units within the Survey Area

Archuleta County Area, Colorado

Map Unit: C0-V—Carracas clay loam, cool, 3 to 35 percent slopes

Component: Carracas, cool, and similar soils (85%)

The Carracas, cool and similar soils component makes up 85 percent of the map unit. Slopes are 3 to 35 percent. This component is on hillslopes. The parent material consists of colluvium and/or slope alluvium derived from shale. Depth to a restrictive layer is 10 to 20 inches to paralithic bedrock. The natural drainage class is well drained. Water movement in the most restrictive layer is low to moderately high. Available water to a depth of 60 inches (or restricted depth) is very low. This soil is not flooded. It is not ponded. This component is in the R048AY248CO – Mountain Clay Loam ecological site. Non-irrigated and irrigated land capability classification is 7s. This soil does not meet hydric criteria.

Minor Components:

Component: Echolake, cool (10%)

Generated brief soil descriptions are created for major soil components. The Echolake, cool soil is a minor component.

Component: Herm, cool (5%)

Generated brief soil descriptions are created for major soil components. The Herm, cool soil is a minor component.

Map Unit: C1-V-Echolake clay loam, cool, 3 to 12 percent slopes

Component: Echolake, cool, and similar soils (85%)

The Echolake, cool, and similar soils component makes up 85 percent of the map unit. Slopes are 3 to 12 percent. This component is on hillslopes. The parent material consists of slope alluvium derived from shale. Depth to a restrictive layer is 20 to 40 inches to paralithic bedrock. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low to moderately high. Available water to a depth of 60 inches (or restricted depth) is low. This soil is not flooded. It is not ponded. This component is in the R048AY257CO – Clayey Valley ecological site. Non-irrigated and irrigated land capability classification is 4e. This soil does not meet hydric criteria.

Minor Components:

Component: Herm, cool (10%)

Generated brief soil descriptions are created for major soil components. The Herm, cool soil is a minor component.

Component: Herm, cool (5%)

Generated brief soil descriptions are created for major soil components. The Herm, cool soil is a minor component.

Map Unit: K0-V—Goldbug family, loam, warm, 3 to 12 percent slopes

Component: Goldbug, warm, and similar soils (85%)

The Goldbug family, loam, warm component makes up 85 percent of the map unit. Slopes are 3 to 12 percent. This component is on mesas and structural benches. The parent material consists of slope alluvium derived from sandstone and shale. Depth to a restrictive layer is greater than 80 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low to moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. This soil is not flooded. It is not ponded. This component is in the R048AY255CO - Pine Grasslands ecological site. Non-irrigated and irrigated land capability classification is 4e. This soil does not meet hydric criteria.

Minor Components:

Component: Fortlewis (10%)

Generated brief soil descriptions are created for major soil components. The Fortlewis soil is a minor component.

Component: Valto (5%)

Generated brief soil descriptions are created for major soil components. The Valto soil is a minor component.

Map Unit: M2-CD—Fortlewis fine sandy loam, 5 to 25 percent slopes

Component: Fortlewis and similar soils (85%)

The Fortlewis and similar soils component makes up 85 percent of the map unit. Slopes are 5 to 25 percent. This component is on mountain slopes. The parent material consists of slope alluvium and/or colluvium derived from sandstone and shale. Depth to a restrictive layer is 20 to 40 inches to lithic bedrock. The natural drainage class is well drained. Water movement in the most restrictive layer is low to moderately high. Available water to a depth of 60 inches (or restricted depth) is low. This soil is not flooded. It is not ponded. This component is in the F048AY925CO Ponderosa Pine Forest ecological site. Non-irrigated and irrigated land capability classification is 6e. This soil does not meet hydric criteria.

Minor Components:

Component: Goldbug (10%)

Generated brief soil descriptions are created for major soil components. The Goldbug soil is a minor component.

Component: Valto (5%)

Generated brief soil descriptions are created for major soil components. The Valto soil is a minor component.