

COUNTY OF ROUTT)

) ss.

STATE OF COLORADO)

RESOLUTION 87-P-047C Conceptual Planned
Unit Development Plan for Campground,
Marina, and Swimbeach and Relocation
of County Road 18 as the Campground
Entrance
Upper Yampa Water Conservancy District

WHEREAS, the Board of County Commissioners for the County of Routt, State of Colorado, hereinafter referred to as the "Board" has duly received a petition from Upper Yampa Water Conservancy District for a Conceptual Planned Unit Development Plan for a campground, swimbeach, marina, public trails, and ranger facilities at the Stagecoach Reservoir and for Relocation of County Road 18 as the campground entrance on land zoned Outdoor Recreation (OR);

WHEREAS, all necessary data has been submitted and all required fees have been paid on behalf of the petitioner;

WHEREAS, the petition was reviewed by the Routt County Regional Planning Commission on April 2, 1987, and an advisory report was submitted to the Board prior to the public hearing tabling the Conceptual P.U.D. Plan and the Relocation of County Road 18 at the request of the petitioner;

WHEREAS, the Board held a public hearing on the matter on April 14, 1987, notice of said hearing having been advertised according to law;

WHEREAS, Commissioner Dorr moved to table the relocation of the campground entrance (County Road 18) until May 26, 1987 at the request of the petitioner which motion was seconded by Commissioner Fisher and approved unanimously by the Board;

WHEREAS, Commissioner Fisher moved to table the Conceptual Planned Unit Development plan to May 26, 1987 at the request of the petitioner, which motion was seconded by Commissioner Dorr and approved unanimously by the Board;

WHEREAS, on May 14, 1987, the Planning Commission reviewed the Conceptual P.U.D. Plan and the Relocation of County Road 18 as the campground entrance and an advisory report was submitted to the Board prior to the May 26, 1987 public hearing recommending approval of the northern access (new County Road 18) as the primary entrance and the southern access (existing County Road 18) as the secondary entrance with the following conditions:

Relocation County Road 18

1. The petitioner shall submit engineering details for all approved access points, and plans shall meet county specifications for sight distance, grades, intersection radius, etc.
2. If the southern access is chosen for winter-only public use and for year around emergency and service use, the county will review the situation after one year of use of the reservoir by the public, and if safety problems or concerns arise the county has the right to require that the

southern access be opened to year around public use.

3. Final designs including centerline surveys shall be submitted to Planning staff for all approved public access roads.
4. Traffic studies and review shall be done to determine if accel/decel or a third lane is needed for traffic entering the new County Road 18 off of County Road 14. The study of accesses shall be done after one year of use of the reservoir by the public.
5. The proposed County Road 18 (points "D" to "E") shall be subject to further study and presented at Final P.U.D. Plan review with the intent of evaluating the access from "D" to "E" versus an alternate access through South Shore on the south side of the lake.

Conceptual P.U.D. Plan

1. The Final P.U.D. Plan shall indicate locations of all parking areas, trails, buildings, campsites, marinas and roads for the entire reservoir project.
2. Information on the sewage treatment and water systems shall be provided, and approvals from the Colorado Department of Health for the design of the systems shall be submitted prior to Final P.U.D. plan review.
3. Landscaping and lighting plans shall be submitted prior to Final P.U.D. Plan review.
4. Final grading plans for roads, campsites, public parking, and day use areas shall be submitted for Final P.U.D. Plan review.
6. The access road south to the campsite service roads shall be relocated behind the knoll so as to be less visible from the lake.
7. A signage master plan shall be submitted illustrating signage design and location including highway traffic signage that may be necessary.
8. Techniques for mitigating visual impact shall be submitted with Final P.U.D. Plan.
9. Provisions for fire fighting shall be made prior to Final P.U.D. review.
10. The Final P.U.D. Plan shall depict the campground entrance(s) as stipulated by motion of Planning Commission and the Board of County Commissioners.
11. A dust mitigation plan shall be developed for the park roads to be submitted at Final P.U.D. plan.
12. An alternate location for the boat ramp and swim beach, and additional amenities should be studied.

WHEREAS, the Board met with the petitioner and staff on May 19, 1987 to determine whether to review the approvals made by the Board in 1985 with regard to County Road 18, and the Board determined to leave the agreements unchanged;

WHEREAS, on May 26, 1987, the petition was rescheduled to June 2, 1987 due to a lack of a quorum of the Board;

WHEREAS, on June 2, 1987 the petition for Conceptual P.U.D. plan approval

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and relocation of County Road 18 as the campground entrance was taken off the table and the Board discussed the plan for the campground and access road, reviewed safety issues regarding County Road 14, discussed Planning Commission recommendations on the Conceptual P.U.D. plan, and received comments from the audience in favor of use of the north entrance as the primary access to the campground;

WHEREAS, Commissioner Dorr moved to approve the proposed north access to the campground from relocated County Road 18 as the primary access, and the south access from the existing County Road 18 as the secondary access with conditions as set forth below, which motion was seconded by Commissioner Kenney and approved unanimously by the Board;

WHEREAS, Commissioner Fisher moved to approve the Conceptual P.U.D. plan with conditions as set forth below, which motion was seconded by Commissioner Dorr and approved unanimously by the Board;

NOW, THEREFORE, BE IT RESOLVED THAT the Board approves the Conceptual Planned Unit Development Plan for campground, swimbeach, marina, trails and ranger facility and the Relocation of County Road 18 as the campground entrance on the following land:

See deed of dedication of County Road 18 attached herein as **Exhibit "A"**
See map for Conceptual P.U.D. Plan attached herein as **Exhibit "B"**

BE IT FURTHER RESOLVED THAT this resolution of approval is based upon the facts and testimony presented at the public hearing, and the record, subject to the following conditions:

Conceptual Planned Unit Development Plan

1. The Final P.U.D. Plan shall indicate location of all parking areas, trails, buildings, campsites, marinas and roads for the entire reservoir project.
2. The Conceptual P.U.D. Plan approval is subject to approval of the water and sewer system by the Colorado Department of Health.
3. Landscaping and lighting plans shall be submitted prior to Final P.U.D. Plan review.
4. Final grading plans for roads, campsites, public parking, and day use areas shall be submitted for Final P.U.D. Plan review.
5. Construction plans for the hydroelectric plant, park headquarters, employee housing units, and all other facilities and structures shall be submitted for the Final P.U.D. plan review.
6. The access road south to the campsite service roads shall be relocated

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behind the knoll so as to be less visible from the lake.

7. A signage master plan shall be submitted illustrating signage design and location including traffic signage on U.S. Highway 131 that may be necessary.
8. Techniques for mitigating visual impact shall be submitted with the Final P.U.D. Plan.
9. Provisions for fire fighting shall be made prior to Final P.U.D. review.
10. The Final P.U.D. plan shall depict the campground entrance(s) as stipulated by motion of Planning Commission and the Board of County Commissioners.
11. A dust mitigation plan shall be developed for the park roads to be submitted at Final P.U.D. plan.
12. An alternate location for the boat ramp and swim beach, and for additional amenities should be studied.

Relocation of County Road 18 as Campground Entrance

1. The petitioner shall submit engineering details for all approved access points, and plans shall meet county specification for sight distance, grades, intersection radius, etc.
2. The County will review the secondary southern access after one year of use by the public, and if safety problems or concerns arise, the county has the right to require that the southern access be opened to year around public use.
3. Final designs including centerline surveys shall be submitted to Planning staff for all approved public access roads.
4. Traffic studies and review shall be done to determine if an accel/decel or a third lane is needed for traffic entering County Road 18 off of County Road 14. This study of road accesses shall be done after one year of use of the reservoir by the public.

THIS RESOLUTION is executed and effective this 9th day of Feb., 1988.

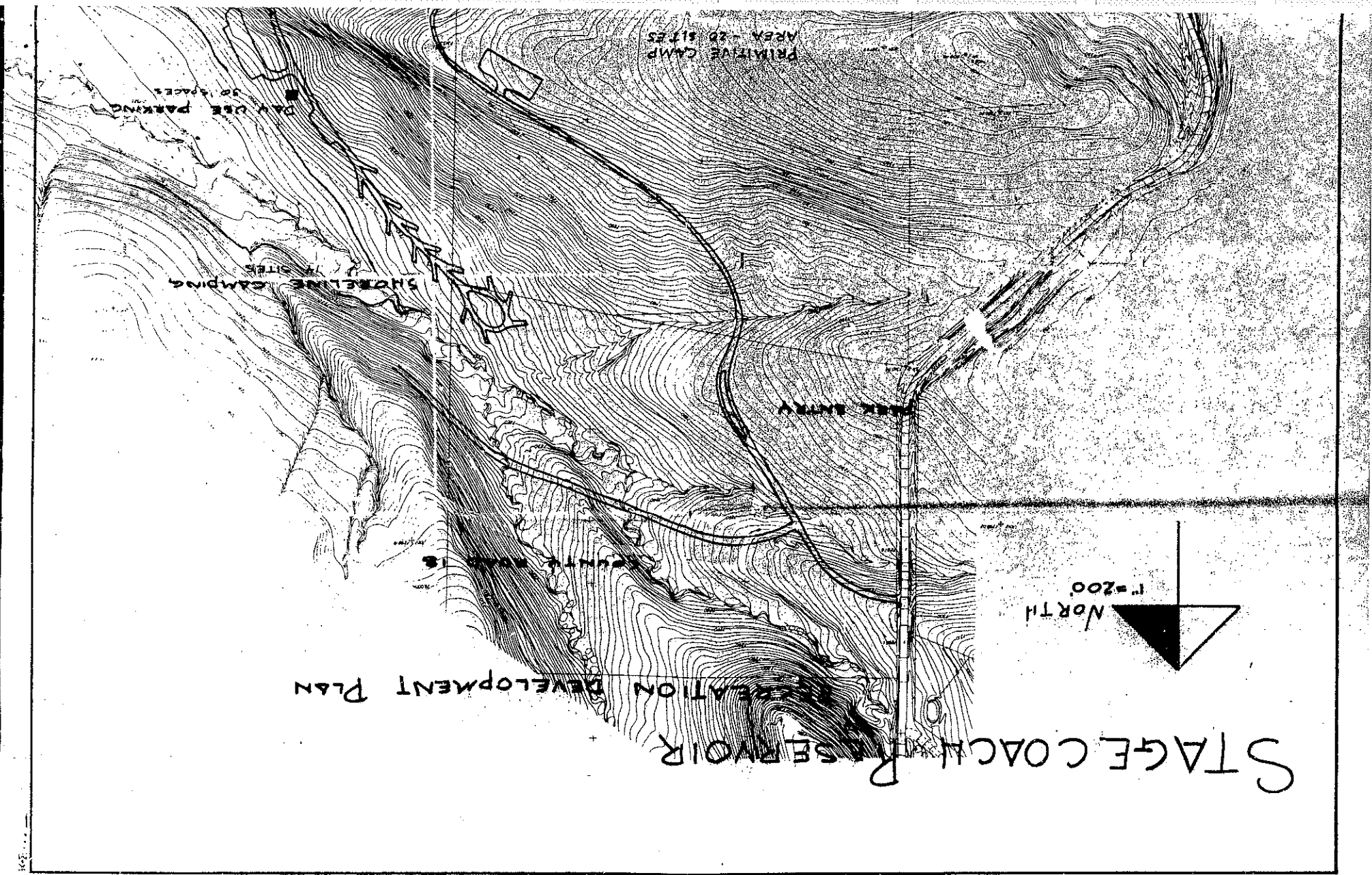
ATTEST:

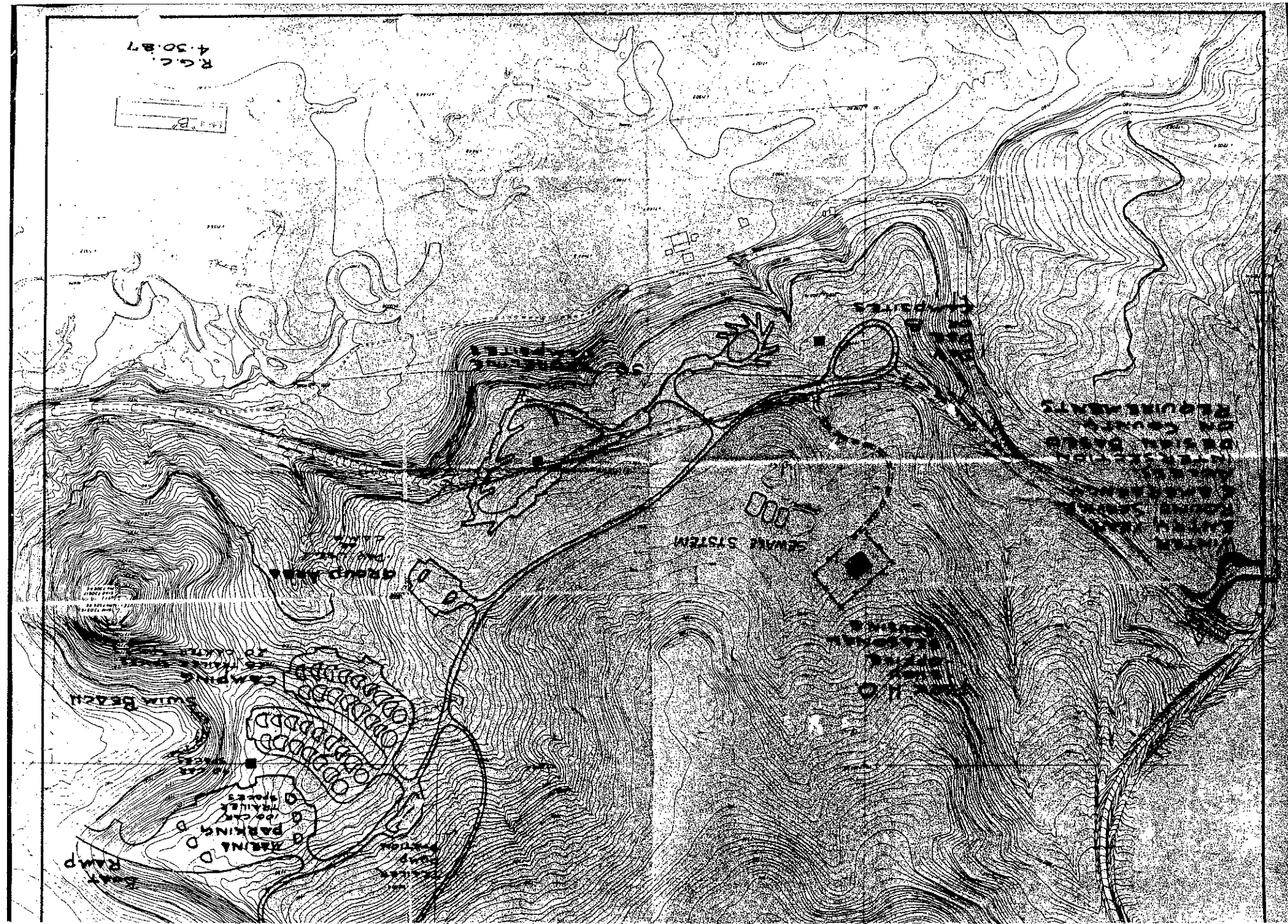
Kim Bonner
Kim Bonner, County Clerk

BY THE BOARD OF COUNTY COMMISSIONERS

L. Dennis Fisher
L. Dennis Fisher, Chairman

RESOLUTION VOTE: Paul A. Kenney: Aye Nay Absent Abstain
Robert A. Dorr: Aye Nay Absent Abstain
L. Dennis Fisher: Aye Nay Absent Abstain





R.G.C.
4-30-87

Exhibit A

Recorded at _____ o'clock _____ M., _____, Recorder Reception No. _____

THIS DEED, made this 9th day of February, 1988, between the UPPER YAMPA WATER CONSERVANCY DISTRICT, party of the first part, and the COUNTY OF ROUTT, STATE OF COLORADO, party of the second part;

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, does hereby sell and convey to the County of Routt, State of Colorado, a body corporate and politic, to have and to hold for the public use forever as right-of-way for roadway purposes and for the installation and maintenance of public utilities, the real property described in Exhibit "A" attached hereto and incorporated herein by this reference.

IT WITNESS WHEREOF, the party of the first part has herein set its hand and seal the day and year first above written.

UPPER YAMPA WATER CONSERVANCY
DISTRICT

By: Stephen Elkins
Stephen Elkins, Vice President

[S E A L]

ATTEST:

John R. Fletcher
John R. Fletcher, Secretary

STATE OF COLORADO)
County of Routt) ss.

SUBSCRIBED and sworn to before me this 9th day of February 1988, by Stephen Elkins as Vice President and John R. Fletcher as Secretary of UPPER YAMPA WATER CONSERVANCY DISTRICT.

WITNESS my hand and official seal.

My commission expires: May 16 1991

[S E A L]

Paula Hays
Notary Public

[W3]

EXHIBIT "A"

TO DEED FROM UPPER YAMPA WATER CONSERVANCY DISTRICT

TO THE COUNTY OF ROUTT

DATED THE 9th DAY OF Feb, 1988

Description of a 100 foot wide tract of land located in the S $\frac{1}{4}$ of Section 30 and the S $\frac{1}{4}$ of Section 29, T4N R84W of the 6th P.M., Routt County, Colorado.

Said tract of land being 50 feet on each side of the following described centerline.

Beginning at a point on the centerline of County Road #14 from which the SW corner of Section 30 bears S 01°01'23" W 2442.79 feet,

thence S 88°57'53" E 11.07 feet to a point of curvature, from which the radius point bears S 01°02'07" W 339.57 feet,
 thence along said curve to the right a distance of 346.45 feet, with a central angle of 58°27'26" and whose chord bears S 59°44'10" E 331.62 feet,
 thence S 30°30'27" E 94.82 feet to a point of curvature, from which the radius point bears S 30°59'17" E 352.07 feet,
 thence along said curve to the right a distance of 318.65 feet, with a central angle of 51°51'24" and whose chord bears N 84°56'25" E 307.88 feet,
 thence S 69°07'53" E 637.85 feet to a point of curvature, from which the radius point bears S 20°52'07" W 379.81 feet,
 thence along said curve to the right a distance of 138.45 feet, with a central angle of 20°53'07" and whose chord bears S 58°41'19" E 137.68 feet,
 thence S 48°14'45" E 421.28 feet to a point of curvature, from which the radius point bears N 41°45'15" E 378.63 feet,
 thence along said curve to the left a distance of 204.85 feet, with a central angle of 30°59'55" and whose chord bears S 63°44'43" E 202.36 feet,
 thence S 79°14'41" E 105.17 feet to a point of curvature, from which the radius point bears S 10°45'19" W 371.47 feet,

thence along said curve to the right a distance of 276.49 feet, with a central angle of 42°38'45" and whose chord bears S 57°55'18" E 270.15 feet, thence S 36°35'56" E 217.51 feet to a point of curvature from which the radius point bears N 53°24'04" E 251.37 feet,

thence along said curve to the left a distance of 136.54 feet, with a central angle of 31°07'21" and whose chord bears S 52°09'36" E 134.87 feet, thence S 67°43'17" E 147.98 feet to a point of curvature, from which the radius point bears N 22°16'43" E 367.60 feet,

thence along said curve to the left a distance of 97.43 feet, with a central angle of 15°11'07" and whose chord bears S 75°18'50" E 97.14 feet, to a point of curvature from which the radius point bears S 07°05'36" W 373.93 feet,

thence along said curve to the right a distance of 142.47 feet, with a central angle of 21°49'50" and whose chord bears S 71°59'29" E 141.61 feet, thence S 61°04'34" E 314.76 feet to a point of curvature, from which the radius point bears N 28°55'26" E 379.17 feet,

thence along said curve to the left a distance of 195.55 feet, with a central angle of 29°32'55" and whose chord bears S 75°51'01" E 193.39 feet, thence N 89°22'31" E 742.44 feet to a point of curvature, from which the radius point bears S 00°37'29" E 250.00 feet,

thence along said curve to the right a distance of 125.88 feet, with a central angle of 28°51'01" and whose chord bears S 76°11'58" E 124.56 feet, thence S 61°46'28" E 65.21 feet to a point of curvature, from which the radius point bears N 28°13'32" E 362.76 feet,

thence along said curve to the left a distance of 111.12 feet, with a central angle of 17°33'04" and whose chord bears S 70°33'00" E 110.69 feet, thence S 79°19'32" E 241.39 feet to a point of curvature, from which the radius point bears N 10°40'28" E 365.77 feet,

thence along said curve to the left a distance of 255.13 feet, with a central angle of 39°57'51" and whose chord bears N 80°41'33" E 249.99 feet to a point of curvature, from which the radius point bears S 29°17'23" E 381.43 feet,

thence along said curve to the right a distance of 106.09 feet, with a central angle of 15°56'08" and whose chord bears N 68°40'41" E 105.75 feet, thence N 76°38'46" E 249.78 feet to a point of curvature, from which the radius point bears N 13°21'15" W 375.89 feet,

thence along said curve to the left a distance of 159.56 feet, with a central angle of 24°19'17" and whose chord bears N 64°29'07" E 158.36 feet,
thence N 52°19'28" E 130.54 feet to a point of curvature, from which the radius point bears S 37°40'32" E 250.80 feet,
thence along said curve to the right a distance of 236.71 feet, with a central angle of 54°04'36" and whose chord bears N 79°21'47" E 228.02 feet, to a point of curvature, from which the radius point bears N 16°24'05" E 443.49 feet,
thence along said curve to the left a distance of 358.28 feet, with a central angle of 46°17'15" and whose chord bears N 83°15'27" E 348.62 feet,
thence N 60°06'50" E 220.53 feet to a point of curvature, from which the radius point bears S 29°53'10" E 300.00 feet,
thence along said curve to the right a distance of 353.80 feet, with a central angle of 67°34'15" and whose chord bears S 86°06'02" E 333.65 feet to a point of curvature, from which the radius point bears N 37°41'05" E 298.73 feet,
thence along said curve to the left a distance of 316.08 feet, with a central angle of 60°37'28" and whose chord bears S 82°37'38" E 301.54 feet to a point of curvature, from which the radius point bears S 22°56'22" E 256.02 feet,
thence along said curve to the right a distance of 264.88 feet, with a central angle of 59°16'40" and whose chord bears S 83°18'02" E 253.22 feet to a point of curvature, from which the radius point bears N 36°20'18" E 370.07 feet,
thence along said curve to the left a distance of 428.21 feet, with a central angle of 66°17'49" and whose chord bears S 86°48'37" E 404.72 feet,
thence N 60°02'29" E 22.36 feet to a point of curvature, from which the radius point bears S 29°57'51" E 366.44 feet,
thence along said curve to the right a distance of 219.04 feet, with a central angle of 34°14'58" and whose chord bears N 77°09'58" E 215.80 feet,
thence S 85°42'34" E 270.20 feet to a point of curvature, from which the radius point bears S 04°17'26" W 261.80 feet,
thence along said curve to the right a distance of 99.77 feet, with a central angle of 21°50'08" and whose chord bears S 74°47'30" E 99.17 feet to a point of curvature, from which the radius point bears N 26°07'35" E 518.85 feet,
thence along said curve to the left a distance of 391.07 feet, with a central angle of 43°11'06" and whose chord bears S 85°27'58" E 381.88 feet,

thence N 72°56'29" E 226.65 feet to a point of curvature,
from which the radius point bears S 17°03'31" E 268.05
feet,

thence along said curve to the right a distance of 98.86
feet, with a central angle of 21°07'57" and whose chord
bears N 83°30'27" E 98.30 feet,

thence S 85°55'35" E 197.26 feet to a point of curvature,
from which the radius point bears N 04°04'25" E 275.52
feet,

thence along said curve to the left a distance of 163.07
feet, with a central angle of 33°54'39" and whose chord
bears N 77°07'06" E 160.70 feet to the point of
Termination.

Bearings are based upon the west line of the NW¼ Section 30 being
N 01°03'39" E.

ACCEPTANCE

The foregoing Deed and Conveyance are hereby accepted by
Routt County, Colorado.

BOARD OF COUNTY COMMISSIONERS FOR,
THE COUNTY OF ROUTT, STATE OF
COLORADO

By:

J. D. Smith

Acknowledged before me:

ATTEST:

By: Kim Bonner
Kim Bonner, County Clerk

