

STATE OF COLORADO)
)SS.
COUNTY OF ROUTT)

RESOLUTION #2023-P- 063

**Amended Planned Unit Development (PUD) Plan
Planning Activity No. PL20220101**

Recitals

- A. Steamboat Lake State Park ("Petitioner") has a lease with the State Land Board who is the owner of the property shown on Exhibit A attached hereto (the "Land");
- B. The Land is subject to a Planned Unit Development ("PUD") that is recorded in the records of the Routt County Clerk and Recorder at Reception Number 635207.
- C. The Board of County Commissioners for the County of Routt, State of Colorado, (the "Board") has duly received a petition from the Petitioner for an Amended Planned Unit Development Plan (the "Amended PUD") concerning the Land;
- D. All necessary data has been submitted on behalf of the Petitioner;
- E. The Routt County Planning Commission reviewed the petition on April 6, 2023, and tabled the decision on the application to allow the applicant more time to work with adjacent property owners;
- F. The Board held a public hearing on the matter on April 18, 2023, notice of said hearing having been advertised in the Steamboat Pilot, a local newspaper of general circulation. Such hearing was tabled to June 20, 2023;
- G. The Routt County Planning Commission reviewed the petition on June 1, 2023, and submitted an advisory report to the Board recommending approval of the petition subject to conditions;
- H. The Board held a public hearing on the matter on June 20, 2023. Such hearing was tabled to July 11, 2023;
- I. The Board held a public hearing on the matter on July 11, 2023;
- J. Input was taken from the Petitioner and Planning Staff, and Planning Commission's recommendation was considered;
- K. Input was offered from members of the public;
- L. Commissioner Corrigan moved to approve the petition to amend the Planned Unit Development (PUD) Plan with the following findings of fact:
 - a. The proposal with the following conditions meets the applicable guidelines of the Routt County Master Plan and the Upper Elk River Valley Community Plan and is in compliance with the applicable provisions of Sections 4, 5, 6, 7 and of the Routt County Zoning Regulations.
 - b. The Final PUD is substantially similar to the Conceptual PUD.
 - c. Relocating the concessionaire to the Quealy parcel will result in an overall reduction in impacts to the management of Steamboat Lake State park by:
 - i. Separating motorized and non-motorized uses
 - ii. Reducing the number of snowmobiles that must cross CR 129
 - iii. Reducing the number of snowmobiles that must pass by Hahn's Peak Village

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- iv. Reducing the amount of time that the concessionaire's snowmobiles spend on the Quealy Parcel.
- M. This approval was given subject to the following conditions:
 - a. This approval shall become effective upon the recording of a resolution amending the Final PUD Plan. Such resolution shall be recorded within 6 months of approval. An extension of an additional 6 months may be approved by the Planning Director.
 - b. The following conditions and notes shall be included in the resolution:
 - Snowmobile Tours:
 - i. Allow for our snowmobile rental/tour concessionaire to stage their winter operation near the Quealy Cabin.
 - ii. The concessionaire can operate out of snowmobile trailers and a temporary building. The current temporary building is 30'x40'. The concessionaire may have a snowmobile fleet of up to 30 snowmobiles. The majority of the snowmobiles will be stored inside overnight.
 - iii. Efforts will be made by the concessionaire to best position their operation in a manner to minimize visual impacts based on CPW recommendations.
 - iv. A winter connection trail can be established to connect the concessionaire's operation to the current winter use trail (Quealy Trail). That connector trail will be signed as open for concessionaire and agency use only. The Quealy Trail is open to the general public in the winter.
 - v. The concessionaire already has approval to guide snowmobile tours on State Park lands west of CR 129 and will be able to access that area via the Quealy Trail.
 - vi. The concessionaire will be required to have all trailers and snowmobiles removed prior to April 15th. The temporary building may remain onsite until removal is recommended by CPW.
 - vii. The concessionaire will be required to make minimal impact to the grounds and will be responsible for:
 - 1. Providing and caring for a toilet or porta-potty and trash receptacles for their guests.
 - 2. Snow removal
 - 3. Site cleanup
 - 4. Any damage to the grounds or cabin caused by the concessionaire
 - viii. The entrance will be gated and signed.
 - c. Under no circumstances, except for emergencies, shall any snow machines operate on the winter multi-use trail on the 168-acre parcel (Quealy Parcel) between April 15th and June 20th, subject to change with CPW recommendations.
 - d. Steamboat Lake State Park shall be responsible for routine patrolling of the new trails and shall respond to trespass and misuse complaints.
 - e. Public shall stay on the trail at all times. Signs shall be posted informing public to stay on the trail.
 - f. Caution or stop signs shall be posted at the intersection of FS 410 and this trail.
 - g. The Quealy trail will be open to both motorized and non-motorized users. The trail shall be open to the public from Thanksgiving to April 15th. Snow conditions

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permitting, the trail may be open earlier in the year with notice to the Planning Director. Hours of operation shall be restricted to State Park day-use hours, except for emergencies and groomer operation.

- h. The summer non-motorized trail shall be open seasonally when conditions allow, to be determined by Steamboat Lake State Park. Hours of operation shall be restricted to State Park day-use except for emergencies.

Cabins:

- i. Remodeling the current cabin to allow for an outdoor education classroom & potential for winter concessionaire's use. Remodel will reflect the desires of the Quealy's to maintain the history of the property.
- j. Provide outdoor education programs/classes to the public year round.
- k. Cabin users shall be educated regarding the Sandhill Crane nesting area, and advised of the restricted use of the area between April 15th and June 20th.
- l. Prior to issuance of building permits, the Planning Commission shall review (and approve, if applicable criteria are met) the site plan for the cabins, including their capacity size, parking, trails and other associated improvements on the Quealy Parcel.
- m. The design and materials used to construct the cabins shall be consistent with those generally used in the area.
- n. All exterior lighting shall be downcast and opaquely shielded.
- o. Any major improvements will be approved by the State Land Board Office prior to their start.
- p. All future development will honor the original intent of the Quealy Property purchase.

Miscellaneous:

- q. Any additional uses or changes in use shall require an amendment to this PUD.
- r. All other applicable conditions of the Steamboat Lake PUD as reflected on the Final PUD Plan recorded at reception number 635207 shall continue to apply.
- s. There shall be no parking on County Road 129.
- t. The concessionaire is required to recycle to reduce the amount of waste entering the landfill.

N. Commissioner Macys seconded; the motion carried 3-0.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Routt County, Colorado, that:

- 1. The Amended PUD is hereby approved subject to the following conditions:
 - a. This approval shall become effective upon the recording of a resolution amending the Final PUD Plan. Such resolution shall be recorded within 6 months of approval. An extension of an additional 6 months may be approved by the Planning Director.
 - b. The following conditions and notes shall be included in the resolution:

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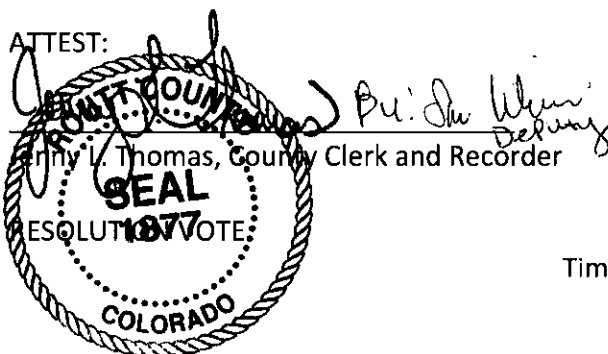
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 - t. The concessionaire is required to recycle to reduce the amount of waste entering the landfill.
2. This approval is based upon the record presented at the public hearing and the findings made by the Routt County Planning Commission and Board of County Commissioners that the conditions as set forth in the Routt County Master Plan, the Upper Elk River Valley Community Plan and the Routt County Zoning Regulations for approval have been shown to conclusively exist and that the proposal meets the intent of the aforementioned plans and regulations.

ADOPTED AND EFFECTIVE THIS 1st DAY OF August, 2023, BY THE BOARD OF COUNTY COMMISSIONERS OF ROUTT COUNTY, STATE OF COLORADO.

ATTEST:



BY THE BOARD OF COUNTY COMMISSIONERS



Tim Redmond, Chair

Sonja Macys	<u>Yes</u>	No	Abstain	Absent
Timothy V. Corrigan	<u>Yes</u>	No	Abstain	Absent
Tim Redmond	<u>Yes</u>	No	Abstain	Absent