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# Steamboat Lake Outpost ATV SUP Administrative Renewal

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**ACTIVITY #:** PL20250006  
**DIRECTOR DECISION:** 03/07/2025

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**PETITIONER:** JONES OUTPOST HOLDING LLC (Ben Simms)  
**PETITION:** Renewal of Special Use Permit PL-20-180 for ATV Tours  
**LEGAL:** A Tract of Land in Sections 28 and 29, T10 N, R85W  
**LOCATION:** 60880 RCR 129  
**ZONE DISTRICT:** 1. Staging area zoned Planned Unit Development (PUD)  
2. Access trails for tours zoned Agriculture/ Forestry (A/F)  
**AREA:** 11.93 acres  
**STAFF CONTACT:** Greg Jaeger, gjaeger@co.routt.co.us  
**ATTACHMENTS:** • Trail Map

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## **History:**

Steamboat Lake Outpost, formerly Hahn's Peak Roadhouse and formerly Steamboat Lake Outfitters (SLO), was purchased by the petitioners, Jones Outpost Holding, LLC in 2021. There was a long history of complaints against the operation when it was SLO, but these complaints have dropped substantially since SLO ceased operation, in 2011.

The PUD plan for the operation base was completely overhauled and approved in 2013. In 2015, the permits for snowmobile and ATV tours (under separate permits) out of Steamboat Lake Outpost were reviewed and approved by Planning Commission and the Board of County Commissioners. The existing conditions have been refined over the years in response to neighbor complaints.

## **Site Description:**

Steamboat Lake Outpost is located on RCR 129 about a half mile southeast of Hahn's Peak Village. The property is zoned PUD and has a PUD plan that has been mostly implemented in terms of the proposed structures and uses. This is the base of operation for all of their off-site tours, which include snowmobile, ATV, horseback, and sleigh rides.

## **Project Description:**

No changes to the existing approval are being requested. Staff has suggested some changes to the existing condition of approval. Comments on those changes are detailed in the conditions of approval.

The applicant is currently permitted by the USFS to operate in the national forest north of Steamboat Lake Outpost. This area is accessed via Trail #1 (the easement off of Larkspur Lane) which is regulated by the County.

Steamboat Lake Outpost runs shuttles to transport clients and, according to the applicant, a lot of their rental customers stay in the cabins on-site. The Steamboat Lake Outpost compound has two accesses onto CR 129. They have a private easement over Larkspur Lane (Trail #1), which allows them to access the national forest.

Up to twenty guest ATVs/UTVs are able to go out on a tour at time. The ratio of guest machines to guides is 10:1. Guests must be guided out to the national forest and back on Trail #1. Dates of operation on Trail #1 are June 15<sup>th</sup> to November 1<sup>st</sup>, from 8:00 am until 7:30 pm. The operator is currently allowed to run nine tours per day.

### **Complaints:**

- Most of the complaints concerning Trail #1 involve snowmobiles under a separate Special Use Permit. Some complaints have been filed concerning ATV use but none have been confirmed as violations.
- In '20 Nancy Weber submitted a complaint about ATVs speeding on the easement. No specifics were submitted so staff is unable to determine if a violation occurred. The northern part of the easement is located on a trail and the southern portion is located on the road (Larkspur Lane). Both the snowmobile and ATV permits require signs to be placed at the beginning and end of the easement, as well as every 200 yards along the route indicating private property and the 15 mph speed limit. The required number of signs are in place, however they are all located on the trail. None are on the road. During staff's site visit, Ms. Weber indicated that the speeding issues occur on the southern part of the easement where it is located on the road. Staff has made the applicant aware that either new signs need to be posted on the road portion or some of the existing ones can be moved.
- In winter of '19/'20 Nancy Weber also submitted a complaint concerning parking on Larkspur Lane near the intersection with CR 129. Both the PUD plan and the SUP prohibit parking on Larkspur Ln. This SUP is for ATV tours that occur off-site and does not govern any of the uses that take place at the Steamboat Lake Outpost base of operations. The PUD plan does. Staff determined that this complaint is best addressed through the PUD plan and not the SUP. Staff discussed this situation with the permittee at the time and a plan to address this situation has been formulated. Since the complaint concerns activities that fall within the PUD, no action will be taken as part of this permit or renewal process.
- No additional complaints have been received about the ATV operation.

### **Staff Comments:**

- This review is limited to complaints on record and compliance with the conditions of approval.
- Staff believes that all of the negative impacts of the operation have been mitigated to an acceptable level through the conditions of approval.
- By approving this permit in the past, Planning Commission and the Board of County Commissioners have deemed this type of activity, at this intensity of use, appropriate for this site, if properly mitigated.
- The review of this application is limited to impacts to private lands and impacts to private lands from the operation on federal lands.
- **Bold** language in the conditions of approval represents suggested new language, and the ~~strikeouts~~ represent language that is suggested to be removed. Staff comments follow conditions that are to be amended to explain why the amendment was made.

### **\*\*\*Issues for Discussion\*\*\***

Staff has not identified any issues for discussion

#### **DIRECTOR'S OPTIONS:**

1. **Renew the Special Use Permit renewal request without conditions** if it is determined that the petition will not adversely affect the public health, safety, and welfare and the proposed use is compatible with the immediately adjacent and nearby neighborhood properties and uses and the proposal is in compliance with the Routt County Unified Development Code and complies with the guidelines of the Routt County Master Plan.
2. **Deny the Special Use Permit renewal** if it is determined that the petition will adversely affect the public health, safety, and welfare and/or the proposed use is not compatible with the immediately adjacent and nearby neighborhood properties and uses and/or the proposed use is not in compliance with the Routt County Unified Development Code and/or the Routt County Master Plan, Make specific findings of fact; cite specific regulations or policies by number from the Routt County Master Plan, and the Routt County Unified Development Code.
3. **Table Special Use Permit renewal request** if additional information is required to fully evaluate the petition. Give specific direction to the petitioner and staff.
4. **Approve the Special Use Permit renewal request with conditions and/or performance standards** with conditions and/or performance standards if it is determined that certain conditions and/or performance standards are necessary to ensure public, health, safety, and welfare and/or make the use compatible with immediately adjacent and neighborhood properties and uses and/or bring the proposal into compliance with the Routt County Unified Development Code and the Routt County Master Plan.

**FINDINGS OF FACT** that may be appropriate if the Administrative Permit is approved:

1. The proposal has not changed to a degree to warrant a full review under the Unified Development Code (UDC); therefore the scope of the review was limited to compliance issues and complaints related to the permit.
2. The proposal with the following conditions is in compliance with Sections 3, 5, and 6 of the Routt County Zoning Regulations.
3. No verifiable compliance issues nor complaints have been received.

**TERMS OF APPROVAL** that may be appropriate may include the following:

#### **General Approval Requirements:**

1. The Special Use Permit (SUP) is contingent upon compliance with the applicable provisions of the Routt County Zoning Regulations including but not limited to Sections 4, 5, and 6.
2. The SUP is limited to uses and facilities presented in the approved project plan. Any additional uses or facilities must be applied for in a new or amended application.
3. Any complaints or concerns which may arise from this operation may be cause for review of the SUP, at any time, and amendment or addition of conditions, or revocation of the permit if necessary.
4. In the event that Routt County commences an action to enforce or interpret this SUP, the substantially prevailing party shall be entitled to recover its costs in such action including, without limitation, attorney fees.
5. No junk, trash, or inoperative vehicles shall be stored on the property.

6. 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. Copies of permits or letters of approval shall be submitted to the Routt County Planning Department prior to operations.
7. 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.
8. All exterior lighting shall be downcast and opaquely shielded.
9. Prior to the issuance of the permit, the permittee shall provide evidence of liability insurance in compliance with the County's Insurance and Surety Requirements policy then in effect. The certificate of insurance shall include all permit numbers associated with the activity and Routt County shall be named as an additional insured. Permittee shall notify the Routt County Planning Department of any claims made against the policy.
10. Accessory structures/uses associated with this permit may be administratively approved by the Planning Director, without notice.
11. The permits/approval shall not be issued until all fees have been paid in full. Failure to pay fees may result in revocation of this permit. Permits/Approvals that require an ongoing review will be assessed an Annual Fee. Additional fees for mitigation monitoring will be charged on an hourly basis for staff time required to review and/or implement conditions of approval.
12. Transfer of this SUP may occur only after a statement has been filed with the Planning Director by the transferee guaranteeing that they will comply with the terms and conditions of the permit. If transferee is not the landowner of the permitted area, transferee shall submit written consent to the transfer by the landowner. Failure to receive approval for the transfer shall constitute sufficient cause for revocation of the permit if the subject property is transferred. Bonds, insurance certificates, or other security required in the permit shall also be filed with the Planning Director by the transferee to assure the work will be completed as specified. Any proposal to change the terms and conditions of a permit shall require a new permit.
13. The permittee shall prevent the spread of weeds to surrounding lands and comply with the ~~Colorado Noxious Weeds Act as amended in 2013 and Routt County Noxious Weed Management Plan.~~ **most current version of the Colorado Noxious Weed Act and Routt County regulations for noxious weeds.** A weed mitigation plan shall be developed by the permittee and reviewed and approved by the Weed Supervisor prior to issuance of the Special Use Permit.

#### Specific Conditions

14. All Hahn's Peak Roadhouse guides shall be clearly marked. Hahn's Peak Roadhouse employees on Trail #1 are required to wear jackets or vests clearly identifying them as guides or Hahn's Peak Roadhouse employees. Such jackets or vests shall be a bright, solid color-orange, yellow, or red. A maximum of 20 guest snowmobiles are allowed under this permit.
15. The permittee shall be responsible for search and rescue of lost clients and ensuring all guides have current first aid certifications.
16. The tours shall not be conducted on County Roads, unless otherwise approved under this permit.
17. The machines used for this operation shall be registered with the State of Colorado.

18. All accidents involving personal injury resulting in hospitalization or death or property damage of \$3,000.00 or more shall be immediately reported to the Colorado State Patrol or the Sheriff's Office in the county where the accident occurred and a report shall be submitted to the Denver and Steamboat Lake Office of the Colorado State Parks on the approved form and the Routt County Planning Department within 48 hours of the accident, according to state law. All search and rescue operations shall be reported to the Routt County Planning Department within 48 hours of the incident.
19. Approval of this permit constitutes permission by the property owners and operators for Colorado Parks and Wildlife and the Routt County Planning Department to conduct periodic site reviews to evaluate wildlife impact from the snowmobile operation.
20. Toilet facilities shall be made available to clients and employees and shall be approved by the Routt County Department of Environmental Health.
21. All signs used for this operation shall comply with the Sign Code outlined in Section 8.1 of the Routt County Zoning Regulations. No off-premises signs or billboards are permitted.
22. Any change to the proposed trail system or plan of operation shall be submitted to Planning Staff for evaluation. If staff determines that said changes would not create impacts to the environment, adjacent property owners, wildlife, etc., administrative adjustments to the permit may be made. Should the changes create impacts that cannot be mitigated or require numerous or involved mitigation measures, the Routt County Planning Commission and/or the Board of County Commissioners will review and approve or deny the changes.
23. Neither the issuance of this permit nor any action taken pursuant to this permit shall create a liability on the part of, or be the basis for, a cause of action against Routt County or any officer, employee, or technical advisor thereof. The issuance of this permit does not imply that the land uses permitted will be free from danger as a result of natural hazards, human error, or mechanical problems.
24. Hahn's Peak Roadhouse shall be responsible for maintaining trails in a safe and acceptable condition, including erosion control and prompt revegetation of any affected areas.
25. This approval supersedes all previous approvals for snowmobiles, staging areas, and trail permits.

#### 26. TERM OF PERMIT AND RENEWAL

- a. This permit is valid until November 1, **2025-2030**. A review by Planning staff shall be conducted prior to renewal, and if no concerns are identified or if concerns/complaints can be mitigated, the permit may be administratively renewed **every five years**. The applicant must apply in writing for renewal prior to the expiration of the permit or it will be required to return to Planning Commission and the Board of County Commissioners for review.

**Staff comment: The current permit term is five years. It is staff's opinion that based on the lack of complaints about the operation, five years is an appropriate term for this renewal.**

#### 27. USES

- a. This permit is for guided ATV and UTV operations for Hahn's Peak Roadhouse lodging guests on Trail #1.

- b. Machines must stay on the trail at all times when surrounded by private property and travel at a speed not to exceed 15 miles per hour when traveling through the private easement.
- c. The number of machines per trip departing at one time shall not exceed 22, provided that a ratio of 10 (or fewer) riders per guide is maintained.
- d. Hahn's Peak Roadhouse is permitted to rent no more than 20 ATVs or UTVs to guests of Hahn's Peak Roadhouse.
- e. Only routes authorized by the US Forest Service are able to be utilized during operations.
- f. This permit is for guided 4x4 street legal vehicle operations for HPR clients excluding Trail #1 and Hahn's Peak Village.

## 28. OPERATING DATES AND TIMES

- a. Tours may be conducted seven (7) days per week.
- b. ATVs and UTVs are allowed on Trail #1 between June 15<sup>th</sup> and November 1<sup>st</sup> unless weather permits ATV and UTV tours to end operations later than November 1<sup>st</sup>. Guests and business invitees using Trail #1 must be guided both in and out, which include privately owned ATVs and UTVs. Under no circumstances shall any machine operate on Trail #1 between April 15<sup>th</sup> and June 15<sup>th</sup>, subject to change with CPW recommendation. The permittee must inform the Planning Director and the adjacent landowners prior to weather based changes to the schedule of operation.
- c. All guided ATV and/or UTV operations on Trail #1 for Hahn's Peak Roadhouse lodging guests shall be conducted between 8:00 and 7:30. Late arrivals through Trail #1 after 7:30 p.m. due to emergencies or unforeseen circumstances are not considered violations of this condition. Any such emergencies shall be reported to the Routt County Planning Department. Unforeseen circumstances shall be defined as the retrieval of disabled machines, which may delay the return of the Hahn's Peak Roadhouse personnel and/or lodging guests engaged in retrieval efforts.
- d. All guided ATV and/or UTV tours across Trail #1 shall consist of groups no more than 10 guest machines per guide, and shall leave Hahn's Peak Roadhouse on tours at 8:00, 9:00, 10:00, 11:30, 12:00, 1:00, 2:00, 3:00, and 4:30 for a total of no more than nine departure times per day. Hahn's Peak Roadhouse personnel shall be permitted to depart from Hahn's Peak Roadhouse across Trail #1 as needed between normal operating times of 8:00 a.m. and 7:30 p.m. for the purpose of trail maintenance, retrieval of disabled machines or aiding departed tours that require assistance such as transporting guests back to Hahn's Peak Roadhouse due to disabled machines.

## 29. ENFORCEMENT AND MONITORING

- a. A Hahn's Peak Roadhouse staff member shall patrol the parking lot/Larkspur Lane area during the hours of operation for the purpose of controlling the number of uninvited guests (trespassers) on Trail #1.
- b. Hahn's Peak Roadhouse shall monitor and record the usage of Trail #1 and submit a report of the total number of users to Planning Staff at the end of the season.

- c. Hahn's Peak Roadhouse is required to place and maintain signage every 200 yards along Trail #1 (the private easement) stating that it is a private trail, not for public use; riders must stay on trail; and that the speed limit is 15 mph. Signage shall also be placed facing both directions at the north and south end of Trail #1. All signage shall remain in place throughout the year.

### 30. LODGING GUESTS/RIDER RESPONSIBILITY

- a. The permittee shall provide the user with a safety lesson, a riding helmet, and a trail map illustrating trails and private property to address and avert trespass issues.
- b. If riders encounter wildlife on the trail, they will stop their machines until the wildlife moves on and riders will not leave their machines to pursue wildlife on foot.
- c. Prior to beginning their tour, all unguided tour clients shall be required to sign a form stating that they have been informed of the conditions of this permit and that they agree to abide by them. This form shall be reviewed and approved by Planning staff.

### 31. ACCESS/ROADS/PARKING/TRAFFIC

- a. Routt County has the authority to close any county road at its sole discretion if damage to the road may occur by its use. To the extent that a road closure may affect permittee's operation, Routt County will cooperate with permittee to allow operations to be continued in a safe and practicable stopping point.
  - b. Routt County roads shall not be completely blocked at any time. If traffic regulation is deemed necessary, it shall be conducted in conformance with the Manual on Uniform Traffic Control at the permittee's expense and the permittee shall notify the Routt County Public Works Director, or designee thereof, in advance to review and approve the proposed traffic control plan:
1. The permittee shall provide traffic control signage along routes and at intersections as specified by the Routt County Public Works Director and at permittee's expense; and types and placement of signs shall be in accordance with the Manual on Uniform Traffic Control Devices.

Routt County roads affected by this SUP will be inspected by the Routt County Public Works Department at intervals determined by the same. Any road damage repair or maintenance needs above and beyond typical maintenance, attributable to this use, shall be made by the county or a third-party contractor as selected by the Routt County Public Works Department and on a schedule determined by the same. Permittee shall solely bear the costs of repairs.

I hereby approve/disapprove (circle appropriate) this Steamboat Lake Outfitters ATV SUP Administrative Renewal.

  
Kristy Winsor, Planning Director

Date

3/7/25



Trail #1

FSR 409

FSR 410

COTTONWOOD STREET

COUNTY ROAD 129

SAGE FLATS

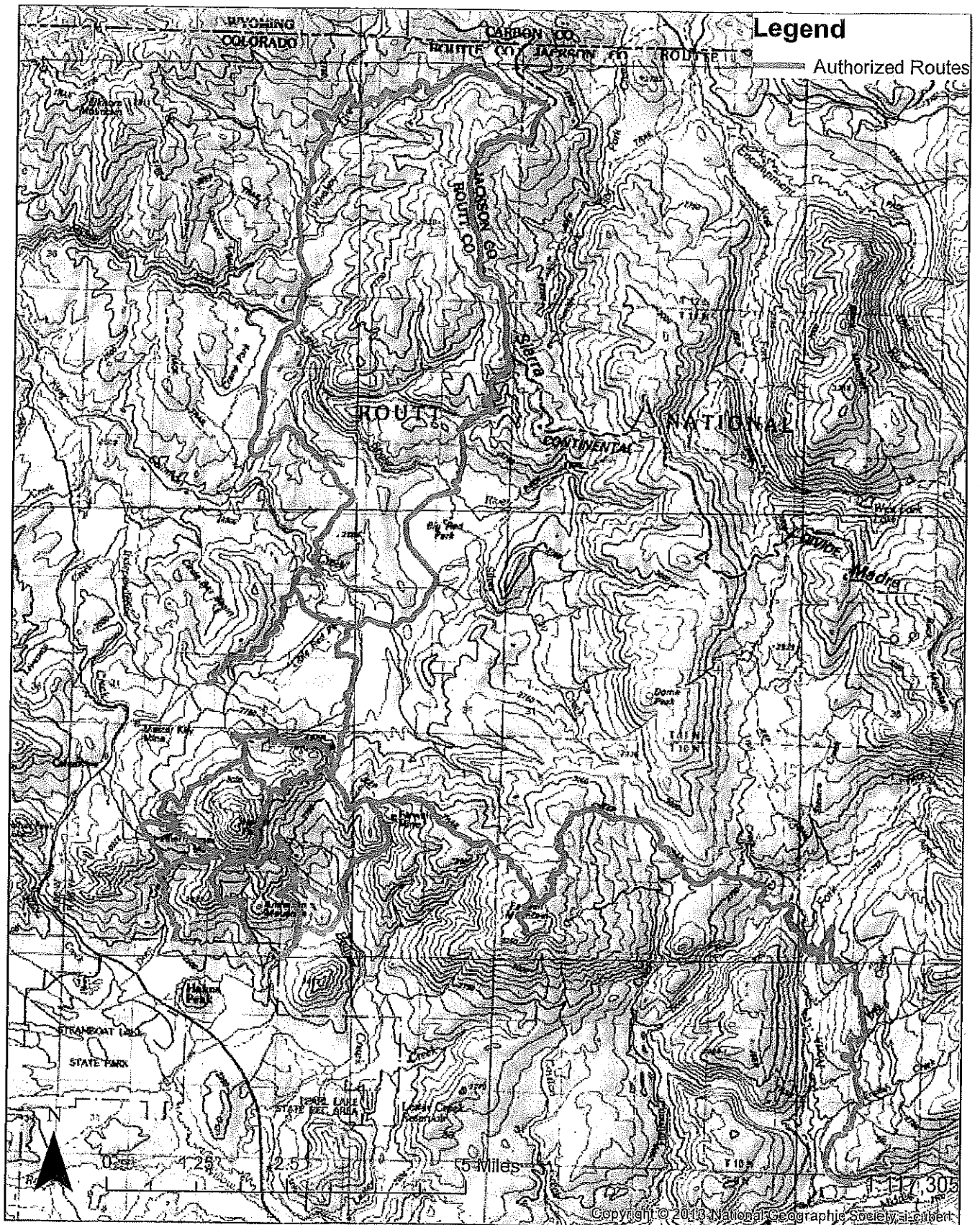
Source: Esri, DigitalGlobe, GeoEye, Earthstar, USDA, USGS, AeroGRID, IGN, SVP, Swisstopo, and the GIS User Community



# Hahns Peak Roadhouse ATV Tours- Appendix A

Date: 6/10/2014

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Use Code: 153	FS-2700-4i (VER 07/20)
Authorization ID: HBE738	OMB No. 0596-0082
Contact Name: JONES OUTPOST HOLDING, LLC	
Expiration Date: 05/31/2028	

**U.S. DEPARTMENT OF AGRICULTURE  
FOREST SERVICE  
SPECIAL USE PERMIT FOR OUTFITTING AND GUIDING  
Authority: Federal Lands Recreation Enhancement Act, 16 U.S.C. 6802(h)  
(Ref. FSH 2709.11, section 41.53)**

This permit authorizes priority use outfitting and guiding for 7 years.

JONES OUTPOST HOLDING, LLC of 58000 COWBOY WAY, PO BOX 1107 CLARK CO 80428, DBA STEAMBOAT LAKE OUTPOST, INC. 60880 COUNTY ROAD 129, CLARK, CO 80428 (hereinafter "the holder"), is hereby authorized to use and occupy National Forest System lands, subject to the terms and conditions of this permit, to provide outfitting and guiding services within the Hahns Peak Bears Ears Ranger District of the MEDICINE BOW-ROUTT NATIONAL FORESTS, described as Sec. 16, T. 10 N., R. 85 W., 6TH PRINCIPAL MERIDIAN and as shown on the map of the authorized area, attached as Appendix A. The above-described area shall be referred to as the "permit area."

The purpose of this permit is to authorize the following outfitting and guiding activities:

950 priority service days for guided ATV and UTV operations, as well as 300 priority service days for horseback riding, on portions of authorized NFS roads and trails as listed below and depicted in Appendix A: 411.2A - Placer Mine, 410 - Deep Creek, 490 - Royal Flush, 410.2B - Middle Deep Creek, 417 - Southern Cross, 417.1A - Blue Jay Mine, 409 - Farwell Mountain, 409.2B - Farwell Repeater, 418.1A - West Hahns Peak Spur A, 414 - Twin Saddle, 413 - Twin Mountain, 433 - Lost Dog, 500 - Red Park, 550 - Whiskey Park, 412 - Whiskey, 411 - Ward, 490.1A - Bowes, 500.1D - Little Red, 418 - West Hahns Peak, 44 - Stiletto, 1155 - Ellis Trail, 1101 - Wyoming Trail, 1101.A - Wyoming Trail. The county has authorized use of CR42.

800 priority use days for guided snowmobile trips restricted to routes as shown in Appendix A - Map. A minimum of 12" (inches) of snow cover underneath over snow vehicles with no evidence of resource damage is required in order to begin operating recreation outfit. Winter motorized recreation is prohibited on open surface water. This includes ponds, lakes, streams, beaver ponds etc.

Grooming of established routes installed by the Steamboat Lake Snow Club is only authorized with coordination and approval of the club. Grooming must meet the following regulations: Confine trail grooming to designated routes, do not begin trail grooming until eighteen inches (18") of snow has accumulated, cease trail grooming by May first (1st) each year, and grooming of designated routes should occur during daylight hours, as much as possible, and conclude by 7:30 pm.

0 assigned sites and no grazing permits on USFS.

This use will be exercised as described in the five-year operating plan.

The following appendices are attached to and made a part of this permit:

APPENDIX A - Map of Authorized Area

APPENDIX B - Five-year or annual Operating Plan

APPENDIX C - Trip Itinerary