

**New Castle Town Council Regular Meeting
Tuesday, March 3, 2026, 7:00 PM**

Call to Order

Mayor Art Riddile called the meeting to order at 7:00 p.m.

Pledge of Allegiance

Roll Call

Councilor Mariscal
Councilor Carey
Councilor Hazelton
Mayor A. Riddile
Councilor Copeland
Councilor Leland
Councilor G Riddile

Absent none

Also present at the meeting were Town Clerk Mindy Andis, Administrator Dave Reynolds, Planner Paul Smith, Attorney Haley Carmer and members of the public.

Meeting Notice

Clerk Andis verified that her office gave notice of the meeting in accordance with Resolution TC 2026-1.

Conflicts of Interest

There were no conflicts of interest

Agenda Changes

There were no agenda changes

Citizen Comments on Items not on the Agenda

Nancy Barnes New Castle resident and Garfield County Library Employee, she said she urged the council to oppose the resolution the Town of Silt is proposing to place a measure on the November 2026 ballot. The proposal is asking voters to redirect one half of the library voter approved sales tax to fund bus service in Silt and Rifle. The Town of New Castle, City of Glenwood and Carbondale voters voted to join RFTA a few years ago. Ms. Barnes went on to explain Town of Silt and City of Rifle has not joined RFTA. Ms. Barnes said in 2025 the library's had 441,000 people visit the libraries. She said 45,000 people attended their programs and there were over one million physical and digital items checked out. Ms. Barnes said their meeting and study rooms were rented over 17,000 times.

Mayor. A. Riddile said the council would take it into consideration.

Town Council Meeting
Tuesday, March 3, 2026

Consultant Reports

Consultant Attorney –present for agenda items

Consultant Engineer – not present

Items for Consideration

Presentation – Highwater Farm – Rebecca Roberts

Administrator Reynolds introduced Director Rebecca Roberts from Highwater Farms. Ms. Rebecca Roberts reviewed her presentation with the council (**Exhibit A**). She said Highwater Farm is a nonprofit organization and they grow vegetables and run a job training program for local teens. She said they are located at the Silt River Preserve with a 25-year lease for 5 acres with the Town of Silt. Ms. Roberts said they are hoping to break ground this spring to plant a fruit orchard. She said they do not use chemicals on any of the crops. Ms. Roberts said in the mornings the youth are involved in all aspects of the farm operations and in the afternoon the youth are involved in workshops. The workshops cover a variety of jobs and life skills. She said their programs are a nice balance of structured farm work and job training skills. Ms. Roberts said the last of their mission is fueling the community. Fueling the community is accomplished through a variety of community events on the farm.

Mayor A. Riddile asked how large the workforce is. Ms. Roberts said there are 3 full-time employees that work year-round, 2 season workers and 2 part-time seasonals. They are seeking to hire 10-12 teens for the 7-week summer program.

Councilor Leland asked if Highwater Farms would consider returning to New Castle Community Market in the summers. Ms. Roberts said they did a lot of markets at the beginning to get the word out about them. Recently they have been focused on the Community Supported Agriculture (CSA) program. In the future that would be another event for the teens to participate in.

Consider Ordinance TC-2026-01 An Ordinance of the New Castle Town Council Granting Conditional Approval of a Final PUD Development Plan, Final Plat, and Vested Rights for Riverside Park Lot 1 (1st reading)

Town Planner Paul Smith reviewed his staff report with the council (**Exhibit B**).

I Introductory Summary

Coal Seam, LLC is a local developer proposing a hotel, restaurant, and workforce housing concept east of the I-70 interchange, south of the Colorado River. The endeavor offers several community amenities with economic benefits in a central Colorado River Valley location. The site contemplates a 71 unit Best Western "Signature" hotel, a model which allows franchisees the chance to curate design features to better suit the locale. The hotel will sit adjacent to a restaurant that can be accessed by river floats. The restaurant sits atop four, one-bedroom residential units. The proposal will help offset workforce housing needs while supporting New Castle's commercial base.



The property was originally annexed in 1999 as Lot 1 of a three zone district PUD including the current River Park condominiums and Grand River Park. The property subsequently housed a gas station and laundromat which was ultimately demolished and the land reclaimed. The ordinance approving the initial zoning for Lot 1 upon annexation (Ordinance #99-05) provides that all provisions of the Town's Highway Business zone district apply to Lot 1, subject to the additional provisions and design standards included in the Ordinance. Ordinance #99-5 also indicates that development on Lot 1 is subject to both the preliminary and final PUD Plan application processes. To expediate this process, the Applicant requested these two distinct applications be combined pursuant to Section 17.100.050 (A). On September 27, 2023, The Planning Commission (P&Z) voted unanimously to combine the application steps with the condition that the preliminary and final application steps be considered separately if P&Z finds the combined application to be insufficient for final approval.

The combined application packet was deemed complete on April 11, 2025, and, after multiple continuances and extensions, was approved with conditions by P&Z on December 10, 2025. On January 20, 2026, Council opted to extend the final vote to no later than March 17, 2026, (if necessary) in order to provide the applicant ample time to prepare. After its review, Town Council may make one of three decisions: 1) approve the application unconditionally; 2) approve the application with conditions; Or 3) deny the application. A Final PUD application assesses zoning conformance, compliance with Public Works requirements, the suitability of utilities and infrastructure, compatibility with the comprehensive plan, and address any adverse impacts to the town. By final approval, all

civil drawings should attain construction level readiness. Town Council's decision will be made by ordinance which shall be introduced twice at a Town Council meeting and, if approved, shall take effect 14 days after final publication pursuant to Article IV of the New Castle municipal code.

II Staff Review:

Throughout the application process, application documents will be reviewed pursuant to the criteria outlined in the Municipal Code (MC) for planned unit developments (PUDs) and subdivisions. At the final plan stage, an application shall show conformity to the following criteria (MC 17.100.050(H)):

- 1. Consistency with the comprehensive plan;*
- 2. Compliance with zoning and density requirements;*
- 3. Compatibility to neighboring land uses;*
- 4. Availability of town services from public works (including water and sewer services), fire, and police;*
- 5. Adequacy of off-street parking and vehicle, bicycle, and pedestrian circulation;*
- 6. The extent to which any required open space or parks are designed for active or passive use by residents of the subdivision or the public; and*
- 7. Development is consistent with the natural character, contours, and viewsheds of the land.*

Planner Smith said the hotel would use the topography in the back of County Road 335. The stepping of the building will help with the grades. Both the hotel and restaurant will step towards the north down the hill. From the river or from the highway the buildings will look like three stories from the grade to the top. Planner Smith said all the roofs were designed to align with Riverview Condos.

Planner Smith said on the east of the property next to Riverview Condos there is an emergency easement. He said there are also EV charging stations that are required by the State of Colorado. He said there would be sufficient parking spaces for the hotel and restaurant; there would be four parking spaces for the residential units, one space per unit.

Planner Smith said there was a traffic study done and it concluded that CDOT determined there was not a need for a turn lane at the west end of the property. There is snow storage at the west end of the property that could be turned into a turn lane if it becomes necessary. Planning and Zoning had some concerns about the need for a third turn lane. Town Engineers have reviewed the plans and have determined turn lanes are not necessary.

Planner Smith said there would be trail from the restaurant to a current trail which is

along the riverbank.

Planner Smith said if council approves the ordinance on first reading, then it would come back to council for the second reading of the ordinance on April 7, 2026.

Planner Smith said when a new PUD is proposed, staff look at the prior PUD and there were a few uses that were allowed on the property. Staff have asked the developer to create a list of uses they thought would fit with their project. The reason for this is so the applicant would not need to be submitting CUP applications each time a new use comes along. The developer has submitted a list of the C-1 Zone for downtown use.

Planner Smith said on the site plan (**Exhibit C**) there is a minor adjustment because the property will eventually be subdivided into two lots.

Planner Smith said in the master PUD the building heights are discretionary. If the council approves the heights the building would look similar to the plans in (**Exhibit D**). The buildings would match Riverview Condos.

Planner Smith said the theme of the buildings will capture the mining legacy in New Castle (**Exhibit E**). The roof structure would steel. Caet May Architect said they got their inspiration from the mining structures and some of the stone buildings in downtown. They wanted the colors to be warm and inviting, not too bright or colorful.

Planner Smith said the sign code is limited and asked the developer what type of sign they would like to have and provide a variance for the signs. He said the existing gas station pole sign will be refurbished and reused.

Attorney Haley Carmer said currently the vested rights line is blank because the applicant was not sure how long they wanted the vested rights to be. She said the state statutory minimum is three years. Council would need to decide how long the vested rights to be.

Planner Smith reviewed the conditions in the ordinance with council.

1) Is the proposal consistent with the comprehensive plan?

*Applicants are expected to demonstrate substantial conformity with the CP in all applications (**Policy CG-1B**). The checklist below, though not exhaustive, provides a tool for reviewers to assess conformance with the CP:*

- Foster distinctive, attractive communities with a strong sense of place and quality of life.*
- Demonstrate that individual project fits into a fully-balanced community land use structure.*

- Ensure a mix of uses that complement the existing New Castle land-use patterns.*
- Create walkable communities with non-vehicular interconnection between use areas.*
- Guarantee a balance of housing types that support a range of affordability.*
- Preserve open space, farmland, natural beauty, critical environmental areas, and wildlife habitat.*
- Encourage economic development and supporting hard & soft infrastructure.*
- Concentrate development in ways which provide efficient and cost-effective services.*

Coal Seam aspires to fulfill many of the values and goals listed above:

- 1. The project provides a much in demand commercial base with hotel, and dining space in a highly visible location off of Interstate 70 (**Goal E-; Policy E-1E**). Though retail/office occupancy is currently not being considered, the Applicant is proposing a list of potential uses-by-right so that future business prospects are not unnecessarily burdened by lengthy conditional use reviews.*
- 2. The proposal provides four residential units for its commercial tenants to help address New Castle’s residential/commercial imbalance (**New Castle Community Vision, CP, page 8; Also Goal CG-4**).*
- 3. A river trail with potential boater access provides a unique river experience (**Goal RT-1**) which helps preserve natural habitat (**POST-4A**). The proposal also preserves the LoVa trail access along CR 335 (**Policy POST-3F**).*
- 4. Building aesthetics will blend with the local topography, landscape colors, and historical mining structures to temper viewshed impacts (**Goal EN-6**).*
- 5. EV charging will be available per state requirements with a nod towards sustainability (**Goal EN-7**). Other sustainability measures were not discussed.*
- 6. Market rate workforce housing will be available for employees of the development as right of first refusal (**Goal HO-1 & 2**). Any remaining*

units will be made available to Town of New Castle employees then the local workforce. A draft housing agreement is provided in the packet.

- 7. A fiscal impact study was performed comparing revenues and costs projected to the Town. The study assesses whether the project will provide a net financial benefit for at least the next 15 years. Items on the revenue side include: use tax, tap fees, lodging tax, sales tax, property tax, and incremental revenues; The cost side is mainly derived from the general fund expenditure per person as provided from the Town budget. Revenues during that time range from \$260k to \$355k with expenses ranging from \$62k to \$84k. In sum, the development is projected to generate a total of \$3,989,808 over the first 13 years once fully operational which does not include \$1,053,146 in construction revenue generated at permitting. The Town's Finance Department has reviewed the assumptions with comparable results.*

2) Does the proposal demonstrate compliance with zoning and density requirements?

Zoning: *The property, "Lot 1" is part of the original Riverside Park PUD zoned Highway-Business (HB). It is "an area for highway oriented commercial development along major arterial and collector highways in such a manner as to minimize interruption of traffic flow, safeguard pedestrian movement, and optimize the aesthetic appearance to passing motorists" (Chapter 17.60). Current permitted uses are few (e.g. underground utilities, open space, accessory uses, offices, police station, retail/office, and laundry). However, by virtue of the PUD application process (Section 17.124.010), the Applicant may elect to update the uses which are permitted, conditional, or prohibited (Section 17.100.020(C)). The Applicants proposed permitted and conditional uses are included in the packet. Additionally, Staff recommends that any future proposed uses not found on the permitted or conditional use lists be subject to the conditional use permitting process (see conditions below).*

Setbacks: *The required minimum setback from property lines in the HB zone is 20 feet. All structures are setback from the perimeter property line by the required distance. However, the interior lot lines formed by the subdivision of the hotel property from the restaurant property shows a setback of only 14 feet, or six feet less than what is required. Ordinance #99-5 allows for variations from the Highway Business setback requirements through the preliminary and final PUD plan process. Staff has reviewed the proposed setbacks and does not have a concern.*

Building Heights: *The HB zone allows 30' building heights and two stories for permitted uses. For PUD and conditional use applications, heights are discretionary. The hotel structure is the tallest extending nearly 50' from grade to the ornamental extensions above the roof (**Exhibit A, page 325**). The bulk of the hotel is roughly 42' (i.e. less ornamentation or appurtenances). The restaurant building will rise roughly 42' above grade. Importantly, the Applicant's architect was careful to limit the structure heights to those similar to the River Park Condominiums. In this way Grand Hogback viewsheds are preserved.*

The 40'-50' building height is also similar to the heights approved in various land use applications to date including: the River Park Condos, the CRFR Fire House, Shibui, Senior Housing, Longview (Romero), R2 (9NWH).



3) Does the proposal demonstrate compatibility to neighboring land uses?

*South of Interstate 70 and the Colorado River, the Coal Seam parcel adjoins the Riverpark Condominiums directly to the east, Garfield County rural zoning to the south, and the New Castle Industrial District & Breslin Park to the west. The project is also part of what the Comprehensive Plan deems a community "gateway" affording first impressions and a source of identity to the Town (**CP, page 73**). A hotel, restaurant, and residential proposal – whose architecture and style blends with the local history and topography and that serves a unique function among a diversity of surrounding uses – seems suitable to the neighboring properties.*

Specifically, the Applicant adopts architecture styles that compliment New Castle's history with a focus on structural and material similarity (e.g. architectural mining themes were added to the exterior of the buildings).



Varying roof heights, offsets, and terracing of the buildings are all efforts the Applicant is employing to abate concerns with massing. The parking lot is designed to face south behind the buildings, screening the lot from the river and parts of Town to the south. Per town code 17.76.110(c)(3)&(4), at least ten percent of the parking lot is landscaped and screened from adjoining residential uses.

4) Is there availability of town services from public works (including water and sewer services), fire, and police?

Police: *The Police Department currently consists of 12 FTEs which is suitable for a town the size of New Castle. Generally, additional FTEs are considered for every increase of 1,000 residents. Therefore, the Police Chief concludes that there would be no compromise with police service as a result of a slight population increase.*

Fire: *CRFR has commented on the status and maintenance of the emergency access easement on the southeast end of the lot. The egress provides the quickest route to CR 335 for the properties furthest west in the River Park Condos. Future maintenance of the egress is the responsibility of the River Park Condo Association for the use of their residents. For their part, Coal Seam will refrain from any development within the prescribed easement. The fire department will review all other IFC requirements prior to permitting.*

Engineering: *The Town Engineer has re-reviewed all outstanding engineering concerns. The following items remain unresolved but curable before construction permitting:*

- Updates to plat monumentation;*
- Updated easements on the plat for utility providers;*
- Coordinated sewage management with lift station through PW;*
- Updated erosion control plan in various areas;*
- Clarification of any conflicts with existing Town bike path, driveways and rockfall berm;*

Public Works: Water and sewer capacity is available for the property. Public Works cautions against obstructions to any utility easements especially near the rockfall mitigation berm. Clearances will be verified prior to Council.

5) Is there adequate off-street parking and vehicle, bicycle, and pedestrian circulation?

Off-Street Parking: Due to the constraints of surrounding land uses and topography, there are no feasible on-street parking alternatives in the immediate vicinity. Therefore, off-street parking will be a critical part of the project's success. Off-street parking requirements relevant to the application are as follows:

- Residential (4 units): two spaces/unit = 8 spaces;
 - Hotel Use (71 rooms): 1 space/room + 1 space/two employees = 73;
 - Restaurant Use (60 seat capacity): 1 space/3 seats = 20;
- Total Off-Street Parking Required: 101 spaces**

Total Off-Street Parking Planned: 109 spaces

The elimination of the retail spaces and reduction in residential occupancy resulted in a significant reduction in the project's parking needs. With the revisions the off-street parking requirements are now satisfied with a surplus of eight spaces. It is important to note that the residents will be "assigned" only one space per unit though two spaces per unit are technically available. The Applicant will manage the assigned residential parking through the association.

Nonvehicular Circulation: The Applicant has made efforts to avoid interference with the general LoVa trail alignment. The parking lot will also be wrapped with sidewalks that allow uninterrupted paths to all portions of the property. Additional soft trails will extend from the mixed-use area north towards the river and then to the east and west along the river.

6) Are the required open space or parks designed for active or passive use by residents of the subdivision or the public?

The Applicant is not required and does not intend to designate open space to the Town. However, there are connecting trails and waterfront open areas allowing access for patrons. Though no formalized paths continue to either the east or west, historic use paths along the entirety of the riverbank do exist even at runoff flows. Ten percent of the total land area will be landscaped per Section 17.60.090. Additionally, 10% of the parking area will be landscaped. Otherwise, active open space is available to patrons at Grand River or Breslin Parks which can all be reached via the LoVa trail.



7) Is the development consistent with the natural character, contours, and viewsheds of the land?

The proposal values the preservation of natural landscape and viewsheds to the south. Structures are purposely stepped from back-to-front to minimize cutting and of the existing slope. South elevations have also been reduced to two levels to improve contouring with the steep topography and soften visual impacts.



To conserve water and limit landscape maintenance such as mowing and fertilizing, Staff encourages drought resistant vegetation and seeding with native grasses to restore disturbed areas to their original state. Sod and landscape irrigation, likewise, should be used sparingly to limit the need for landscape maintenance. Modestly mowed buffers and borders can provide a satisfying manicured look needing little maintenance. No raw water is available to the property, hence landscape irrigation will put some demand on the Town's potable water inventory.

V Staff Recommendations

Staff requests council consideration of the following recommendations prior to a decision on Ordinance TC 2026-1:

- A. The Site Plan shall be revised to identify it as a site-specific development plan and list all (A) permitted uses, (B) conditional uses, and (C) non-permitted uses approved by Council. Non-permitted uses shall include gas stations, tire shops, car washes, those

listed in section 17.36.060 for the C-1 zone district, and any others required by Council. A fourth section shall be added stating:

(D) "Any use not specifically defined in the permitted, conditional, or non-permitted use categories shall be a conditional use."

Council G. Riddile asked if the current C-1 Zone District permitted, non-permitted and conditional uses stay with the development as they are now and would they change if the C-1 Zone District Changes. Planner Smith said the permitted, non-permitted and conditional uses would stay as they are and would not change. Attorney Carmer said the applicant would put on their site plan would list specially permitted, conditional and not permitted and that is what would be allowed in the PUD.

- B. Prior to submission of a building permit for the Property, final construction drawings shall demonstrate compliance with the building heights included in the final Application materials.
- C. All applicable signs shall conform to the conceptual signage depicted in the last-dated Application materials. All other signage shall be subject to the provisions of the sign code, Chapter 17.18.
- D. Exterior surfaces for all structural retaining walls shall be clad with equivalent material types to those approved for the hotel structure.
- E. If the residential units are to be condominiumized for separate ownership, a minor PUD amendment pursuant to section 17.100.110 will be required.*
- F. Prior to recordation of the final plat, the Applicant shall demonstrate compliance with all recommendations of the Town Engineer, Town Public Works Director, Town Attorney, and Fire Marshal provided in response to review of the Application.*
- G. Parking lot lighting should be on timers to reduce the light duration at night while maintaining security lighting as needed.*

Councilor G. Riddile asked if the lighting would be on motion sensors for visitors arriving in the middle of the night. Planner Smith said there is a standard requirement for safety.

- H. All trash dumpsters shall be located within an approved trash enclosure that extends six feet high and includes a bear resistant latching mechanism.*
- I. The form of the declaration of covenants for the Property shall be finalized and address any Town Attorney comments prior to recordation. The parking management plan shall reserve at least one full-time parking space for each*

residential unit including suitable reserved parking signage. Recordation of the declaration of covenants shall be accomplished at or before recording of the final plat.

- J. A subdivision improvements agreement (SIA) containing an engineer's stamped cost estimate of public improvements to the satisfaction of the Town Engineer and Town Attorney and approved by Town Council shall be recorded along with and as a condition of recording the Final Plat.*
- K. Landscaping shall incorporate native grasses and plants that minimize maintenance, mowing, and irrigation. The landscape plan shall be approved by Public Works prior to issuance of building permit.*

Councilor Carey asked if there was a plan to quantify how much water is being used for landscaping and making sure it is within a reasonable expectation. Planner Smith said there would be a small patch of sod for kids and pets to walk on, rest should be native grasses. Planner Smith said there is a landscape plan as part of the application.

- L. As illustrated in the submittal materials, an unimproved, single-track trail system shall be made available for patrons of the property as well as to the general public. The Town may consider building a trail connector between the proposed trail system and the current trail system at Grand River Park for the benefit of the New Castle community. Parks fees collected for the residential units may be used by the Town to offset the expense of the connecting trail.*

Councilor G. Riddile asked if there was any conversation at P&Z for a sidewalk on the east side of the property that would be extended to the emergency exit. Planner Smith said there could be a topography issue. Applicant Abdi Pirzadeh said there were utilities across the path that would make it difficult to create a sidewalk. Parter Tom Stevens said there is currently a native trail there already.

- M. All representations of the Applicant made verbally or in written submittals presented to the Town in conjunction with the Application before the Commission or Town Council shall be considered part of the Application and binding on the Applicant.*
- N. The Applicant shall reimburse the Town for any and all expenses incurred by the Town regarding this approval, including, without limitation, all costs incurred by the Town's outside consultants such as legal and engineering costs.*
- O. The sale of individual lots, parcels or units may not occur until a plat creating the lot, parcel or unit is recorded with Garfield County and security for the*

public improvements has been received by the Town.

- P. No grading or excavation for the construction of a building shall occur until a permit is issued for that specific building. Applicant may commence grading and excavation for infrastructure for public improvements in areas of the project for which a plat and subdivision improvements agreement has not yet been recorded, provided that applicant has obtained a grading permit pursuant to the Town Code and posted security to cover the applicable grading and revegetation work.*

VI Final Plan Exhibits:

- A. Applicant Submittal Materials – March 3, 2026*
- B. CRFR Fire Marshal Referral, Orrin Moon – March 13, 2025*
- C. Updated Town Engineer Comments, Jefferey Simonson – February 23, 2025*
- D. Town Public Works Director Comments, John Wenzel – March 15, 2025*

Mr. Pirzadeh said they are partnering with Marriott Outdoors and not Best Western. Mr. Stevens said Marriott has an Outdoors series of a boutique hotel. The Outdoor series comes up if you google any outdoor sports. The outdoors type of customers they are trying to attract besides the I-70 traffic. Mr. Stevens said the hotel would fit the site and not be a square box. The hotel would be stepping down the hillside. The mechanical, storage, fitness center and etc. would be tucked back into the hillside. The rooms would face outward. The massing is critical, from the interstate and the river the building looks like a three-story building but from County Road 335 the building looks like a two-story building. Mr. Stevens said the material for the hotel would be a combination of an old mining style and main street.

Mr. Stevens said the reasoning for subdividing the property is for financing purposes. There could be one investor for the hotel and another for the restaurant. He said the parking code requirement is 102 parking spaces and they have 109 parking spaces. He said they have 10 EV ready parking spaces, four conventional charging stations, 12 EV capable spaces and 13 capable light spaces per state requirement.

Mr. Stevens said they have a very small patch of sod with native grass, ornamental trees and plants at the entrance of the project. Rest of the landscaping would be native material. After the first couple of years the irrigation could be turned off unless there is a drought situation.

Mr. Stevens said they did high a company to complete a rock fall study of the site. It was determined that a three-foot berm at the back of the property along County Road 335 would be sufficient for the rock fall mitigation.

Mr. Stevens said all the lighting is night sky compliant and the lighting is downward casting.

Mr. Stevens said the easement that is on the east side of the property is a recorded non-exclusive utility easement. It has always been thought of as the emergency access into Riverview Park. He said the time frame for the project is roughly two years.

Planner Smith asked the applicants to explain the water feature in front of the restaurant. Ms. Mays said they wanted to have a place for kids to come and play. The area is also a pet area and a kid's playground. The area would be open to the public and not just for the hotel and restaurant guests.

Councilor Carey asked about the pool. Mr. Stevens said it is a soaking pool that would be outdoors. Councilor Carey asked what about safety features for the soaking pool. Mr. Stevens said there would be a fence around it and it would be accessed from the hotel.

Councilor Leland asked what type of building materials would be on the buildings. Ms. Mays said it would be a wood alternative such as a composite type material. Councilor Leland said he had a concern about not having enough handicapped parking spaces in front of the hotel. Ms. May said they have the minimum per the code. She said there are pathways that could be converted into a handicap path. Councilor Leland asked if they were going to operate the restaurant or rent it. Mr. Pirzadeh said they will own it and they have an operator on board. Councilor Leland asked Planner Smith to put together an EQR reference sheet for council. Planner Smith said he would.

Councilor Hazelton asked the applicants to explain the workforce housing. Mr. Stevens said they wanted to provide employee housing for the project. If the housing doesn't get rented, then the housing would become available to New Castle (81647) zip code and then to open market. Ms. May said the units are studio apartments. Mr. Pirzadeh said the employee housing is clearly laid out in the employee housing agreement.

Councilor Carey asked, since the project is geared toward outdoor activities, will there be any bike storage or bike repair. Mr. Stevens said the corridor of the building and on the riverside rooms would be storage for bikes.

Attorney Carmer asked the applicants what they were looking at for time the vested rights. Mr. Pirzadeh said once the financing is secured, they would break ground right away. He said they would like to have 10 years. Councilor G. Riddile said he has concerns about 10 years, if something happens and the current owners are no longer the owners and there is another owner comes who wanted to make changes to the development, which makes it difficult. Councilor G. Riddile suggested 5 years vested right. Mr. Pirzadeh said they are asking for approval of what they have presented. Counselor Hazelton said he agreed with the 5 years because council tries not to put things too far ahead and burden future councils. He said 5 years is a good number of years and plenty of time for financing. Mr. Stevens asked if there was any consideration in breaks for impact fees because this is not the standard hotel restaurant. Mayor A. Riddile said the council will

consider it at a later time. Councilor Leland said they are limited on what they can do for breaks on fees.

MOTION: Mayor A. Riddile made a motion to approve Ordinance TC-2026-01 An Ordinance of the New Castle Town Council Granting Conditional Approval of a Final PUD Development Plan, Final Plat, and Vested Rights for 5 years for Riverside Park Lot 1 (1st reading) Councilor Mariscal seconded the motion, and it passed on a roll call vote. Councilor Mariscal: yes; Councilor Carey: yes; Councilor Hazelton: yes; Mayor A. Riddile: yes; Councilor Copeland: yes; Councilor Leland: yes; Councilor G. Riddile: yes.

Consider Resolution TC-2026-09 a Resolution of the Town of New Castle Town Council Adopting A New Emergency Drought Response Plan.

Administrator Reynolds said during regular town council meetings held on February 3, 2026, and February 17, 2026, council reviewed the Town’s Emergency Drought Plan Policy and discussed necessary revisions. Originally established in 2013, the policy required updates to reflect current conditions, operational practices, and related provisions within the municipal code. Council and staff also identified sections of the municipal code that coordinate with and overlap portions of the policy, prompting alignment and clarification.

Resolution TC 2026-9 incorporates the updates discussed by council and brings the Town’s Emergency Drought Plan Policy into alignment with current considerations and governing regulations. There have been no changes to the policy since the last meeting. Approving the resolution would adopt the Emergency Drought Plan Policy.

Councilor Carey said on red flag days there are requirements of certain things that people are not allowed to do. She asked for better enforcement on red flag days and what are the options. Administrator Reynolds said he has had conversions with Fire Marshall Oran Moon regarding red flag days. Planner Smith said Marshall Moon would go onto constructions sites and do site inspections to make sure there was a permit and sufficient water and a spotter.

MOTION: Mayor A. Riddile made a motion to approve Resolution TC 2026-09 a Resolution of the Town of New Castle Town Council Adopting A New Emergency Drought Response Plan. Councilor Carey seconded the motion, and it passed unanimously.

Consider Ordinance TC-2026-02 An Ordinance of the New Castle Town Council Amending Provisions of Chapter 13.28 of the Town Municipal Code Regarding Water Conservation (1st reading)

Administrator Reynolds said council and staff noted that if updates to the Emergency Drought Plan Policy were to be adopted, it would be wise to review and update corresponding and related sections of the municipal code. Ordinance TC2026-2 is designed to bring clarity and uniformity to the Water Conservation sections of the municipal code while also bringing alignment between the code and the revised Drought Plan Policy.

MOTION: Mayor A. Riddile made a motion to approve Ordinance TC-2026-02 An Ordinance of the New Castle Town Council Amending Provisions of Chapter 13.28 of the Town Municipal Code Regarding Water Conservation (1st reading). Councilor Mariscal seconded the motion, and it passed on a roll call vote. Councilor Copeland: yes; Mayor A. Riddile: yes; Councilor Mariscal: yes; Councilor Hazelton: yes; Councilor G. Riddile: yes; Councilor Carey: yes; Councilor Leland: yes.

Consider Resolution TC 2026-10 - A Resolution of the New Castle Town Council Approving an IGA with Garfield County for Mosquito Control

Administrator Reynolds said Resolution TC 2026-10 approving an IGA with Garfield County Mosquito Control. In partnership with the cities and towns throughout Garfield County, a program was created over 20 years ago which allows Garfield County to monitor and treat county and municipal properties for mosquito infestation. Using this program, the Garfield County Health Department can track the numbers and types of mosquitoes found in our area, while also analyzing the threat of mosquito borne illnesses. By working together with Garfield County Health Department, the county is able to create a regional program that saves municipal dollars while also providing a comprehensive and effective county wide program.

MOTION: Mayor A. Riddile made a motion to approve Resolution TC 2026-010 A Resolution of the New Castle Town Council Approving an IGA with Garfield County for Mosquito Control. Councilor Copeland seconded the motion, and it passed unanimously.

Consent Agenda

Items on the consent agenda are routine and non-controversial and will be approved by one motion. There will be no separate discussion of these items unless a council member

or citizen requests it, in which case the item will be removed from the consent agenda.

February 17, 2026, Minutes

February Bills \$669,352.34

MOTION: Mayor A. Riddile made a motion to approve the Consent Agenda. Councilor Mariscal seconded the motion, and it passed unanimously.

Staff Reports

Town Administrator –Administrator Reynolds said there has been some staff turn over in the police department. The town lost an officer to injury and the assistant police clerk was let go. The new assistant police clerk will start March 10, 2026. Administrator Reynolds said the town received a thank you form Literacy Outreach for the support of Spellabration. Administrator Reynolds said the town has received a donation for the cemetery. He said there was a family in their will donated money to the town for the cemetery. There was a catch with the donation, the town can't use the money but can invest it and use the interest from the investment for the cemetery. Administrator Reynolds said he had received an invitation to an EAB meeting on Thursday, March 5, 2026. Mayor A. Riddile said that he could not attend the meeting and said Administrator Reynolds could attend. Administrator Reynolds handed out two photos for the council to vote on. The winning photo would become the town's website cover page photo. The second part of the photo contest is for the photos that will be displayed in town hall. Administrator Reynolds said the RFTA issue that was brought up by the library will be a very interesting issue. He said the conversation will be brought to council because this would affect the town financially. Councilor G. Riddile said he opposes this issue for various reasons. Administrator Reynolds said there would be two ballot questions for this, one would be with the board of county commissioners and the other would be with the library district. Administrator Reynolds congratulated Councilor Mariscal who had received the 2025 Athena Young Professional Award from the Glenwood Springs Chamber of Commerce. Administrator Reynolds said BLM is doing a study of their use of their mountain bike trails. They are looking for comments on the use of Class 1 e-bikes on the mountain bike trails. He said council had decided on the town's mountain bike trails we can regulate it and said peddle assist would be allowed on the trails. Council agreed to share the town's policy for allowing Class 1 e-bikes on the trails with BLM. Administrator Reynolds said he and Public Works Director John Wenzel will be meeting with New Castle Trails and Roaring Fork Mountain Bike Association (RFMBA) on Wednesday, March 4, 2026, to discuss a maintenance plan on the town's trails and the bike park for this year. Administrator Reynolds said he and Assistant Rochelle Firth presented at the Colorado River Valley Chamber of Commerce State of Community. Administrator Reynolds said the town has been invited to the CML Conference this summer to host a presentation. He and Assistant Firth will be meeting with the of Town of Rico on Wednesday, March 4, 2026.

Attorney Carmer said she and Attorney David McConaughy will also be giving a presentation at the conference as well on Subdivision Improvement Agreements.

Town Clerk – Clerk Andis said Assistant Michelle Huster’s second year anniversary is Wednesday, March 4, 2026. Clerk Andis reviewed the items for the next council meeting.

Town Treasurer – not present

Town Planner – Planner Smith said there is a Conditional Use Permit (CUP) for Xcel Energy for a substation on County Road 335. The CUP will be going to P&Z on March 25, 2026. Planner Smith said he met with R2 Development, and they will be breaking ground sometime at the end of March 2026. He said there will be a fence placed around the entire build perimeter of the property. Councilor G. Riddile asked about parking at VIX Park. Planner Smith said the project will be phased in. The middle part will be used for staging of the project, but the outside parking will be available. Administrator Reynolds said there is a plan to temporarily move the trails during construction. Councilor Carey asked about the construction easement between the two developments. Administrator Reynolds said R2 has given the town a specific phasing plan and showing how the construction equipment would be coming in and out of the development. There should be minimal impact. Councilor Carey asked what can be done to get the information out to residents because of spring activities. Administrator Reynolds said Assistant Firth is working on getting information out to the public and VIX Park will still be accessible to the public for use. Planner Smith said there was not an agreement that could be reached between the two developments. Staff talked with R2 about having traffic control flaggers at the intersection of North Wild Horse Drive and Castle Valley Boulevard. Councilor G. Riddile asked if staff knew when the parking lot would be closed at VIX Park. Administrator Reynolds said no, but staff did give them the dates of the two big events that uses the park.

Public Works Director – not present

Commission Reports

Planning & Zoning Commission –Mayor A. Riddile said there was a presentation from TC Midwest and the resolution was approved unanimously. Administrator Reynolds said staff have been talking with TC Midwest about space availability for the Pickleball Courts. Staff is exploring the idea of moving the Pickleball Court into VIX Park, which may need to rework parts of the Pump Track.

Historic Preservation Commission –Councilor Copeland said they decided what the dedication plaque would say for the cemetery historic designation and where to place the plaque. The designation will be Memorial Day Monday, May 25, 2026, at the cemetery.

Climate and Environment Commission – Councilor Leland said Administrator Reynolds gave an update to the commission regarding the state recycling plan. Administrator Reynolds said the state is going through the application process. The town has filled out three applications. Sometime this summer the state will send out a draft contract, and it will be brought to the council for a decision on the contract. The money given to the town

would need to offset a portion of the recycling costs to the town residents.

Senior Program –Clerk Andis said they voted for a new Chair and Vice Chair. She said for the month January 2026 there were 72 meals served to the seniors at the New Castle meal site.

RFTA – have not met

AGNC – Councilor Hazelton said they meet by ZOOM and Administrator Reynolds gave a presentation for the round table discussion.

GCE - have not met

EAB – have not met

POSTR – have not met

Council Comments

Councilor Mariscal thanked Chief Curry and Sergeant Contreas for creating a video for the award ceremony. The Adult Prom was great.

Councilor Carey said HB26-1001 will be going to hearing on Wednesday, March 4, 2026, if you are interested in submitting a comment or testifying during the hearing to let her know and she would send the information to you.

Councilor Hazelton said he had a resident send him a copy of their receipt from City Market showing a Bag Tax for 10 cents. He asked if there was a way to change the wording to bag fee or something similar. He said with the Coal Seam Development the town needs to look at safety regarding of the splash pad. There will be kids going there from Apple Tree and the cross paths are not adequate for that. There needs to be some kind of lighting and signage at the crosswalks to help make it a little safer for the kids. Councilor Leland said the quarterly newsletter is online only. He asked what the progress was on Steve Rippy Park. Administrator Reynolds said there is a topsoil pile on the lot which is the finish grade topsoil. There is a little more grading that needs to be done for the parking lot. The irrigation still needs to be installed, and staff will be trenching to install the pipe. The parking lot will get paved this year with rest of the paving projects. Mayor A. Riddile said he would like to recognize Adria Milton-Baker for her taking it upon herself to volunteer to pick up trash around town. She had done this for several years. He congratulated Councilor Mariscal on her award and said she is the first Latino council person to serve on New Castle Town Council. He thanked Councilor G. Riddile for his contribution to the bridge project and for getting the move completed within 20 hours. The road was closed to traffic at 5:00pm Thursday, February 26, 2026, and reopened to traffic at 2:00pm Friday, February 27, 2026. He also thanked Councilor G. Riddile for the tour he gave of the bridge move.

Items for Future Council Agenda

Councilor G. Riddile would like to discuss affordable housing program.

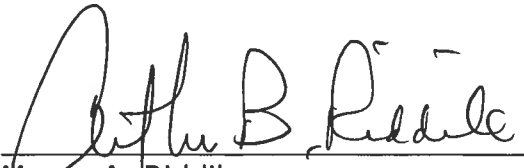
Adjourn

MOTION: Mayor A. Riddile made a motion to adjourn.

The meeting adjourned at 9:11 p.m.

Respectfully submitted,





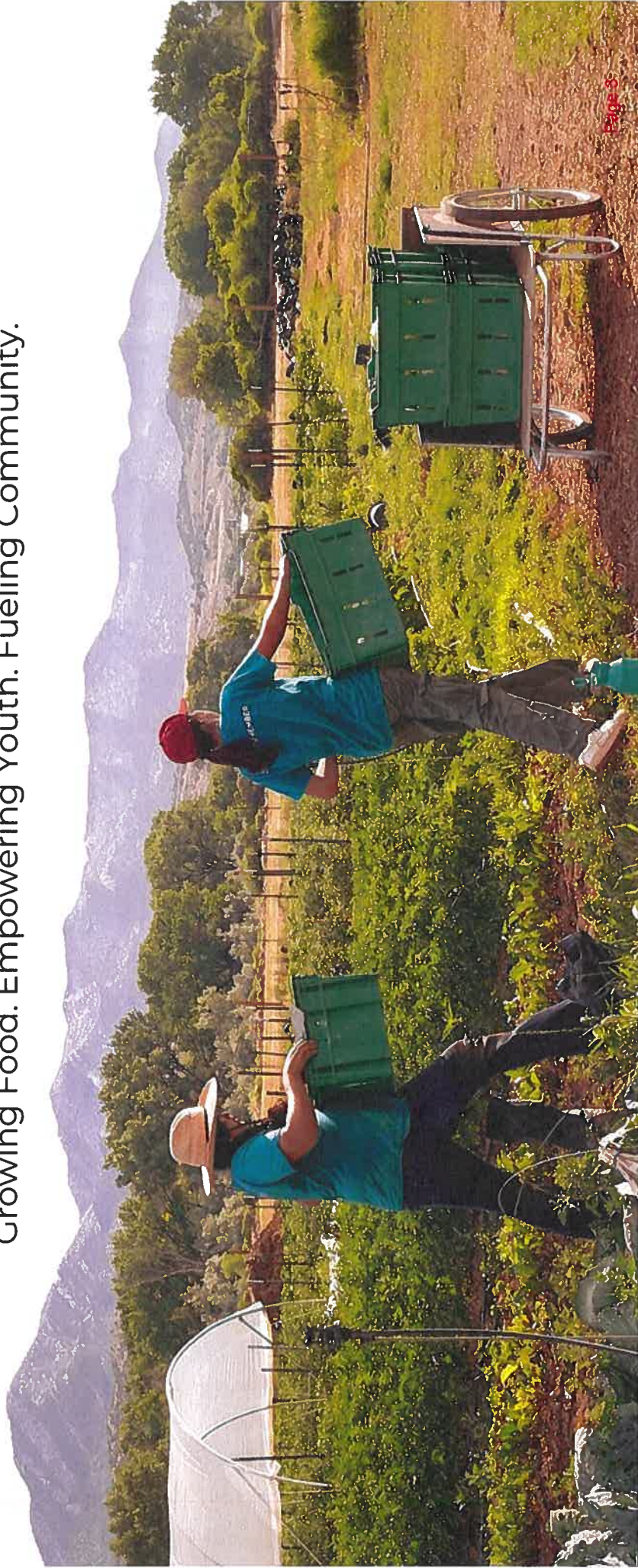
Mayor A. Riddile

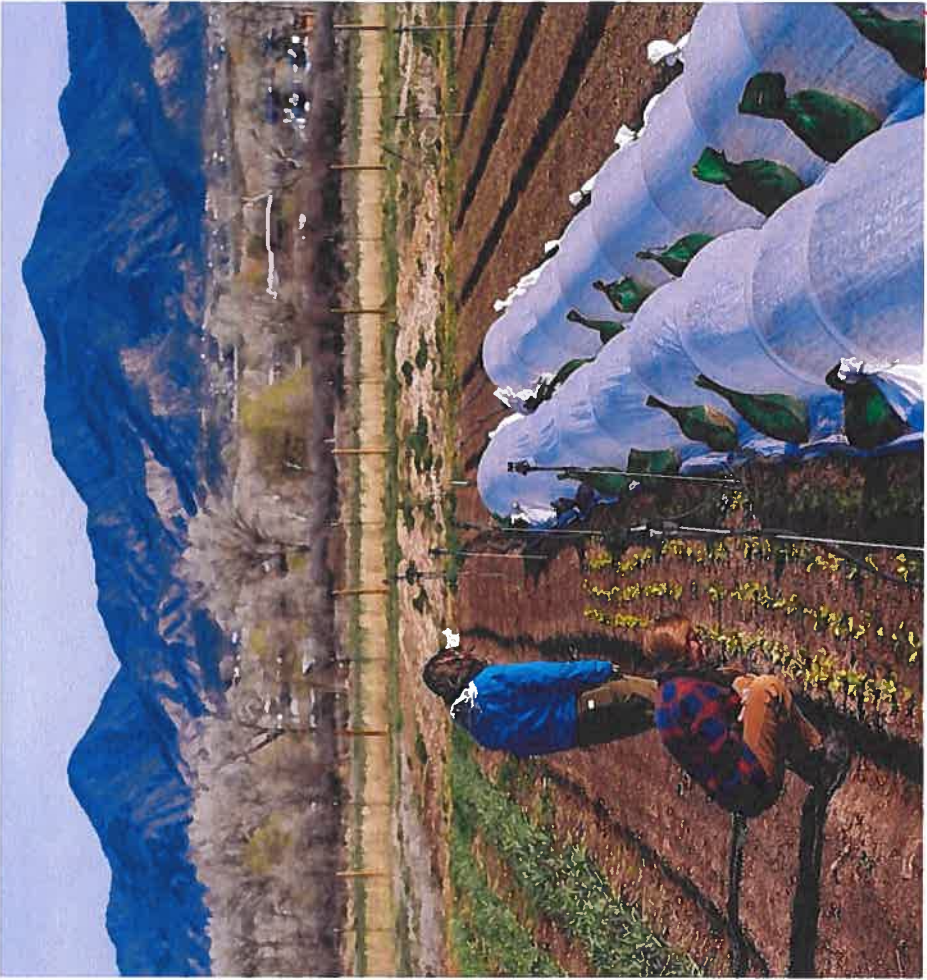


Town Clerk Mindy Andis, CMC

Highwater farm

Growing Food. Empowering Youth. Fueling Community.



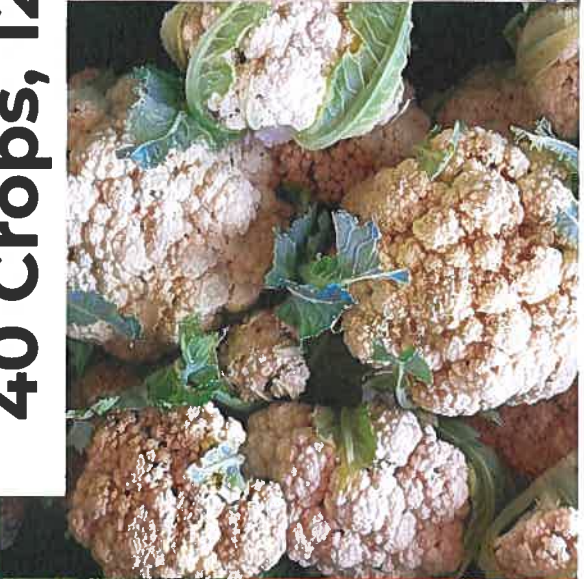
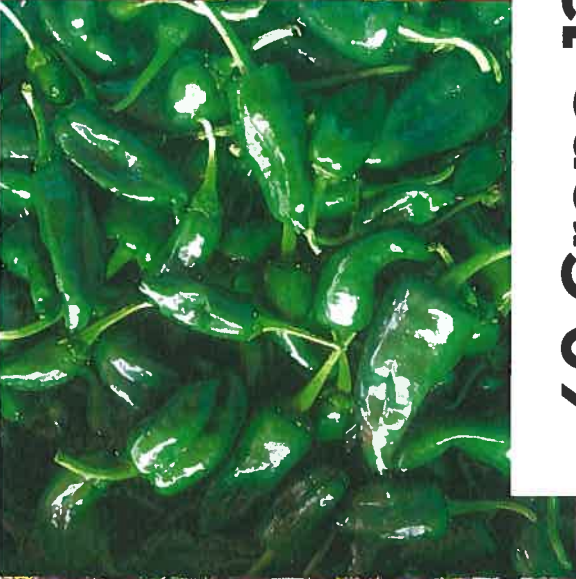








40 Crops, 120 Varieties





35,000 lbs harvested annually
Page 8

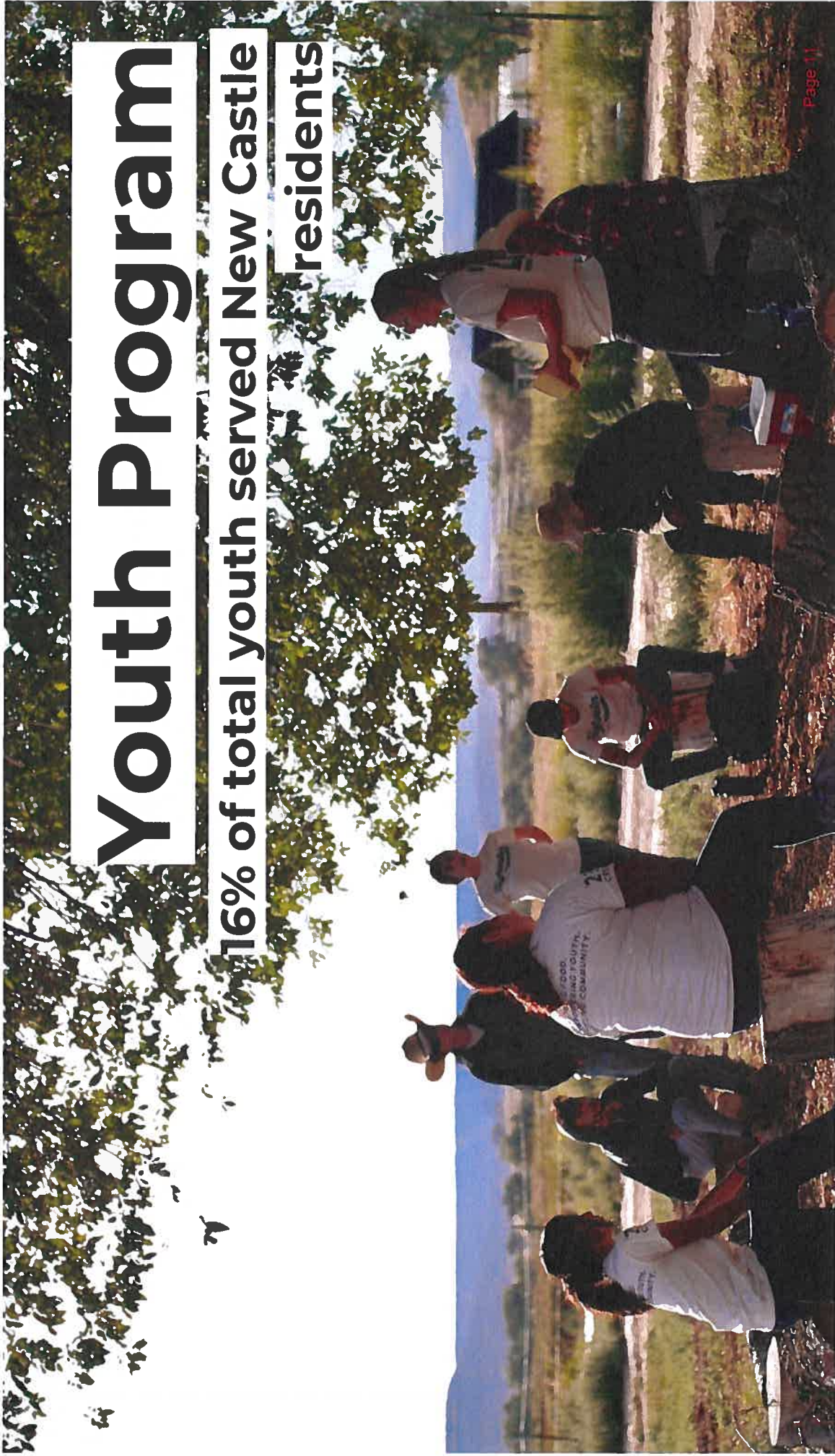


120 CSA (Community Supported Agriculture) Shares 18 weeks Page 9



Youth Program

16% of total youth served New Castle residents

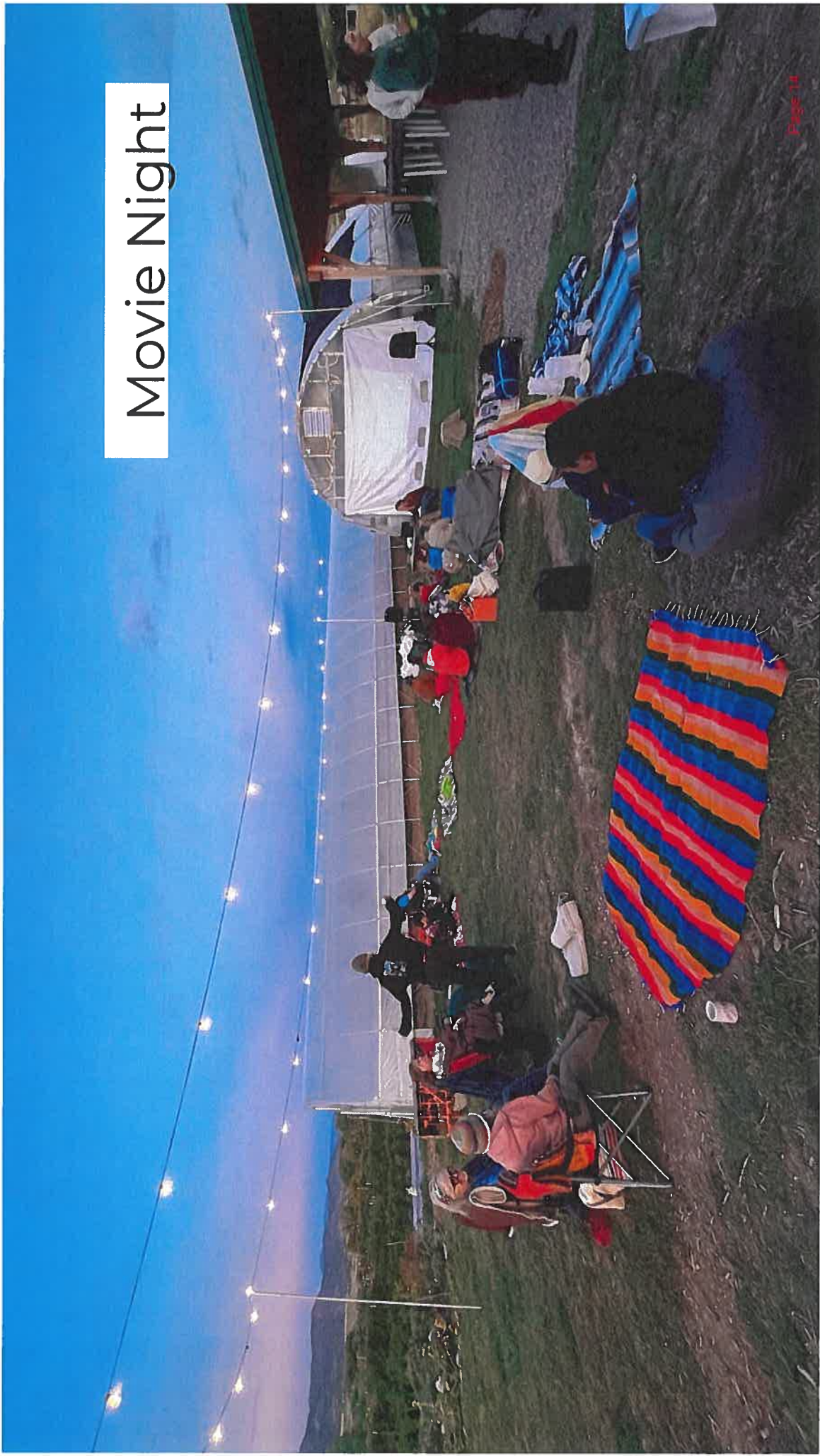






Workshops

Movie Night



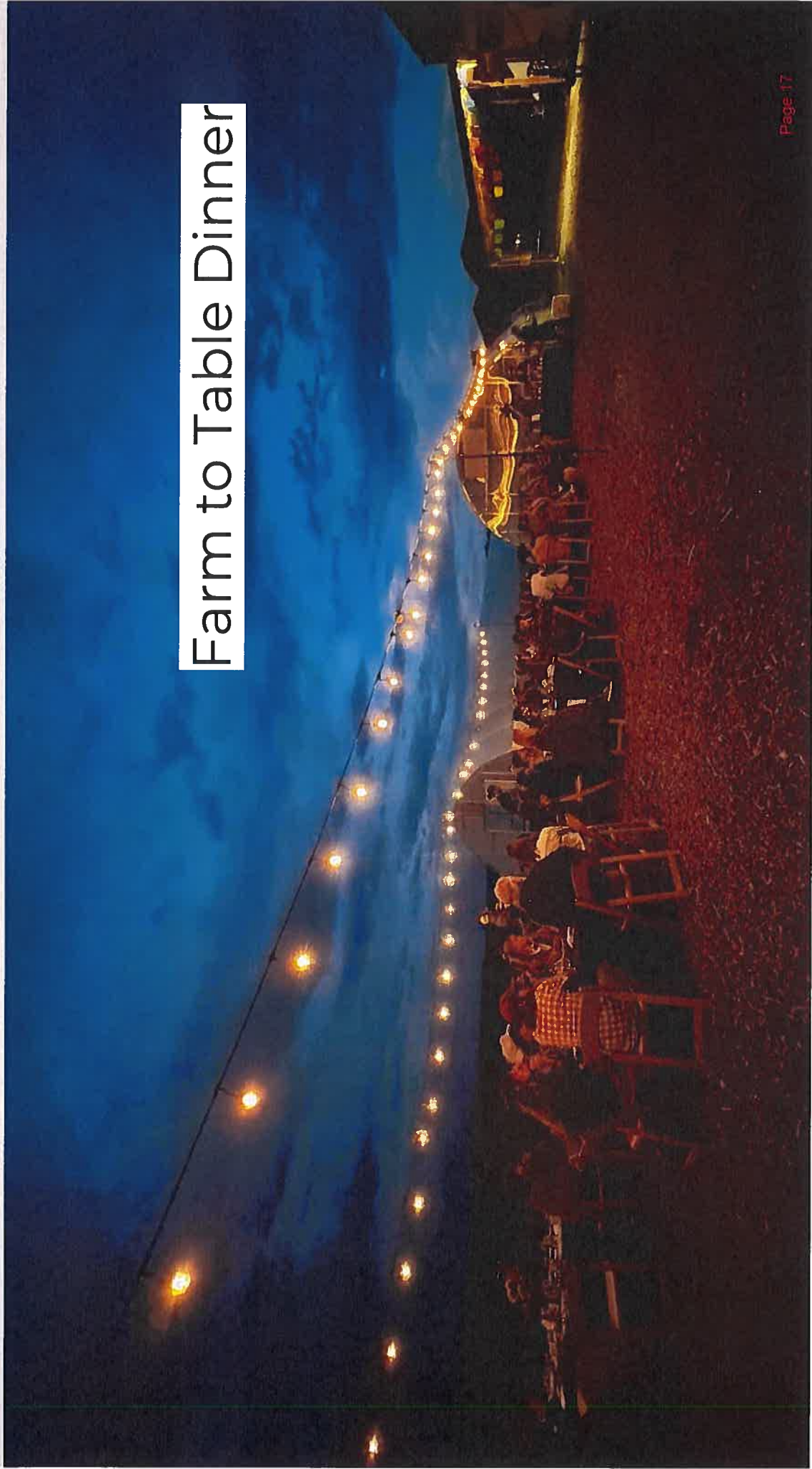
Community Lunch



Fall Brunch



Farm to Table Dinner





COMMUNITY EVENTS 2026

Community Lunch*/Almuerzo Comunitario

July. 15 | 11am - 1pm

Movie Night/ Noche de Película

Aug. 28 | 7:30pm

Farm to Table Dinner*/Cena de la Granja a la Mesa

Sept. 11 | 6 - 8pm

Fall Brunch*/ Brunch de Otoño

Oct. 4 | 10am - 12pm

** Ticketed events - purchase on our website*

Event dates subject to change, please check website for details

** Eventos con boleto - compra boletos en nuestro sitio de web*
Las fechas del eventos podrían cambiar, consulte el sitio web para detalles

Get Involved!



Contribute!

Donate

In-kind

Visit Us!

Volunteer

Join us for an event

Buy our produce!

CSA registration is open

Thank you!

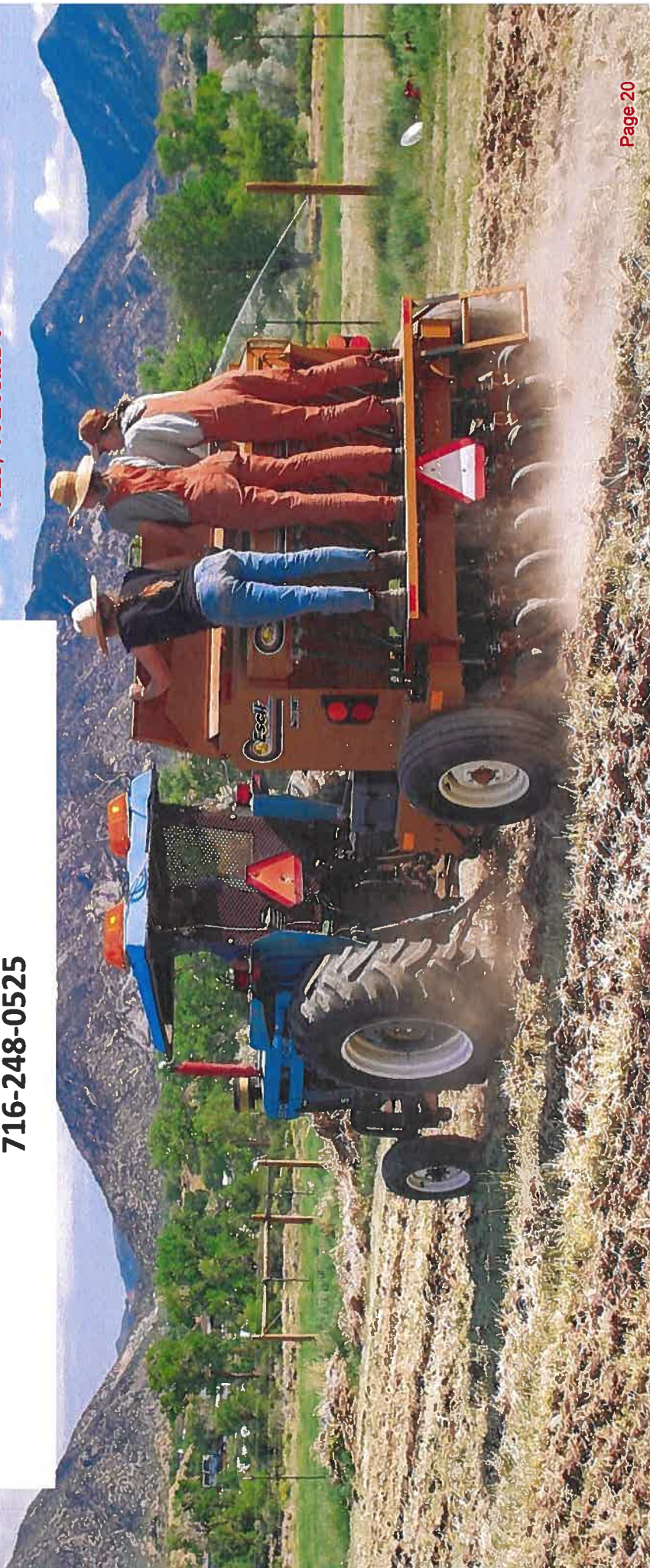
Rebecca Roberts, Executive Director

becca@highwaterfarm.org

716-248-0525

Highwater
farm

SILT, COLORADO





Town of New Castle
450 W. Main Street
PO Box 90
New Castle, CO 81647

**Planning & Code Administration
Department**
Phone: (970) 984-2311
Fax: (970) 984-2716

Staff Report

**Coal Seam
Preliminary/Final PUD, Lot Split, and Variance Application
Ordinance TC 2026-1
Town Council
March 3rd, 2026**

Report Compiled: 2/26/2025

Project Information

Name of Applicant:	Coal Seam, LLC
Phone/Email:	970-618-3555/abdi@aspenbuilt.net
Property Owner:	Coal Seam, LLC
Property Address	7051 CR 335
Proposed Use:	71 room Hotel, Restaurant, 4 – one bedroom employee residences
Allowed Zoning:	Highway Business/PUD per Ordinance 99-5
Proposed Zoning:	Mixed Use PUD
Surrounding Zoning:	Industrial Garfield County, Rural Low Density Residential, River Park Condos

I Introductory Summary

Coal Seam, LLC is a local developer proposing a hotel, restaurant, and workforce housing concept east of the I-70 interchange, south of the Colorado River. The endeavor offers several community amenities with economic benefits in a central Colorado River Valley location. The site contemplates a 71 unit Best Western "Signature" hotel, a model which allows franchisees the chance to curate design features to better suit the locale. The hotel will sit adjacent to a restaurant that can be accessed by river floats. The restaurant sits atop four, one-bedroom residential units. The proposal will help offset workforce housing needs while supporting New Castle's commercial base.



The property was originally annexed in 1999 as Lot 1 of a three zone district PUD including the current River Park condominiums and Grand River Park. The property subsequently housed a gas station and laundromat which was ultimately demolished and the land reclaimed. The ordinance approving the initial zoning for Lot 1 upon annexation (Ordinance #99-05) provides that all provisions of the Town's Highway Business zone district apply to Lot 1, subject to the additional provisions and design standards included in the Ordinance. Ordinance #99-5 also indicates that development on Lot 1 is subject to both the preliminary and final PUD Plan application processes. To expediate this process, the Applicant requested these two distinct applications be combined pursuant to Section 17.100.050 (A). On September 27, 2023, The Planning Commission (P&Z) voted unanimously to combine the application steps with the condition that the preliminary and final application steps be considered separately if P&Z finds the combined application to be insufficient for final approval.

The combined application packet was deemed complete on April 11th, 2025 and, after multiple continuances and extensions, was approved with conditions by P&Z on December 10th, 2025. On January 20th, 2026 Council opted to extend the final vote to no later than March 17th (if necessary) in order to provide the Applicant ample time to prepare. After its review, Town Council may make one of three decisions: 1) approve the application unconditionally; 2) approve the application with conditions; Or 3) deny the application. A Final PUD application assesses zoning conformance, compliance with Public Works requirements, the suitability of utilities and infrastructure, compatibility with the comprehensive plan, and address any adverse impacts to the town. By final approval, all civil drawings should attain construction level readiness. Town Council's decision will be made by ordinance which shall be introduced twice at a Town Council meeting and, if approved, shall take effect 14 days after final publication pursuant to Article IV of the New Castle municipal code.

II Staff Review:

Throughout the application process, application documents will be reviewed pursuant to the criteria outlined in the Municipal Code (MC) for planned unit developments (PUDs) and subdivisions. At the final plan stage, an application shall show conformity to the following criteria (MC 17.100.050(H)):

1. Consistency with the comprehensive plan;
2. Compliance with zoning and density requirements;
3. Compatibility to neighboring land uses;
4. Availability of town services from public works (including water and sewer services), fire, and police;
5. Adequacy of off-street parking and vehicle, bicycle, and pedestrian circulation;
6. The extent to which any required open space or parks are designed for active or passive use by residents of the subdivision or the public; and
7. Development is consistent with the natural character, contours, and viewsheds of the land.

1) Is the proposal consistent with the comprehensive plan?

Applicants are expected to demonstrate substantial conformity with the CP in all applications (**Policy CG-1B**). The checklist below, though not exhaustive, provides a tool for reviewers to assess conformance with the CP:

- Foster distinctive, attractive communities with a strong sense of place and quality of life.
- Demonstrate that individual project fits into a fully-balanced community land use structure.
- Ensure a mix of uses that complement the existing New Castle land-use patterns.
- Create walkable communities with non-vehicular interconnection between use areas.
- Guarantee a balance of housing types that support a range of affordability.
- Preserve open space, farmland, natural beauty, critical environmental areas, and wildlife habitat.
- Encourage economic development and supporting hard & soft infrastructure.
- Concentrate development in ways which provide efficient and cost-effective services.

Coal Seam aspires to fulfill many of the values and goals listed above:

1. The project provides a much in demand commercial base with hotel, and dining space in a highly visible location off of Interstate 70 (**Goal E-; Policy E-1E**). Though retail/office occupancy is currently not being considered, the Applicant is proposing a list of potential uses-by-right so that future business prospects are not unnecessarily burdened by lengthy conditional use reviews.
2. The proposal provides four residential units for its commercial tenants to help address New Castle's residential/commercial imbalance (**New Castle Community Vision, CP, page 8; Also Goal CG-4**).
3. A river trail with potential boater access provides a unique river experience (**Goal RT-1**) which helps preserve natural habitat (**POST-4A**). The proposal also preserves the LoVa trail access along CR 335 (**Policy POST-3F**).
4. Building aesthetics will blend with the local topography, landscape colors, and historical mining structures to temper viewshed impacts (**Goal EN-6**).

5. EV charging will be available per state requirements with a nod towards sustainability (**Goal EN-7**). Other sustainability measures were not discussed.
6. Market rate workforce housing will be available for employees of the development as right of first refusal (**Goal HO-1 & 2**). Any remaining units will be made available to Town of New Castle employees then the local workforce. A draft housing agreement is provided in the packet.
7. A fiscal impact study was performed comparing revenues and costs projected to the Town. The study assesses whether the project will provide a net financial benefit for at least the next 15 years. Items on the revenue side include: use tax, tap fees, lodging tax, sales tax, property tax, and incremental revenues; The cost side is mainly derived from the general fund expenditure per person as provided from the Town budget. Revenues during that time range from \$260k to \$355k with expenses ranging from \$62k to \$84k. In sum, the development is projected to generate a total of \$3,989,808 over the first 13 years once fully operational which does not include \$1,053,146 in construction revenue generated at permitting. The Town's Finance Department has reviewed the assumptions with comparable results.

2) Does the proposal demonstrate compliance with zoning and density requirements?

Zoning: The property, "Lot 1" is part of the original Riverside Park PUD zoned Highway-Business (HB). It is "an area for highway oriented commercial development along major arterial and collector highways in such a manner as to minimize interruption of traffic flow, safeguard pedestrian movement, and optimize the aesthetic appearance to passing motorists" (Chapter 17.60). Current permitted uses are few (e.g. underground utilities, open space, accessory uses, offices, police station, retail/office, and laundry). However, by virtue of the PUD application process (Section 17.124.010), the Applicant may elect to update the uses which are permitted, conditional, or prohibited (Section 17.100.020(C)). The Applicants proposed permitted and conditional uses are included in the packet. Additionally, Staff recommends that any future proposed uses not found on the permitted or conditional use lists be subject to the conditional use permitting process (see conditions below).

Setbacks: The required minimum setback from property lines in the HB zone is 20 feet. All structures are setback from the perimeter property line by the required distance. However, the interior lot lines formed by the subdivision of the hotel property from the restaurant property shows a setback of only 14 feet, or six feet less than what is required. Ordinance #99-5 allows for variations from the Highway Business setback requirements through the preliminary and final PUD plan process. Staff has reviewed the proposed setbacks and does not have a concern.

Building Heights: The HB zone allows 30' building heights and two stories for permitted uses. For PUD and conditional use applications, heights are discretionary. The hotel structure is the tallest extending nearly 50' from grade to the ornamental extensions above the roof (**Exhibit A, page 325**). The bulk of the hotel is roughly 42' (i.e. less ornamentation or appurtenances). The restaurant building will rise roughly 42' above grade. Importantly, the Applicant's architect was careful to limit the structure heights to those similar to the River Park Condominiums. In this way Grand Hogback viewsheds are preserved.

The 40'-50' building height is also similar to the height's approved in various land use applications to date including: the River Park Condos, the CRFR Fire House, Shibui, Senior Housing, Longview (Romero), R2 (9NWH).



3) Does the proposal demonstrate compatibility to neighboring land uses?

South of Interstate 70 and the Colorado River, the Coal Seam parcel adjoins the Riverpark Condominiums directly to the east, Garfield County rural zoning to the south, and the New Castle Industrial District & Breslin Park to the west. The project is also part of what the Comprehensive Plan deems a community “gateway” affording first impressions and a source of identity to the Town (**CP, page 73**). A hotel, restaurant, and residential proposal – whose architecture and style blends with the local history and topography and that serves a unique function among a diversity of surrounding uses – seems suitable to the neighboring properties.

Specifically, the Applicant adopts architecture styles that compliment New Castle’s history with a focus on structural and material similarity (e.g. architectural mining themes were added to the exterior of the buildings).



Varying roof heights, offsets, and terracing of the buildings are all efforts the Applicant is employing to abate concerns with massing. The parking lot is designed to face south behind the buildings, screening the lot from the river and parts of Town to the south. Per town code 17.76.110(c)(3)&(4), at least ten percent of the parking lot is landscaped and screened from adjoining residential uses.

4) Is there availability of town services from public works (including water and sewer services), fire, and police?

Police: The Police Department currently consists of 12 FTEs which is suitable for a town the size of New Castle. Generally, additional FTEs are considered for every increase of 1,000 residents. Therefore, the Police Chief concludes that there would be no compromise with police service as a result of a slight population increase.

Fire: CRFR has commented on the status and maintenance of the emergency access easement on the southeast end of the lot. The egress provides the quickest route to CR 335 for the properties furthest west in the River Park Condos. Future maintenance of the egress is the responsibility of the River Park Condo Association for the use of their residents. For their part, Coal Seam will refrain from any development within the prescribed easement. The fire department will review all other IFC requirements prior to permitting.

Engineering: The Town Engineer has re-reviewed all outstanding engineering concerns. The following items remain unresolved but curable before construction permitting:

- Updates to plat monumentation;
- Updated easements on the plat for utility providers;
- Coordinated sewage management with lift station through PW;
- Updated erosion control plan in various areas;
- Clarification of any conflicts with existing Town bike path, driveways and rockfall berm;

Public Works: Water and sewer capacity is available for the property. Public Works cautions against obstructions to any utility easements especially near the rockfall mitigation berm. Clearances will be verified prior to Council.

5) Is there adequate off-street parking and vehicle, bicycle, and pedestrian circulation?

Off-Street Parking: Due to the constraints of surrounding land uses and topography, there are no feasible *on*-street parking alternatives in the immediate vicinity. Therefore, off-street parking will be a critical part of the project's success. Off-street parking requirements relevant to the application are as follows:

- Residential (4 units): two spaces/unit = 8 spaces;
- Hotel Use (71 rooms): 1 space/room + 1 space/two employees = 73;
- Restaurant Use (60 seat capacity): 1 space/3 seats = 20;

Total Off-Street Parking Required: 101 spaces

Total Off-Street Parking Planned: 109 spaces

The elimination of the retail spaces and reduction in residential occupancy resulted in a significant reduction in the project's parking needs. With the revisions the off-street parking requirements are now satisfied with a surplus of eight spaces. It is important to note that the residents will be "assigned" only one space per unit though two spaces per unit are technically available. The Applicant will manage the assigned residential parking through the association.

Nonvehicular Circulation: The Applicant has made efforts to avoid interference with the general LoVa trail alignment. The parking lot will also be wrapped with sidewalks that allow uninterrupted paths to all portions of the property. Additional soft trails will extend from the mixed-use area north towards the river and then to the east and west along the river.

6) Are the required open space or parks designed for active or passive use by residents of the subdivision or the public?

The Applicant is not required and does not intend to designate open space to the Town. However, there are connecting trails and waterfront open areas allowing access for patrons. Though no formalized paths continue to either the east or west, historic use paths along the entirety of the riverbank do exist even at runoff flows. Ten percent of the total land area will be landscaped per Section 17.60.090. Additionally, 10% of the parking area will be landscaped. Otherwise, active open space is available to patrons at Grand River or Breslin Parks which can all be reached via the LoVa trail.



7) Is the development consistent with the natural character, contours, and viewsheds of the land?

The proposal values the preservation of natural landscape and viewsheds to the south. Structures are purposely stepped from back-to-front to minimize cutting and of the existing slope. South elevations have also been reduced to two levels to improve contouring with the steep topography and soften visual impacts.



To conserve water and limit landscape maintenance such as mowing and fertilizing, Staff encourages drought resistant vegetation and seeding with native grasses to restore disturbed areas to their original state. Sod and landscape irrigation, likewise, should be used sparingly to limit the need for landscape maintenance. Modestly mowed buffers and borders can provide a satisfying manicured look needing little maintenance. No raw water is available to the property, hence landscape irrigation will put some demand on the Town's potable water inventory.

V Staff Recommendations

Staff requests Council consideration of the following recommendations prior to a decision on Ordinance TC 2026-1:

- A. The Site Plan shall be revised to identify it as a site-specific development plan and list all (A) permitted uses, (B) conditional uses, and (C) non-permitted uses approved by Council. Non-permitted uses shall include gas stations, tire shops, car washes, those listed in section 17.36.060 for the C-1 zone district, and any others required by Council. A fourth section shall be added stating:
 - (D) "Any use not specifically defined in the permitted, conditional, or non-permitted use categories shall be a conditional use."
- B. Prior to submission of a building permit for the Property, final construction drawings shall demonstrate compliance with the building heights included in the final Application materials.
- C. All applicable signs shall conform to the conceptual signage depicted in the last-dated Application materials. All other signage shall be subject to the provisions of the sign code, Chapter 17.18.
- D. Exterior surfaces for all structural retaining walls shall be clad with equivalent material types to those approved for the hotel structure.
- E. If the residential units are to be condominiumized for separate ownership, a minor PUD amendment pursuant to section 17.100.110 will be required.
- F. Prior to recordation of the final plat, the Applicant shall demonstrate compliance with all recommendations of the Town Engineer, Town Public Works Director, Town Attorney, and Fire Marshal provided in response to review of the Application.
- G. Parking lot lighting should be on timers to reduce the light duration at night while maintaining security lighting as needed.
- H. All trash dumpsters shall be located within an approved trash enclosure that extends six feet high and includes a bear resistant latching mechanism.
- I. The form of the declaration of covenants for the Property shall be finalized and address any Town Attorney comments prior to recordation. The parking management plan shall reserve at least one full-time parking space for each residential unit including suitable reserved parking signage. Recordation of the declaration of covenants shall be accomplished at or before recording of the final plat.
- J. A subdivision improvements agreement (SIA) containing an engineer's stamped cost estimate of public improvements to the satisfaction of the Town Engineer and Town Attorney and approved by Town Council shall be recorded along with and as a condition of recording the Final Plat.
- K. Landscaping shall incorporate native grasses and plants that minimize maintenance,

mowing, and irrigating. The landscape plan shall be approved by Public Works prior to issuance of building permit.

- L. As illustrated in the submittal materials, an unimproved, single-track trail system shall be made available for patrons of the property as well as to the general public. The Town may consider building a trail connector between the proposed trail system and the current trail system at Grand River Park for the benefit of the New Castle community. Parks fees collected for the residential units may be used by the Town to offset the expense of the connecting trail.
- M. All representations of the Applicant made verbally or in written submittals presented to the Town in conjunction with the Application before the Commission or Town Council shall be considered part of the Application and binding on the Applicant.
- N. The Applicant shall reimburse the Town for any and all expenses incurred by the Town regarding this approval, including, without limitation, all costs incurred by the Town's outside consultants such as legal and engineering costs.
- O. The sale of individual lots, parcels or units may not occur until a plat creating the lot, parcel or unit is recorded with Garfield County and security for the public improvements has been received by the Town.
- P. No grading or excavation for the construction of a building shall occur until a permit is issued for that specific building. Applicant may commence grading and excavation for infrastructure for public improvements in areas of the project for which a plat and subdivision improvements agreement has not yet been recorded, provided that applicant has obtained a grading permit pursuant to the Town Code and posted security to cover the applicable grading and revegetation work.

VI Final Plan Exhibits:

- A. Applicant Submittal Materials – March 3rd, 2026
- B. CRFR Fire Marshal Referral, Orrin Moon – March 13th, 2025
- C. Updated Town Engineer Comments, Jefferey Simonson – February 23rd, 2025
- D. Town Public Works Director Comments, John Wenzel – March 15th, 2025

THESE PLANS ARE CONCEPTUAL. IN MATTER BE INDIVIDUAL BUILDING PLANS MAY VARY BUT WILL BE QUALIFIED FOR COMPLIANCE WITH DESIGN STANDARDS CONTAINED WITHIN THE TOWN OF NEW CASTLE CODE OF ORDINANCES AT THE TIME OF SUBMITTING A BUILDING PERMIT APPLICATION.

- SITE PLAN NOTES**
- VEHICLE IMPACT BOLLARDS TO PROTECT ALL INSTALLED BY CHARGING STATIONS
 - SECURITY LIGHTING SHALL BE PROVIDED IN ALL PARKING AREAS USED OR DESIGNED FOR USE DURING EVENING HOURS. THE LIGHTING SHALL NOT BE DIRECTED TOWARDS ANY ADJACENT RESIDENTIAL USES OR PUBLIC STREETS PER CHAPTER 17.78.110 OF NEW CASTLE MUNICODIC

GROSS AREA

HOTEL	USED USE	OVERWINGS
16,142	4,247	206.3
FIRST LEVEL SF	15,184.3	714.1
SECOND LEVEL SF	15,394.4	696.4
BUILDING TOTALS	46,883	2,800.4
GRAND TOTAL SF	54,725.1	

LANDSCAPED AREA REQUIREMENTS

17.60.090 LANDSCAPING AT LEAST TEN (10) PERCENT OF THE TOTAL LAND AREA SHALL BE LANDSCAPED IN ACCORDANCE WITH A LANDSCAPING PLAN APPROVED BY THE TOWN COUNCIL	
TOTAL LOT AREA	37,380.5 SF x 10%
TOTAL REQUIRED LANDSCAPED AREA	3,738.05 SF
TOTAL PROPOSED LANDSCAPED AREA	10,263.1 SF
SNOW STORAGE	
SNOW STORAGE OF THE PAVED AREA OF EACH LOT SHALL BE PROVIDED FOR SNOW STORAGE	
PROPOSED PAVED AREA	37,380.5 x 15%
TOTAL PAVED STORAGE	5,608.8 SF
TOTAL PROPOSED SNOW STORAGE	5,608.8 SF

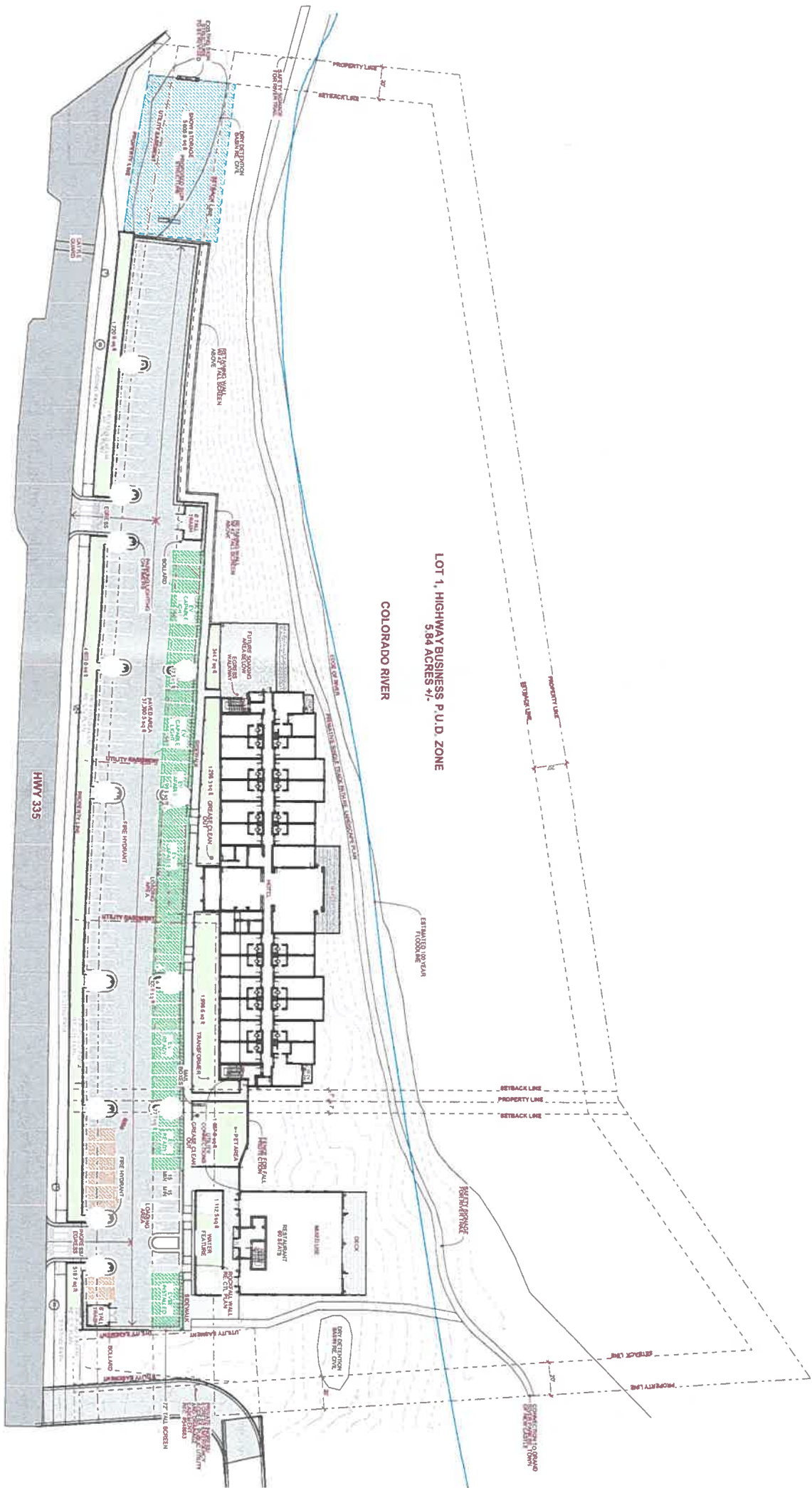
PARKING REQUIREMENTS

USE TYPE	REQUIREMENT	NUMBER OF SPACES
HOTEL	1 SPACE PER ROOM, PLUS 1 SPACE PER EVERY 2 EMPLOYEES	73
RESTAURANT	2 SPACES PER ROOM	20
RESIDENTIAL	2 SPACES PER BEDROOM	8
TOTAL REQUIRED PARKING SPACES		101
TOTAL PROPOSED PARKING SPACES		109
HANDICAP	MIN. 5 SPACES	5

EV REQUIREMENTS

COMMERICAL	10% OF TOTAL	REQUIRED	PROVIDED
EVSE INSTALLED	2% OF TOTAL	3 (2.1)	3
EV READY	8% OF TOTAL	9 (6.4)	9
EV CAPABLE	10% OF TOTAL	11 (7.9)	11
EV CAPABLE LIGHT	10% OF TOTAL	11 (7.9)	11
R-2	4% TOTAL SPACES	1 (0.2)	PROVIDED
EVSE INSTALLED	5% OF TOTAL	1 (0.6)	1
EV READY	10% OF TOTAL	1 (0.6)	1
EV CAPABLE LIGHT	30% OF TOTAL	2 (1.2)	2
TOTAL REQUIRED SPACES		43	

RED
 10100 Old Bay Rd
 Ocean View, MD 21050
 410.326.8400
Exhibit C
 to
Council Minutes



LOT 1, HIGHWAY BUSINESS P.U.D. ZONE
 5.84 ACRES +/-

HWY 335



Site Plan 1

A0.04

NOT FOR CONSTRUCTION
 REFERENCE
 SITE PLAN 1:30

Lot 1 Highway PUD
 7051 County Rd
 335 New Castle
 Colorado 81847

SITE LEGEND

- EXISTING GRADE
- PROPOSED GRADE
- PROPERTY LINE
- RETRACT LINE
- EASEMENT
- STREET
- SOE/WALK
- DRIVEWAY
- WATER FEATURE
- EV SPACES
- LANDSCAPED AREA
- RESIDENTIAL RESERVED SPACES
- WALL BOUNCE
- STREET LAMP/ BOLLARDS

LAND USE
 1927285
 08/16/2024

THESE PLANS ARE CONCEPTUAL IN NATURE. INDIVIDUAL BUILDING PLANS MAY VARY BUT WILL BE EVALUATED FOR COMPLIANCE WITH THE ZONING ORDINANCES AND APPLICABLE CODES. ALL DISTANCES AND DIMENSIONS ARE TO BE VERIFIED AT THE TIME OF SUBMITTING A BUILDING PERMIT APPLICATION.

BUILDING HEIGHT: THE VERTICAL DISTANCE MEASURED FROM THE LOWEST POINT OF THE NATURAL GRADE ON THE LOT WITHIN TWENTY-FIVE (25) FEET OF THE TALLEST SIDE OF THE BUILDING TO THE UPPERMOST POINT OF THE ROOF OF THE BUILDING. PROVIDED HOWEVER, THAT IF THE LOT UPON WHICH A BUILDING IS TO BE BUILT HAS A SLOPE GREATER THAN FIFTEEN (15) PERCENT, THE BUILDING HEIGHT SHALL BE MEASURED FROM THE UPPERMOST POINT OF THE ROOF OF THE BUILDING WITHIN THE BUILDING SETBACK ENVELOPE TO THE UPPERMOST POINT OF THE ROOF OF THE BUILDING.

HOTEL LOT:
 5,527' x 5,527' x 5,581' / 4 = 4,566'-3"
 MIXED USE LOT:
 5,524' x 5,524' x 5,581' x 5,579' / 4 = 5,567'

Exhibit D to Council Minutes
8.2.20

RED
 1631 13th Ave. Suite 101
 Golden, CO 80401
 303.426.1000

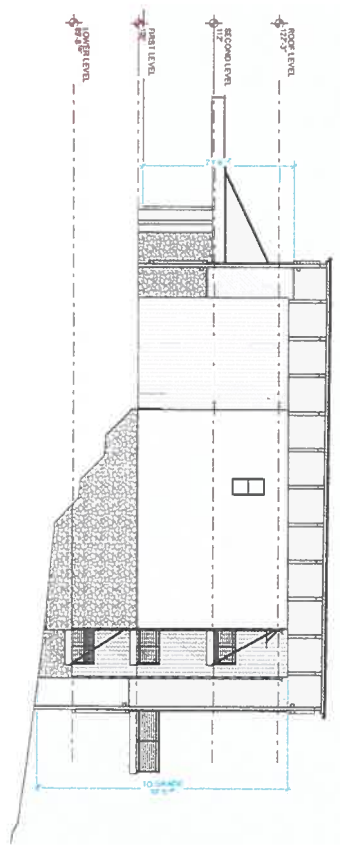
Ⓢ These documents have been prepared by the architect for the client and are not to be used for any other purpose without the written consent of the architect. The architect assumes no responsibility for the accuracy or completeness of the information provided or the actual approval of the architect.

2024

**Lot 1
 Highway
 PUD**

7051 County Rd
 335 New Castle
 Colorado 81647

- ELEVATION MATERIAL**
- STONE SIDING
 - VERTICAL METAL SIDING
 - CORRUGATED METAL SIDING
 - WOOD TIMBERS AND TRIM
 - METAL TPO



East Reference Elevation 2
 SCALE: 1/8" = 1'-0"



North Reference Elevation 1
 SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION
 HOTEL - Reference Elevations
 A2.01



Exhibit E
to
9.3.26 Council Minutes

RED