

Exhibit A

STAGECOACH RESERVOIR AND STATE PARK PUD GUIDE

This PUD was submitted, reviewed and approved under Section 7 of the Routt County Zoning Regulations in effect prior to the adoption of the Routt County Unified Development Code on June 11, 2024 (“UDC”). This PUD consists of this PUD Guide, and the PUD Plan which is incorporated into this PUD by reference and separately recorded at Reception No.

_____ in the Routt County records (“PUD Plan”). In the event of any conflict between this PUD and the provisions of the UDC, this PUD shall be controlling. Subject to the foregoing, this document shall constitute a PUD Guide and the PUD Plan shall constitute the plan required for a PUD under the UDC.

BOARD OF COUNTY COMMISSIONERS APPROVAL

This PUD for the Stagecoach Reservoir and State Park has been reviewed and is hereby approved for recording by the Board of County Commissioners pursuant to Section 7 of the Routt County Zoning Regulations in effect prior to the adoption of the UDC and constitutes the PUD. This PUD applies to the land within the Project Boundary depicted on the PUD plan which may be referred to as the PUD Property.

Dated this ____ day of _____, 2025.

Sonja Macys, Chair

BOARD OF COUNTY COMMISSIONERS

ROUTT COUNTY, COLORADO

Attest:

By: _____

Jenny L. Thomas, Routt County Clerk

PLANNING COMMISSION APPROVAL

The Planning Commission of Routt County, Colorado did authorize and approve this PUD at the meeting of said Commission held on the ____ day of _____, 2024.

Steven Warnke, Chair, Routt County Planning Commission

ROUTT COUNTY CLERK AND RECORDER'S ACCEPTANCE

This PUD was accepted for filing in the office of the Clerk and Recorder of Routt County, Colorado, on this ____ day of _____, 2025.

Reception No. _____ Time _____

Jenny L. Thomas, Routt County Clerk and Recorder

OWNER'S ACCEPTANCE

The Upper Yampa Water Conservancy District (UYWCD or Permittee) does hereby accept for itself, its successors, and assigns the conditions, uses, and structures set forth in this PUD. Nothing in this PUD and acceptance hereof by Permittee shall constitute the waiver of Permittee of its rights under §30-28-110 (1) C.R.S., which rights are expressly reserved by Permittee.

By: _____

Andy Rossi, General Manager

Upper Yampa Water Conservancy District.

State of Colorado)
)ss.

County of Routt)

The foregoing acceptance was acknowledged before me this ____ day of _____, 2025, by Andy Rossi as General Manager of the Upper Yampa Water Conservancy District.

Witness my hand and official seal.

My Commission expires:

Notary Public

PUD Background and Description:

Routt County approved by Resolution 87-P-047C a Conceptual Planned Unit Development Plan (Conceptual PUD) for a campground, swim beach, marina, public trails and ranger facilities at Stagecoach Reservoir and for the relocation of County Road 18 on February 9, 1988, which Resolution was recorded at Reception No. 370214 in the Routt County records on February 18, 1988. In connection with the approval of the 1988 Conceptual PUD, Routt County also: (1) rezoned the property subject to the Conceptual PUD from the Agricultural/Forestry (A/F) zone District to the Outdoor Recreation (OR) Zone District by Resolution 87-P-047A recorded at Reception No. 370217 in the Routt County Records, and (2) authorized and approved the realignment of certain County roads and related subdivision exemption by Resolution 87-P-019 recorded at Reception No. 370215 of the Routt County records (collectively the "Other 1988 Approvals"). On August 6, 1987, the Routt County Regional Planning Commission approved a Final PUD Plan for the campsites, swim beach, boat marinas, public trail, public parking and access points to Stagecoach Reservoir ("Final PUD"). In addition, Routt County has approved the following with respect to Stagecoach State Park and Stagecoach Reservoir ("Subsequent Approvals"):

Stagecoach State Park - SPOA PUD Amendment (PZ 1988-007)

Stagecoach State Park Boat Ramp PUD Amendment Resolution No. 88P-059 (PZ 1988-007) recorded at Reception 376168 of the Routt County records.

Stagecoach State Park Wetland PUD Amendment (PZ 1995-006)

Stagecoach Reservoir Expansion (PI2006-053 and PZ 2007-0006)

Stagecoach Reservoir 1041 FONSI (PP 2008-013)

Stagecoach PUD - Cluster Box Amendment (PZ 2012-009)

Stagecoach PUD Amendment Storage Shed (PP 2014-010)

Further, Colorado Parks and Wildlife has adopted the Stagecoach State Park Redevelopment Plan, dated December 2016 (the "CPW Redevelopment Plan").

This PUD Guide and the PUD Plan and the uses, improvements, and facilities currently located within the PUD Property, as currently operated, shall constitute and be referred to herein as the "PUD." This PUD shall supersede and replace the Conceptual PUD, Final PUD, Other 1988 Approvals and Subsequent Approvals referenced above, but not the CPW Redevelopment Plan, and shall constitute as of the date of recording hereof a combined conceptual and final PUD plan approval within the meaning of such terms in the Routt County Zoning Regulations in effect prior to the adoption of the UDC. This PUD shall be subject to the General and Specific

Conditions, Permitted Facilities, Uses, Operations Conditions, and Process Conditions set forth below.

General Conditions:

1. The PUD is contingent upon compliance with the applicable provisions of the Routt County Zoning Regulations.
2. Any complaints or concerns which may arise from this operation may be cause for review of the PUD, at any time, and amendment or addition of conditions, or revocation of the approval if necessary.
3. In the event that Routt County commences an action to enforce or interpret this PUD, the substantially prevailing party shall be entitled to recover its costs in such action including, without limitation, attorney fees.
4. No junk, trash, or inoperative vehicles shall be stored within the PUD Property.
5. This approval is contingent upon any required federal, state and local permits being obtained and complied with; the operation shall comply with all federal, state and local laws.
6. Fuel, flammable materials, or hazardous materials shall be kept in a safe area and shall be stored in accordance with state and local environmental requirements.
7. Lighting of all buildings and improvements within the PUD Property shall be downcast and opaquely shielded.
8. The Permittee shall prevent the spread of weeds to surrounding lands, and comply with the Colorado Noxious Weed Act as amended in 2013 and Routt County noxious weed management plan.

Specific Conditions:

9. This PUD is good for the life of use.
10. The construction of new roads within the PUD Property shall comply with the standards contained in the Routt County Zoning Regulations and the adopted standards of the Oak Creek Fire Protection District.
11. Expansion of the central water and wastewater system(s) within the PUD Property shall comply with the provisions of the Routt County Zoning Regulations and Environmental Health standards.
12. Approvals of any new facilities or improvements may be contingent upon the Permittee developing adequate water supplies for use by the facility and for fire flow. The development of additional water supplies shall comply with requirements of the Colorado Division of Water Resources, the Colorado Department of Health and Environment, and the Routt County Department of Environmental Health.

13. Addressing shall be required on all improvements in conformance with the Routt County Road Addressing, Naming and Signing Policy.
14. Revegetation of disturbed areas shall occur within one growing season with a seed mix which avoids the use of aggressive grasses. See the Colorado State University Extension Office for appropriate grass seed mixes.

Permitted Facilities, Uses and Operations:

15. Permitted Stagecoach Reservoir Uses, Improvements and Operations.

- The existing Stagecoach dam, reservoir, hydropower and related facilities and operations.

16. Permitted Uses and Improvements for Operation of the Stagecoach State Park

- The uses, operations, structures, and improvement shown or described on the CPW Redevelopment Plan.
- Recreation - motorized and non-motorized boating, swimming, fishing, hunting, picnicking, camping, hiking, bike riding, horseback riding, interpretive and educational programming. Additional winter use includes cross-country and Nordic skiing, snowshoeing, and ice fishing.
- Commercial - retail sales, restaurants, guide services, rental equipment including motorized and non-motorized boats and bikes.
- Events and special events - church service, weddings, conferences, athletic races, competitions, marketing.
- Stagecoach State Park Operational Facilities - visitor center, offices, vault and flush restrooms, shower facilities, maintenance facilities, indoor and outdoor storage, fuel and materials storage.
- Services - parking, educational programming, rental equipment, retail sales.
- Signage - shall be subject to County permit processes, with the exception of number. Non-internal signage shall only be allowed at park entrances.
- Employee housing - dwelling units and/or dormitories for seasonal and year-round employees of Stagecoach State Park not exceeding 30 units in number.
- Infrastructure and Utilities - infrastructure and utilities normal and customary for parks and recreational facilities and operations including water, sewer and septic systems, electrical power, natural gas, communications systems, alternative energy systems, water tanks, storage ponds, fuel storage tanks, materials storage, signage, trash storage and recycling bins/facilities for use by waste management services, authorized vehicle storage and repair and also including, but not limited to, uses and facilities connected

with outdoor recreation and resort operations such as boat ramps, bike and pedestrian trails and parks, campgrounds, picnic sites, marinas, docks, and a swim beach.

Process Conditions:

The following conditions set forth the process in which future improvements and uses will be addressed by the County.

Note: All references to square feet are measured as gross floor area, defined as the measurement of the area within the exterior surface of all interior livable portions of the building. Decks, porches and other outdoor areas are excluded from this calculation.

17. Modifications Requiring a Conceptual PUD Amendment

Major Conceptual PUD Amendments require the approval of the Planning Commission and the Board of County Commissioners. The following requires a Conceptual PUD Amendment if not shown on the Conceptual PUD or the CPW Redevelopment Plan:

- Amendments to the PUD Boundary
- New building construction of 1,000 square feet (sf) or more

18. Modifications Requiring Final PUD Approval

Final PUD Approval required by Planning Commission for modifications shown on this PUD or shown or described on the CPW Redevelopment Plan:

- New building construction of 1,000 square feet or more
- Enlargement of 1,000 square feet or more to existing buildings.

19. Minor Amendments requiring an Administrative Review

Minor Amendments to the PUD may be processed in the same manner as an Administrative Amendment as outlined in Section 3.2.1 of the Routt County Zoning Regulations. Minor Amendments include:

- New construction or relocation of buildings with a footprint more than 800 square feet and less than 1,000 square feet
- Enlargement of existing buildings greater than 10% floor area

20. No Further Zoning Code Approvals Required For Permitted Uses and Infrastructure

With the exception of required building permits and grading/excavation permits, no further Routt County zoning or other planning approvals shall be required to (a) operate, use, maintain, repair, reconstruct, or demolish existing buildings, (b) construct or relocate buildings up to 800 square feet in size, (c) enlarge buildings by 10 percent or less of existing floor area or (d) modify,

repair, replace, protect, maintain, and operate the Reservoir works, dam and appurtenances, wetlands, water intake, outlet, and storage, power plant and appurtenances (collectively, the "Reservoir Facilities"). This PUD shall not apply to, and Routt County shall not have jurisdiction over, the maintenance, repair, replacement, and operation of the Reservoir Facilities, the generation and delivery of electricity, the storage, drawdown, release and delivery of water, the acquisition, disposition, lease, sale, pledge or change of water or water rights, and compliance with agreements, easements, reservations, and restrictions, licenses, permits, and approvals to which the PUD Property is now or hereafter becomes subject except to the extent any such activity is regulated under the County's 1041 review authority.