

ROUTT COUNTY PLANNING COMMISSION AGENDA

**January 2, 2020 - Meeting Canceled
6:00 PM**

County Commissioners Hearing Room, Historic Courthouse
522 Lincoln Avenue, 3rd Floor, Steamboat Springs, Colorado
Live audio is available by calling (970) 870-5499

1. CALL TO ORDER

2. PUBLIC COMMENT

Members of the public may address the Planning Commission on items not on the agenda. (Comments regarding items on the agenda will be taken during that agenda item.)

3. ITEMS FOR CONSIDERATION

A. Sunshine Resolution

Consideration to approve the 2020 Sunshine Resolution for the Routt County Planning Commission designating posting locations for public meeting notices.

Documents:

[Planning.Comm.pdf](#)

B. King Creek Ranch

Activity #:	PL-19-184
Petition:	Special Use Permit for a Private Recreation Facility
Applicant:	King Creek Ranch, LLC
Legal:	Land that consists of three parcels located in Sections 25, 26, 27, 34, 35, and 36 Township 1 North, Range 84 West, and Section 31, Township 1 North, Range 83 West; Totaling 1,785.54 acres.
Location:	Approximately 3.5 miles south of Toponas

Documents:

[Staff report KCR pl-19-184 final.pdf](#)

4. ADMINISTRATOR'S REPORT

Administrator's Report may include the reading of future Planning Commission agendas and recent Board of County Commissioner decisions.

5. ADJOURNMENT

WiFi access is available in the Hearing Room, and agenda packets can be accessed at www.co.routt.co.us/AgendaCenter.

All programs, services and activities of Routt County are operated in compliance with the Americans with Disabilities Act. If you need a special accommodation as a result of a disability, please call the Commissioners' Office at (970) 879-0108 to assure that we can meet your needs. Please notify us of your request as soon as possible prior to the scheduled event. Routt County uses the Relay Colorado service. Dial 711 or TDD (970) 870-5444.

STATE OF COLORADO)
) ss
COUNTY OF ROUTT)

RESOLUTION DESIGNATING PLACE FOR POSTING OF NOTICES OF MEETINGS OF THE ROUTT COUNTY PLANNING COMMISSION IN ACCORDANCE WITH C.R.S. § 24-6-402.

WHEREAS, the Routt County Planning Commission (hereinafter "R.C.P.C.") is or may be a "local public body" subject to the requirements of C.R.S. § 24-6-402; and

WHEREAS, C.R.S. § 24-6-402 (2) (c) requires each public body to designate the public place or places where notices of meetings of the local public body will be posted annually at its first regular meeting of the year; and

WHEREAS, the first regular meeting of the R.C.P.C. in 2020 took place on _____, 2020.

NOW, THEREFORE, BE IT RESOLVED by the Routt County Planning Commission that the following places are hereby designated as the public places where all notices of meetings of the R.C.P.C. required by C.R.S. § 24-6-402 are to be posted during the calendar year 2015:

- 1) The bulletin board located outside the Clerk and Recorder's Office at the Routt County Courthouse, 522 Lincoln Avenue, Steamboat Springs, Colorado; and
- 2) The bulletin board located outside the Commissioners' Office located on the third floor of the Routt County Courthouse at 522 Lincoln Avenue, Steamboat Springs, Colorado.

ADOPTED this ____ day of _____, 2020.

BY THE ROUTT COUNTY PLANNING COMMISSION.

Chairman

Vote:	Yes	No	Absent
Andrew Benjamin:	___	___	___
Greg Jaeger:	___	___	___
Peter Flint:	___	___	___
Brian Kelly:	___	___	___
Troy Brookshire:	___	___	___
Steve Warnke:	___	___	___
Bill Norris:	___	___	___
John Merrill:	___	___	___
Billy Mitzelfeld:	___	___	___
Roberta Marshall:	___	___	___
Geoff Petis:	___	___	___

King Creek Ranch Private Rec Facility

Special Use Permit

ACTIVITY #: PL-19-184

HEARING DATES: Planning Commission: 1/2/20 at 6:00 pm
Board of County Commissioners: 1/28/20 at 1:30 pm

PETITIONER: King Creek Ranch, LLC

PETITION: Private Recreational Facility with Overnight Accommodations

LEGAL: Land that consists of three parcels located in Sections 25, 26, 27, 34, 35, and 36 of Township 1 North, Range 84 West, and Section 31, Township 1 North, Range 83 West; totaling 1,785.54 acres

LOCATION: Approximately 3.5 miles south of Toponas

ZONE DISTRICT: A/F

AREA: 1,785.54 acres

STAFF CONTACT: Tegan Ebbert tebbert@co.routt.co.us

ATTACHMENTS:

- Applicant narrative
- Site plan for each activity area
- Referral from Colorado Parks and Wildlife
- Referral from the Routt County Regional Building Department

History:

King Creek Ranch started in the 1980's as an agricultural operation that raised yearling cattle. In the 1990's the ranch evolved into a partnership of a small group of owners who share in the operations and financing of the ranch. Today the number of owners is seven, all of who do not reside full time at the ranch, and the applicant indicated that they do not intend to increase the number of owners. Each of the seven owners holds an equal interest in King Creek Ranch, LLC, no controlling interest exists. Over the years, each of the seven owners constructed personal single family homes on individually held 35+ acre parcels adjacent to the ranch.

In 1998 King Creek Ranch partnered with Colorado Open Lands in order to place a large majority of the property under a conservation easement. Colorado Open Lands conducts annual monitoring of the property in order to verify compliance with the terms of the conservation easement.

King Creek Ranch has amassed over 5,000 acres of land to date. The permit boundary being considered for this application consists of 1,785 acres. The remaining 3,200 acres are used for cattle and haying operations as well as open space for wildlife habitat.

Over the past four decades the ranch has evolved into more than just an agricultural operation. On the King Creek Ranch, LLC owned land the owners and their private guests have access to a number of recreational and shared amenities such as the use of Bison Hall Lodge, horse stables and riding, snowmobiling, fishing, a shooting range, a driving range, hunting, and a developed camping area also called “glamping”.

The amenities and property are only accessible to the seven owners, their private guests, and ranch employees. No rentals, public access, or memberships are allowed.

Site Description:

King Creek Ranch is located in South Routt between the unincorporated areas of McCoy and Toponas. The ranch spans the Egeria Canyon and borders both USFS and BLM property as well as a handful of private ranches.

King Creek Ranch consists of over 5,000 acres however the proposed permit boundary only contains the 1,785 acres that house the common amenities accessed by the owners.

The majority of the development, including the owner’s private homes, is located west of Egeria Canyon. The roads area east of Bison Hall and the Ranch Center are not plowed in the winter making the majority of the permit boundary inaccessible in the winter, except on snowmobiles.

Project Description:

The applicant is requesting a Special Use Permit for the private recreational facility with overnight accommodations for the common amenities available to the seven owners of King Creek Ranch, LLC. All of the structures and uses being requested are already in existence and the applicant is seeking retroactive approval.

The applicant has identified three activity areas on the ranch that contain the common amenities available to the owners. The three activity areas are described in detail below:

Ranch Center

This area is utilized to house and care for horses, store recreational equipment, and manage the ranch operations from the main barn. This is also an area that the owners can ride horses in the arena and relax at the bar / lounge area within the main barn.

Many of these structures were initially constructed without building permits under an agricultural exemption however some of them are no longer solely and exclusively used for agricultural operations. The applicant is working with the Routt County Regional Building Department to pursue the necessary permits.

Following is a list of the structures in this area:

- 2,800 sqft main barn – Used for tack, feed, and veterinary storage. Contains a small bar/lounge area.
- 2,250 sqft secondary barn – Used as a horse stable for the owners’ horses and horses associated with the agricultural operation.
- 1,575 sqft storage barn (garage) – Used for storage of recreational and agricultural vehicles and equipment.

- 720 sqft arena storage structure – Used for arena equipment storage and houses the agricultural irrigation controls.
- 2,280 sqft owner garage – Contains seven bays, one for each owner to store recreational equipment

Adjacent to the Ranch Center is Bison Hall Lodge that was constructed in 1995. It contains three bedrooms and five bathrooms. The owners use this structure to gather with each other, their families, or their private guests for meals prepared by a private chef. The bedrooms are available for their private guest to use. The applicant indicated that there is no history or intent to hold special events at the lodge. The lodge is not available to be rented or used by members of the public.

Washburn Area

The activities in this area of the ranch are seasonally used and only accessible from approximately May through October depending on weather. There is no public use of these amenities.

This area contains the following amenities:

- 1.5 acre fishing pond
- 5 acre golf driving range
- 1.25 acre irrigation store pond
- 1,161 sqft cabin – Proposed to be demolished and replaced in kind. Used primarily as bathroom facility and day use.
- Shotgun shooting stands – Will require building permits retroactively, closes in advance of hunting season so it doesn't impact hunting potential in the area.

Chester Camp

This "glamping" (glamorous camping) area is a location for the owners and their private guest to camp overlooking Hadley Reservoir. This area is used seasonally and only accessible from about May through October depending on weather. All of the structures are winterized and closed up prior to October. All of the structures in this area were constructed without building permits however the applicant is working with the Routt County Regional Building Department to gain compliance.

This area contains the following amenities:

- 300 sqft generator enclosure – Provides power to the Chester Camp area.
- 1,200 sqft pavilion with kitchen – Open sided dining area with kitchen. Private chef can prepare food for owner's onsite in this structure.
- 600 sqft bath house – Provides the bathrooms and showers for the Chester Camp area.
- Six 150 sqft tent platforms – Wall tents are placed on platforms seasonally for camping use.
- Four 150 sqft miniature cabins – One room cabins with no water or toilets.
- Three horse corals – For use of the owners if they elect to ride horses to the camp site.

Additional activities available to owners

- Snowmobiling – Owners are able to snowmobile on the existing internal ranch roads once they become snow packed. The applicant indicated that the snowmobiles are used recreationally and typically total less than five occurrences a winter, with no use occurring in some recent years.

- Hunting – The owner’s elk hunt in the fall on the property. Hunting tours are not open to the public and commercial outfitters do not hunt on the property.
- Fishing – In addition to fishing in the Washburn Area of the ranch, Egeria Creek and numerous other small ponds throughout the property are used for fishing.
- Horseback riding – Many equestrian trails are located on the property for recreational riding.

Additional structures within permit boundary

- 650 sqft home – Address 6100 HWY 131, constructed in 1929, used as ranch hand housing.
- 1,500 sqft home – Address 34125 King Creek Rd, constructed in 1992, used as ranch hand housing, still attempting to determine if this structure has been permitted.

Typical usage of recreational amenities

The applicant indicated that none of the seven owners are full time residence of the ranch. They typically visit periodically from Memorial Day through Labor Day and during hunting season therefore nearly all of the recreational activities take place in that time frame.

Ranch staff

The ranch typically has four full time staff members. These staff manage ranching operations, care for the horses, perform maintenance, and prepare for owners to visit. Additionally, the ranch contracts with a private chef that is available when the owners are visiting to prepare meals onsite. The ranch hires seasonal workers to assist with the agricultural operation in the summer.

Staff Comments:

As previously mentioned, all of the amenities are only available to the seven owners and their private guests. No memberships are available to access the ranch amenities and it is not open to the public.

Many of the common amenities on the property are uses by right in the Agriculture / Forestry Zone District such as camping, hunting, fishing, use of the stables, and the agricultural operation. The common amenities that triggered the need for the Special Use Permit are the permanent structures associated with the Chester Camp, the golf driving range, and the common lodge with overnight accommodations for guests. All uses, both uses by right and uses that require permitting, are included in this review to demonstrate the intensity of use on the property.

All of the structures associated with this application already exist. No new structures are being proposed.

Compliance with the Routt County Master Plan, Sub Area Plans and Zoning Resolution

The Routt County Master Plan, Sub Area plans and Zoning Regulations contain dozens of policies and regulations regarding land use. Section 5 of the Regulations are designed to limit or eliminate conditions that could negatively impact the environment and/or use of surrounding properties, and shall apply in all Zone Districts and to all land uses unless otherwise noted. Section 6 Regulations apply to all Minor, Administrative, Conditional or Special Uses allowed by permit only, PUD plans, Site plans, and Subdivisions.

The following checklist was developed by Planning Staff to highlight the policies and regulations most directly applicable to this petition. The checklist is divided into six (6) major categories:

1. Health, Safety and Nuisances
2. Regulations and Standards
3. Recreation and Tourism
4. Community Character and Visual Impacts Roads, Transportation and Site Design
5. Natural Environment
6. Mitigation

Interested parties are encouraged to review the Master Plan, Sub Area plans and Zoning Regulations to determine if there are other policies and regulations that may be applicable to the review of this petition.

Staff Comments are included at the end of each section, highlighting items about which the public, referral agencies, or planning staff have expressed questions and/or comments regarding the proposal. **Staff comments regarding compliance with regulations and policies are noted in bold below.**

Public Health, Safety and Nuisances

Applicable Regulations – Routt County Zoning Resolution

- 5.1.1 Every use shall be operated so that it does not pose a danger to public health, safety or welfare.
- 5.1.2 Every use shall be operated in conformance with all applicable federal, state and local regulations and standards. Failure to comply with any and all applicable federal, state and local regulations and standards may be cause for review and/or revocation of any Land Use Approval granted pursuant to these regulations.
- 6.1.7.C Natural Hazards
- 6.1.7.H Wildland Fire
- 6.1.7.I Noise
- 6.1.7.L Odors
- 6.1.7.M Vibration

Staff comments: The uses being proposed are only privately available to the property owners and their private guest therefore they do not pose a danger to the general public. The gun range has the potential to produce noise however it is located over a mile from the nearest residence.

Some areas within the permit boundary show high wildfire potential however none of the activity areas are located in those sections.

The internal ranch roads east of Bison Hall are not maintained in the winter months therefore that section of the property is inaccessible for a large part of the year cutting off access to Chester Camp and the Washburn Area.

***Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

Regulations and Standards

Applicable Regulations – Routt County Zoning Resolution

- 5.2 Dimensional Standards:
- 5.3 Secondary Dwelling Unit Standards
- 6.1.2 The proposal shall be consistent with applicable Master Plans and sub-area plans.
- 6.1.5 The proposal shall meet or exceed accepted industry standards and Best Management Practices (BMP's).

Applicable Policies – Routt County Master Plan

- 5.3.A The County encourages the use of “green” building techniques that lead to the conservation of energy and overall reduction of pollution in our environment.
- 5.3.D Require Best Management Practices and grading plans and strongly discourage overlot grading.

Staff comments: The applicant is working with the Routt County Regional Building Department to permit the illegally constructed structures on the property. Some of the parcels within the permit boundary have multiple dwelling units, however these properties are eligible for a Large Lot Agreement in order to be in compliance with the number of homes allowed per parcel or employee dwellings can be approved as part of this permit. Some of the structures in the permit boundary, such as the bathhouse and the small cabins in Chester Camp, are only allowed to remain on the property with the issuance of a Special Use Permit.

***Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

Recreation and Tourism

Applicable Policies – Routt County Master Plan

- 6.3.A. Recreation and Tourist-based development and use intensity should be comparable to traditional agricultural use intensity. Intensity of permitted use should be proportional to permitted acreage.
- 6.3.J. New permitted recreational uses should avoid the construction of new, permanent structures.

Staff comments: The proposed permit boundary for the Special Use Permit is 1,785 acres however the three activity areas where concentrated use is directed makes up less than 20 acres. Additionally, the only individuals that have access to these areas are the seven owners, their private guests, and the ranch employees. Most recreational amenities on the ranch are available on a seasonal basis, not year round. Overall the intensity of use is minimal and further diluted due area of the permit boundary.

King Creek Ranch has installed a number of permanent structures for their recreational amenities however they have intentionally clustered the structures to minimize the impact on the land, the agricultural operation, and to maintain compliance with the conservation easement. All of the structures in Chester Camp were constructed on platforms to make removal easier if it becomes necessary in the future.

***Is the application in compliance with the Policies and Regulation outlined above? Yes or No*

Community Character and Visual Concerns

Applicable Regulations – Routt County Zoning Resolution

- 5.1.4 Outdoor storage of materials which might cause fumes, odors, dust, fire hazard, or health hazards is prohibited unless such storage is within enclosed containers or unless a determination is made that such use will not have a detrimental impact on the environment
- 5.9 Sign Standards
- 5.10 Standards for Structures within mapped Skyline Areas
- 6.1.6 Outdoor Lighting: The proposal shall comply with the Outdoor Lighting Standards in Section 6.3 of these Regulations.
- 6.1.7.G Visual Amenities and Scenic Qualities.
- 6.1.7.K Land Use Compatibility.
- 6.1.7.O Historical Significance.

Applicable Policies – Routt County Master Plan

- 5.3.E Routt County requires that all new developments do not contribute to light pollution.
- 5.3.F Routt County will continue to consider the impacts of development and uses on view corridors, water, wetland, and air.

Staff comments: None of the identified activity areas are visible from adjacent homes. The existing structures on the property are consistent with agricultural and western architectural aesthetic. All of the proposed amenities lend themselves to the maintenance of open, scenic land. A staff site visit revealed a clean operation, free of inappropriate outdoor storage.

The unpermitted structures are required to go through the building permit process and will be required to comply with outdoor lighting standards.

Most of the permit boundary is encumbered by a conservation easement through Colorado Open Lands and therefore development is significantly limited. Colorado Open Lands indicated that the application meets the conditions of the conservation easement and that they perform annual monitoring of the property. The proposed recreational amenities do not take away from the historical agricultural use of the property, instead they appear to coincide.

The property has a ranch entry sign at entrance located on Highway 131 which is exempt from permitting under section 5.9.3.K of the Routt County Zoning Regulations. No other signs or advertising exists onsite or offsite.

***Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

Roads, Transportation and Site Design

Applicable Regulations – Routt County Zoning Resolution

- 5.4 Parking Standards
- 5.5 Addressing Standards
- 5.6 Access to Buildable Lot Standards
- 5.7 Right of Way Access Standards: A Right of Way Access Permit is required prior to construction of any new access point onto a County Road or other Local Public Road or Right of Way.
- 5.8 Road Construction Standards
- 6.1.4 Public Road Use Performance Standards: The proposal shall comply with the Public Road Use Performance Standards in Section 6.2 of these Regulations.
- 6.1.7.A Public Roads, Services and Infrastructure
- 6.1.7.B Road Capacity, traffic, and traffic safety
- 6.1.7.N Snow Storage

Staff comments: Some of the structures need to apply retroactively for building permits and will be addressed appropriately at that time however the majority of the structures meet addressing standards.

Each activity area has adequate parking and snow storage areas. No special events are being proposed, therefore parking for large groups was not evaluated. These amenities are not open to the public therefore no increase in traffic is anticipated.

In a referral response, CDOT indicated that they have no comment on the Special Use Permit as there isn't much change from the existing use, however they want to be clear that the access is for private, not public, use. The applicant is not proposing any public or commercial access to the amenities or property.

***Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

Natural Environment

Applicable Regulations – Routt County Zoning Resolution

- 5.11 Waterbody Setback Standards
- 6.1.7.D Wildlife and Wildlife Habitat.
- 6.1.7.E Water Quality and Quantity.

- 6.1.7.F Air Quality.
- 6.1.7.J Wetlands.
- 6.1.7.P Reclamation and Restoration.
- 6.1.7.Q Noxious Weeds.

Applicable Policies – Routt County Master Plan

5.3.B While respecting private property rights, the County will not approve development applications or special use permits that would lead to the degradation of the environment without proper mitigation that would bring the proposal into compliance with the Master Plan, appropriate sub-area plans, Zoning Resolution, and Subdivision Regulations.

Staff comments: No waterbody setback encroachments have been discovered. None of the proposed amenities have significant impacts on the natural environment. The applicant is working with the Routt County Environmental Health Department to gain compliance for their onsite waste water treatment systems.

Colorado Open Lands, the conservation easement holder for King Creek Ranch, has provided comment indicating that the proposed Special Use Permit complies with the terms of their conservation easement.

Conditions of approval have been suggested to address noxious weeds.

Colorado Parks and Wildlife (CPW) provided comment indicating that they support the proposed Special Use Permit and the efforts of King Creek Ranch. CPW also noted that there is a known Greater Sage-Grouse lek on the north end of King Creek Ranch, outside of the permit boundary. CPW requests to be involved if any additional development or amendments to the Special Use Permit are proposed.

Is the application in compliance with the Policies and Regulations outlined above? **Yes or No

Mitigation Techniques

PLANNING COMMISSION / BOARD OF COUNTY COMMISSIONERS OPTIONS:

1. **Approve the Special Use Permit 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 Zoning Regulations and complies with the guidelines of the Routt County Master Plan.
2. **Deny the Special Use Permit request** 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 Zoning Regulations and/or the Routt County Master Plan. Make specific findings of fact, citing specific regulations or policies by number from the Routt County Master Plan and the Routt County Zoning Regulations.

3. **Table the Special Use Permit 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 request 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 Zoning Regulations and Routt County Master Plan.

FINDINGS OF FACT that may be appropriate if the Special Use Permit is approved:

1. The proposal, with the following conditions, meets the applicable guidelines of the Routt County Master Plan and is in compliance with Sections 4, 5, and 6 of the Routt County Zoning Regulations.

CONDITIONS that may be appropriate may include the following:

General Conditions:

1. The SUP is contingent upon compliance with the applicable provisions of the Routt County Zoning Regulations including but not limited to Sections 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 that 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 the acquisition of and compliance with any required federal, state and local permits. 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 the commencement of 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. All trash shall be stored either inside a garage or inside Interagency Grizzly Bear Committee (IGBC) certified receptacles
10. Prior to the issuance of the permit, the Permittee shall provide evidence of liability insurance in the amount of no less than \$1,000,000 per occurrence. Routt County shall be named as an additional insured on the policy. Permittee shall notify Routt County Planning Department of any claims made against the policy. Certificate of liability insurance shall include all permit numbers associated with the activity.
11. Accessory structures/uses associated with this permit may be administratively approved by the Planning Director, without notice.

12. The permit 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.
13. 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 for 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.
14. 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:

15. The Special Use Permit (SUP) is valid for the life of the use provided it is acted upon within one year of approval. The SUP shall be deemed to have automatically lapsed if the uses permitted herein are discontinued for a period of one (1) year. Approved uses are identified in the project plan and narrative. Uses and structures approved that required this Special Use Permit include:
 - A. Bison Hall Lodge; Used for private guest accommodations, common cooking, dining, and lounging amenities.
 - B. Golf driving range; located in the Washburn Area
 - C. Chester camp – Used for recreation and private overnight accommodations. Consisting of the following structures:
 - i. Generator house structure
 - ii. Bath house structure
 - iii. Cooking and dining pavilion
 - iv. Four (4) one room cabins that will be removed seasonally
 - v. Six (6) tent platforms
16. Any structures deemed to be non-conforming without this permit must be removed, converted to a conforming use, or seek the necessary permit to allow the structures if this permit ceases to exist.
17. Any accidents shall be reported to the Planning Department.
18. Revegetation of disturbed areas shall occur within one growing season with a seed mix that avoids the use of aggressive grasses. See the Colorado State University Extension.

19. The activities and amenities approved in this permit are limited for the use of only the property owners and their private guests. No nightly rentals, memberships, or public access is permitted.
20. All structure and on site waste water systems must obtain proper permitting by July 1, 2020.
21. Any Special Events may be approved through an amendment to this permit or through a separate Special Events permit.

September 15, 2019

Routt County Planning Department
c/o Chad Phillips
PO Box 773749
Steamboat Springs, CO 80477

RE: King Creek Ranch S.U.P. – Application Attachment

Dear Mr. Phillips,

This letter serves as an attachment to the Land Use and Zoning Application Form to provide the necessary information pertaining to the Special Use Permit application for King Creek Ranch LLC. King Creek Ranch LLC (KCR) has employed me, Brian Ripley of Triad Property Services, to act as agent on their behalf in order to fulfill the requirements of the application process. Dr. Peter Millett, Managing Partner of KCR, confirmed this in his email to you on September 4, 2019, and has signed the application form as further approval. Therefore, please accept this letter as a summary of the pertinent information regarding the application.

PRIMARY CONTACT

Brian Ripley
Triad Property Services LLC
27705 Silver Spur St
Steamboat Springs, CO 80487
(970) 688-1464
Ripley.TriadServices@gmail.com

APPLICANT and PROPERTY OWNER

King Creek Ranch LLC
PO Box 181
6100 Hwy 131
McCoy, CO 80463

Dr. Peter Millett
Managing Partner – King Creek Ranch LLC
(970) 376-8517
drmillett@thesteadmanclinic.com

RANCH MANAGER

Travis Snowden
Hm (970) 653-4010
Cell (970) 456-9733
Travis@kcrstaff.net

PROPERTY INFORMATION

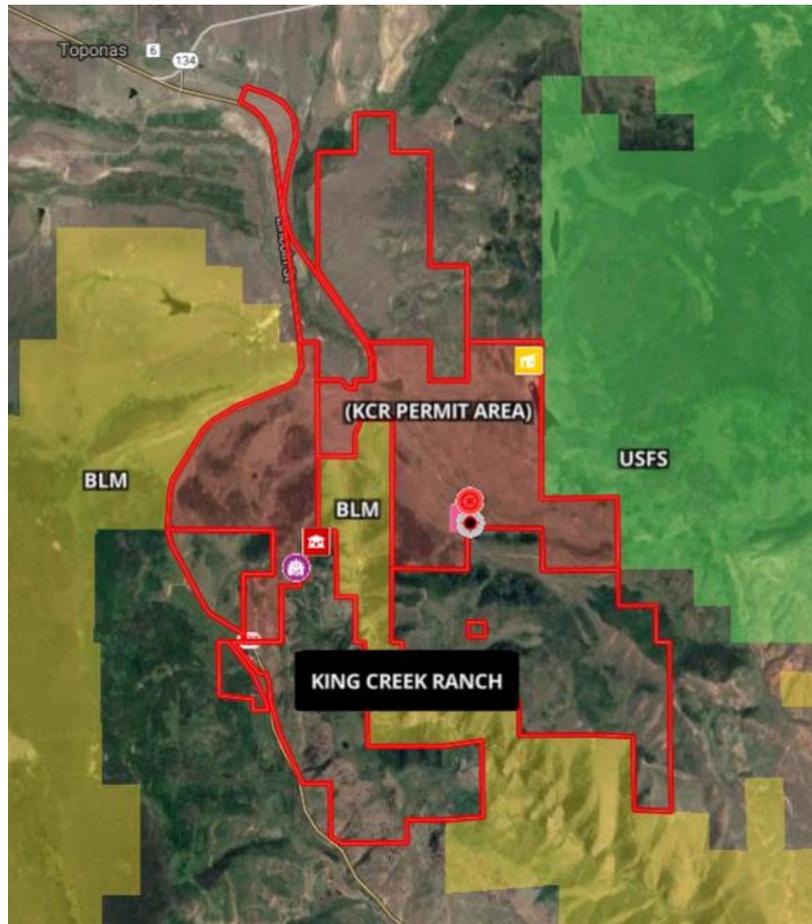
King Creek Ranch sits in the far southern end of Routt County with the main entrance sitting roughly 5 miles south of Toponas and 8 miles north of McCoy. The ranch is accessed off of State Highway 131, with the primary physical address being 6100 Highway 131. The ranch is in one of the most rural locations in the county alongside some of the larger ranches in our region. The ranch borders BLM and USFS with only a very limited amount of property line shared with other private land owners. The ranch is zoned for Agriculture and Forestry, and has historically operated as a livestock and hay operation. As with all the ranches in the same vicinity, typical recreational uses include hunting, fishing, horseback riding, and shooting sports. Snowmobiling is a winter activity at times when the snow is suitable.

King Creek Ranch was formed in the 1980s with the formal LLC being filed in Wyoming in 1992. The ranch began as a yearling cattle operation and evolved into a bison operation before taking an approach to preserve the property. A conservation easement was placed on the majority of the ranch in 1998 with Colorado Open Lands holding and monitoring the easement.

The vision of the ranch in the 1990's was to bring a very limited number of like-minded partners together to pool resources in order to preserve, steward, and improve the property over time while allowing owners to enjoy the amazing property. The LLC is made up of and limited to 7 partners who each own an equal share in the ranch property (both real property and personal property). So, each partner owns the deeded acreage (5,084 acres), the water rights, the facilities and infrastructure, etc. (unlike "shared ranches" near Steamboat that deed small acreages and provide use of common areas). All of the owners of KCR are then the operators, investors, stewards, stakeholders, sole users, and decision makers. The ranch is fully private and exclusive to only the 7 owners with no commercial activity beyond cattle grazing and hay production.

Over time, the ranch has refined and improved features for private recreational use. In addition to hunting, fishing, horseback riding, shooting, and snowmobiling, a small golf driving range was constructed (5 acres) and a "glamping" area was developed above Hadley Reservoir. The ranch has utilized a lodge ("Bison Hall"), a horse barn, a basic cabin ("Washburn Cabin") and seasonal camping facilities built on temporary decks (no foundations; summer only). Three Routt County parcels make up 1,785.54 acres associated with the recreational activities and listed facilities:

- 969253001 – 1,164.88 acres
 - LOTS 1 & 2 E2NW4 SEC 31-1N-83 E2, W2W2, SE4NW4, E2SW4 SEC 25-1-84 NW4SE4, SE4NE4 .374A TR IN SE4NW4, SW4NE4 S OF RCR #4, NE4NE4 E OF RR, NE4NW4 E OF HWY 131, (LESS 4.55A RR-ROW) SEC 26-1-84 NW4, N2NE4 SEC 36-1-84 (CE#691633) TOTAL 1164.88A
- 969263001 – 486 acres
 - LANDS IN 1N-84W: SW4, S2NW4 SE OF HWY 131 SEC 26 SE4 & SE4NE4 SE OF HWY 131 SEC 27 N2NE4 E OF HWY 131 SEC 34 N2NW4 SEC 35 (CE#691633) TOTAL 486A
- 969353001 – 134.66 acres
 - TRS IN SE4NW4, SW4NW4, NE4SW4, NW4SW4 ALL OF SE4SE4 SEC 35-1N-84W TOTAL: 134.66 AC
- See the following map identifying the 1,785.54 acres:



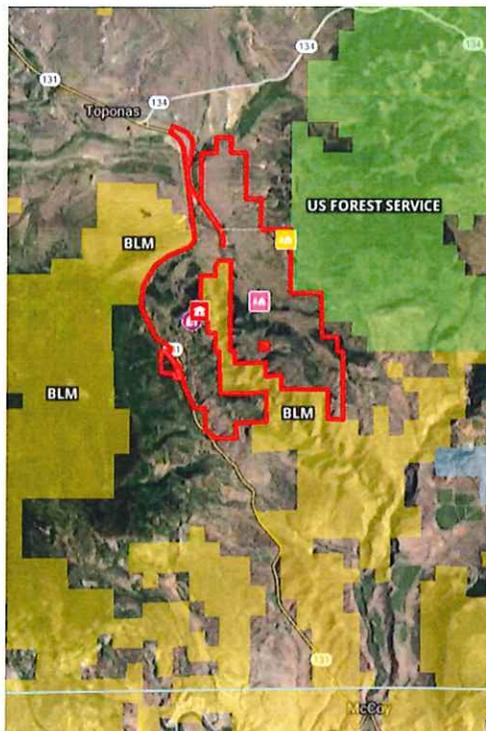
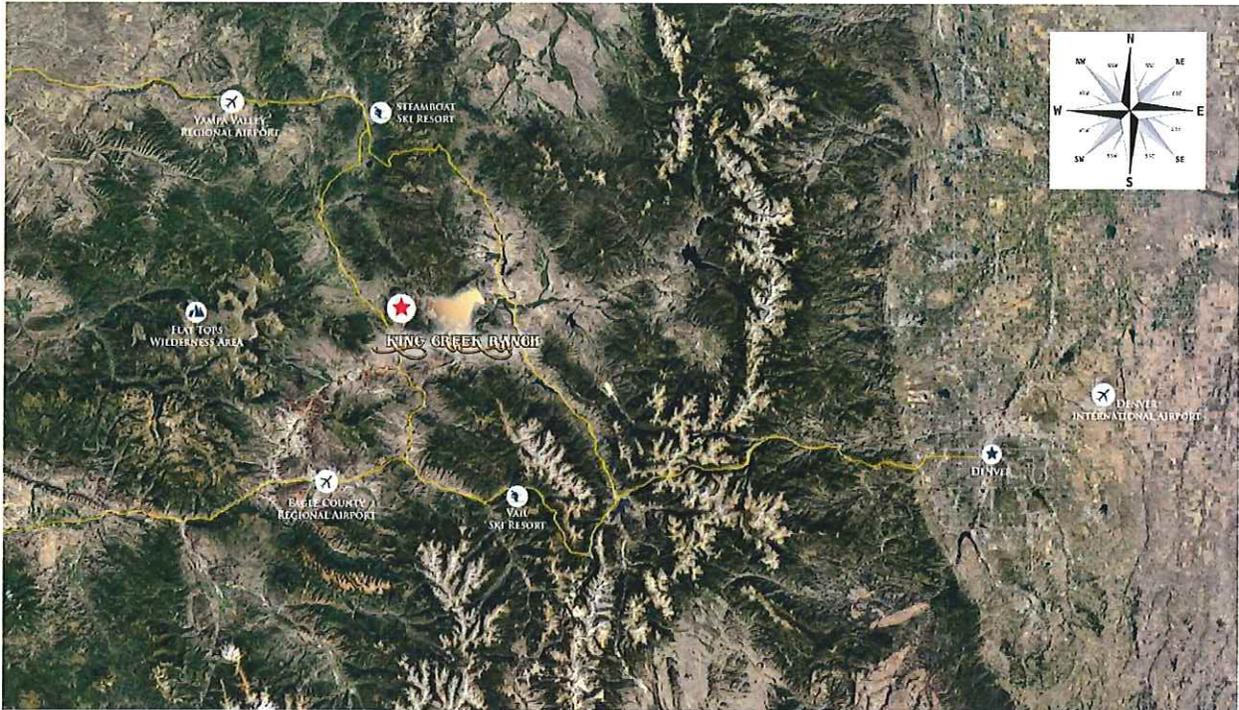
The management and ownership desires to comply and ensure good standing with Routt County. Previously, there was confusion over the need for a large, private, rural ranch to permit non-commercial uses. This application is submitted with the intent of allowing King Creek Ranch to continue the current private, ranch-based recreational uses through obtaining the necessary permitting and complying with Routt County regulations. Thank you for your assistance, consideration, and understanding in this process.

Sincerely,



Triad Property Services LLC

King Creek Ranch S.U.P. – Vicinity Map



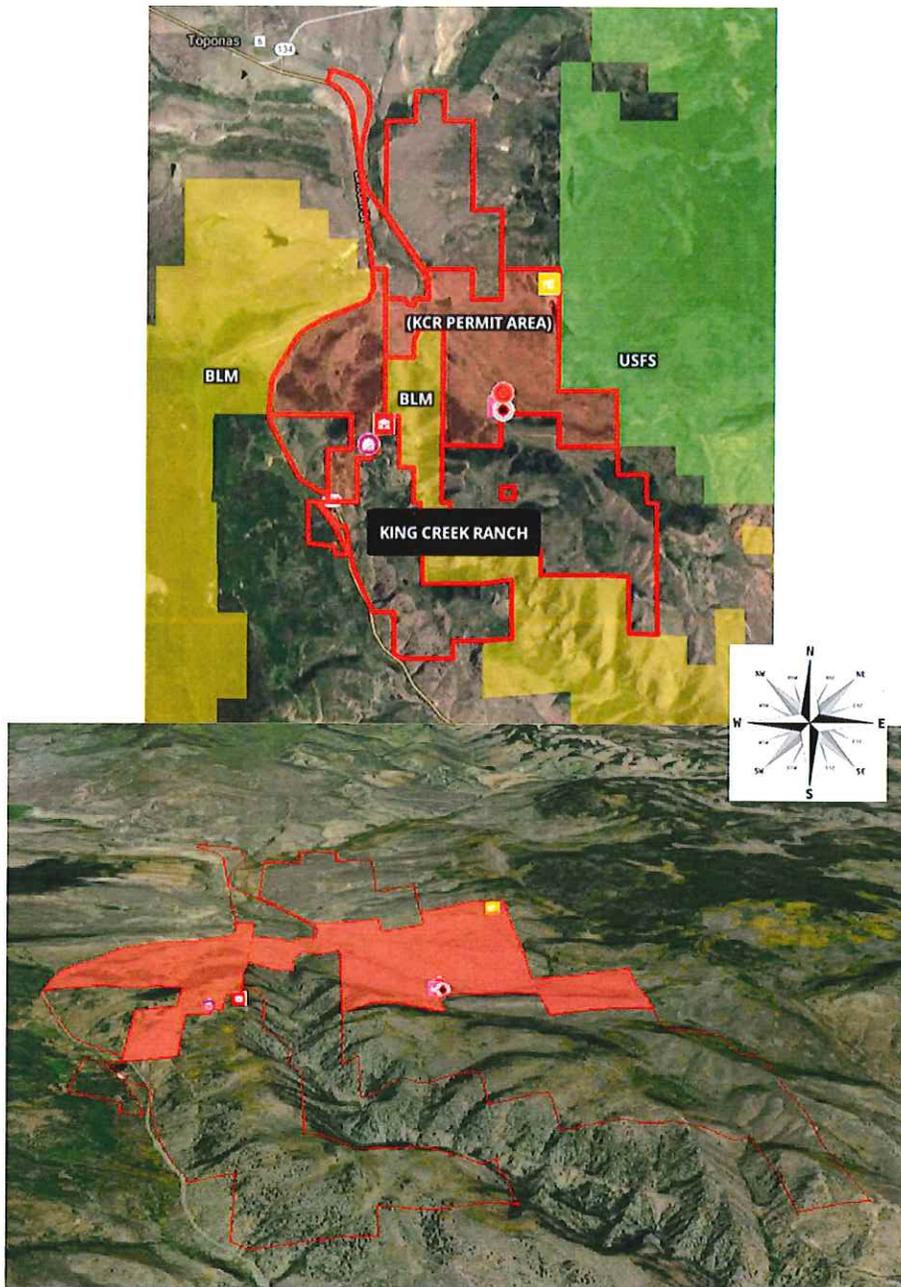
Brian Ripley – (970) 688-1464 – 27705 Silver Spur St. – Steamboat Springs, CO 80487
Ripley.TriadServices@gmail.com



Triad Property Services LLC

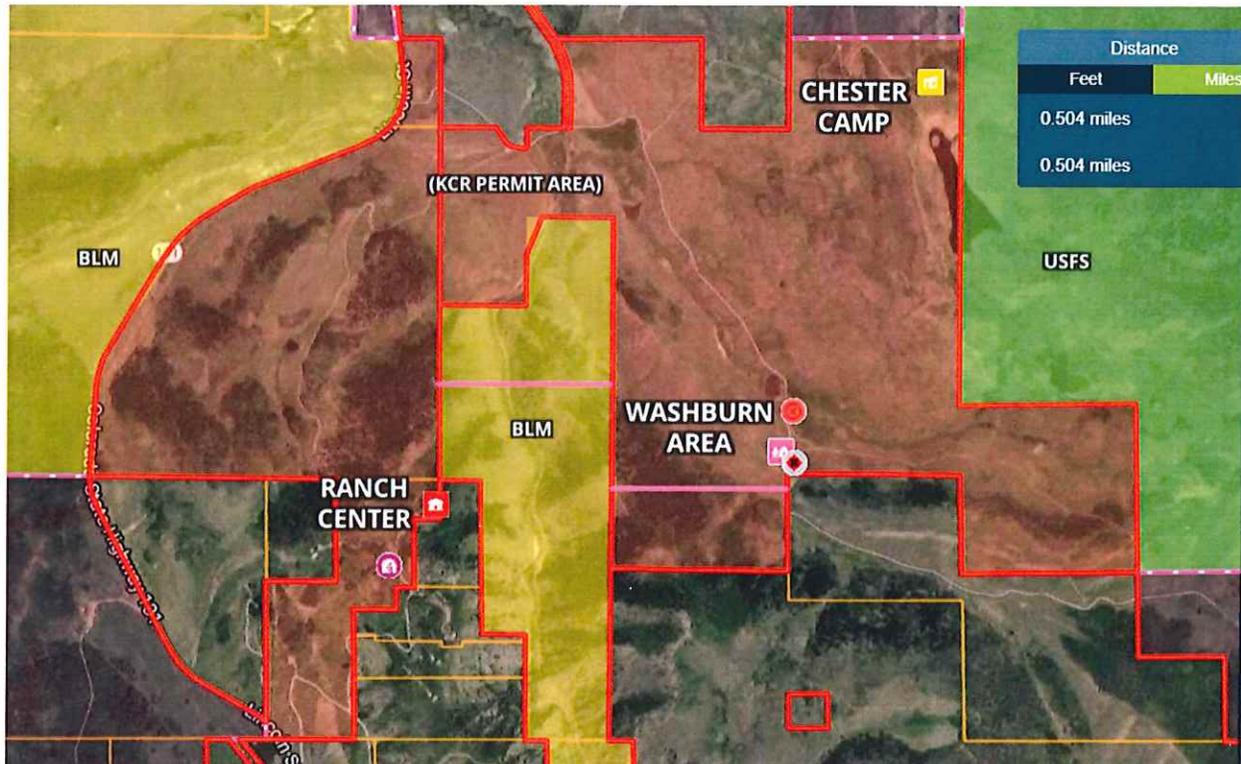
King Creek Ranch S.U.P. – Site Plan and Narrative

King Creek Ranch is made up of over 5,000 acres managed as one contiguous property. This includes all of property under King Creek Ranch LLC and some deeded to individual owners, who are exclusively the same owners of the LLC. The location in far southern portion of Routt County (5 miles north of the Eagle County line), is bordered by public land on multiple sides, and includes topography (a deep canyon, valleys, and mountains) that provide a protected, private, rural setting.



Brian Ripley – (970) 688-1464 – 27705 Silver Spur St. – Steamboat Springs, CO 80487
Ripley.TriadServices@gmail.com

For ease of understanding and scale, the site plan has been broken into 3 zones based on infrastructure and use – “Ranch Center”, “Washburn Area”, “Chester Camp”



Scale for the map above:

- The pink lines are .5 miles

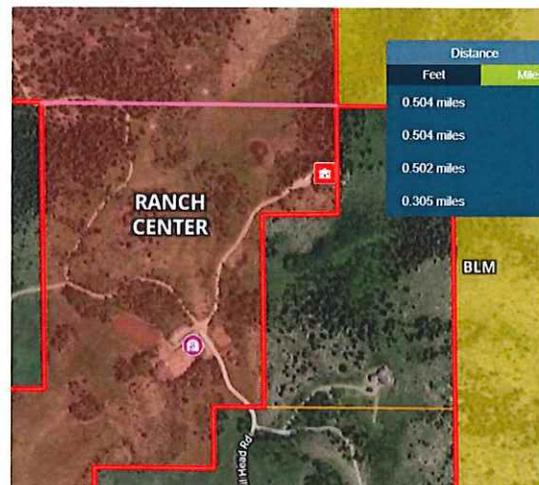
Ranch Center

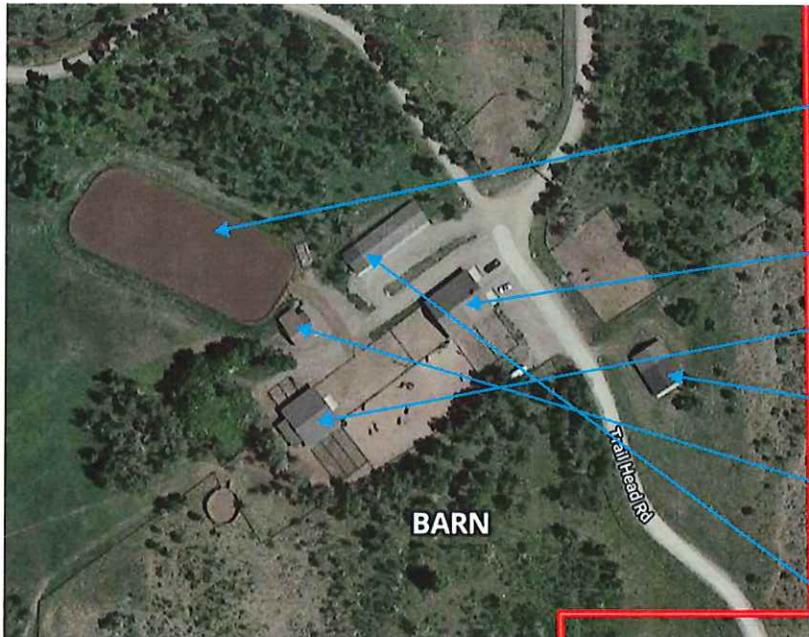
The “Ranch Center” includes the barn, a lodge, and associated storage structures. The buildings are surrounded by cross-fenced pastures for grazing.

Scale for the map to the right:

- The pink line is .3 miles

Like many ranches, the barn is a central feature. The barn on King Creek Ranch is a pole barn structure (2,800 sqft) built in 1992 with a concrete floor and includes hay storage, tack rooms, a vet and feed room, an office/tack repair room, storage, and gathering/lounge area. The corral system connects to the main barn and a secondary structure with stalls and runs for horses. The outdoor riding arena and an additional storage barn is immediately adjacent to the rest of the barn structures. The barn and horse facilities are private and for the sole use of ranch ownership. Use of the barn is seasonal based on weather conditions.





Scale for map to the left:

- The area of the outdoor riding arena is 1/2 acre (length of the riding arena is 250 feet; width is 100 feet)
- Main barn is 56 feet long and 50 feet wide
- Secondary barn is 45 feet long and 50 feet wide
- Storage barn is 45 feet long and 35 feet wide
- Arena storage barn is 30 feet long and 24 feet wide
- Owner garage building – 7 one-car garage bays; building is 95 feet long and 24 feet wide

Just down the road from the barn, with grazing pastures in-between, is the lodge structure, “Bison Hall”. As county records show, the building was constructed in 1995. Bison Hall is designed for the private dining needs of the ranch ownership and occasional lodging of ranch owner’s guests.

Scale for map to the right:

- Bison Hall is 110 feet long and 40 feet wide

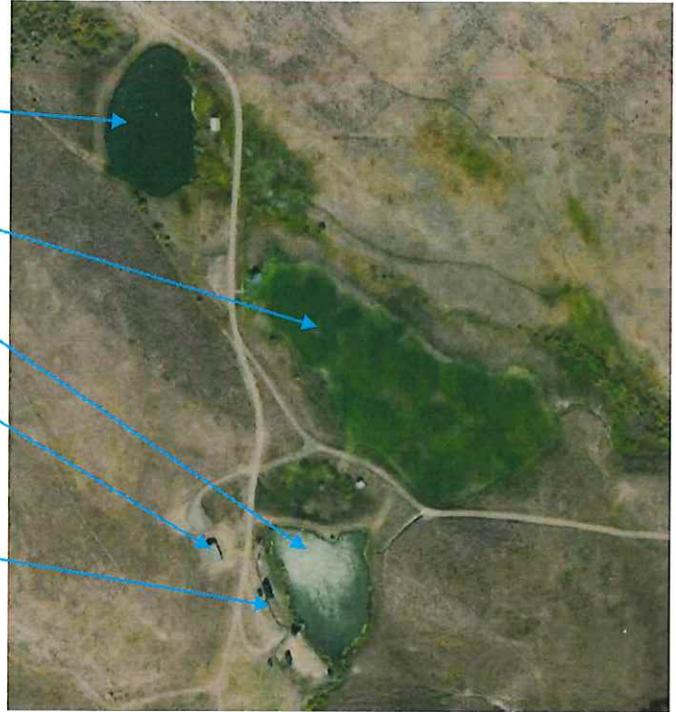


Washburn Area

This area is named after the owner of a pre-existing cabin (listed in county records as having been built in 1982) creating a landmark for that region of the ranch. In addition to the existing cabin, there are fishing and irrigation ponds, a small golf driving range, and an area for shooting shot guns (skeet and 5-stand). The acreage surrounding this area is open space with hay meadows and grazable ground. The use is seasonal, based on allowable weather conditions.

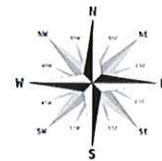
Scale for map to the right:

- Fishing pond is 1.5 acres
- Golf driving range is 795 feet long and 5 acres in area
- Irrigation pond stores water for sprinklers and downstream uses; pond is 1.25 acres
- Existing cabin is 1161 sqft; 40 feet long by 30 feet wide - *(It should be noted that KCR has submitted a request to Routt County for a building permit to replace this cabin)
- Shotgun shooting area with stands and clay pigeon throwers



Scale for the map below:

- Pink line is .5 miles



Chester Camp

In contemporary vernacular, the use of this area would be for “glamping”. This area is designed to provide a comfortable area on the ranch to camp overnight and enjoy the views and fishing in Hadley Reservoir. It is important to note:

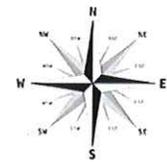
- Use is private and only for ranch owners and their guests
- All structures are built on deck platforms. There are no foundations.
- The use is seasonal. Due to the non-permanent structures, use is limited to the summer season (Memorial Day weekend to October 1st)

The camp includes tent platforms, bunk facilities, a covered dining area, and a “bath house”. There are corrals, parking areas, as well as a walking trail. Water is obtained from a well and electricity, if needed, is from an enclosed generator (enclosed to minimize noise).



Scale for the map to the left:

- Generator enclosure is 20 feet long by 15 feet wide
- 10 tent platforms and bunk houses built on decks. Each is 15 feet long by 10 feet wide
- The open-sided, covered dining deck is 50 feet long and 24 feet wide



- The “bath house” is 30 feet long by 20 feet wide
- The whole area, including parking, corrals, trails, etc. is 3.75 acres
- From the western deck structure to the eastern deck structure is 417 feet
- The pink line is .5 miles
- The area of Hadley Reservoir is 18 acres



Concluding Summary

King Creek Ranch embraces the history of the region and its own heritage as a western ranch. The private activities and uses of the ranch are consistent with the historical uses of the large properties in the region. The ranch grazes cattle, grows hay, cares for a horse herd, and allows for typical recreational activities like horseback riding, fishing, big game hunting, and occasional snowmobiling, shooting, and camping. The ranch partners, who own the land, water, and infrastructure, are dedicated to the stewardship and preservation of the property while investing in the quality of their property. The ranch also invests in the community and is actually one of the largest local employers for those residing in the southern portion of Routt County (providing a lot of seasonal jobs to teens attending SOROCO, for example). The owners desire to be good neighbors and comply with the regulations and permitting requirements of Routt County. King Creek Ranch desires to continue the private, seasonal recreational uses and continue agricultural and preservation practices.

Ranch Center photos

Main barn



Interior of main barn



Seven bay storage garage for owners recreational items



Arena maintenance storage structure and riding arena



Secondary barn used for horse stables



Bison Hall Lodge



Bison Hall interior



Washburn Area photos

Cabin (to be removed and a replacement to be constructed in same general location)



Shooting range structures



Chester Camp area photos

Generator house



Dining and kitchen pavilion (Closed up and winterized in this photo)



Bath house



Tent platform



One room cabin exterior



One room cabin interiors





COLORADO

Parks and Wildlife

Department of Natural Resources

Hot Sulphur Springs Service Center
PO BOX 216 | 346 Grand County Road 362
Hot Sulphur Springs, Colorado 80451
P 970.725.6200 | F 970.725.6217

November 12, 2019

Tegan Anderson
Routt County Planning Department
PO Box 773749
Steamboat Springs, CO 80477

RE: King Creek Ranch, LLC - Special Use Permit

Dear Ms. Anderson,

Thank you for the opportunity to comment on the King Creek Ranch, LLC application for a private land Special Use Permit (SUP). Colorado Parks and Wildlife (CPW) is statutorily responsible for the stewardship of all wildlife species in Colorado; this responsibility is embraced and fulfilled through CPW's mission to protect, preserve, enhance, and manage the State's wildlife resources for the people of Colorado, its visitors, and future generations. In coordination with many other efforts, CPW strives to fulfill this mission by consulting on land use activities that may impact wildlife and habitat.

CPW has reviewed the King Creek Ranch SUP application. The property is located approximately 5 miles south of Toponas in southern Routt County, and is accessed by State Highway 131. The property is bounded primarily by BLM and USFS lands and a few private parcels. The ranch is zoned for Agriculture and Forestry, and has a historical livestock and hay operation. Colorado Open Lands holds a conservation easement on a majority of the ranch. The proposed SUP area is approximately 1,785.54 acres and includes three Routt County parcels (Ranch Center, Washburn Area and Chester Camp) located within the central portion of the entire King Creek Ranch property.

The ranch is co-owned by 7 owners, and recreational uses already occur on the proposed SUP area. The recreational activities and facilities are exclusively private, and include hunting, fishing, horseback riding, snowmobiling, shooting range, golf driving range, seasonal camping and glamping facilities, lodge, basic cabin, horse barn and riding arena. CPW understands that the current recreational uses of the property are not intended to change with the SUP, and will remain private, not commercial. The SUP will bring King Creek Ranch into compliance with Routt County regulations.



King Creek Ranch provides valuable habitat for many species of wildlife, and CPW supports the ranch's goal of conservation, stewardship and property improvement. A documented Greater Sage-Grouse (GrSG) lek is present on the north end of King Creek Ranch, and the proposed SUP area falls just outside the 1-mile buffer surrounding the lek. The northern portion of the ranch also provides valuable sage grouse production habitat (nesting and brood rearing), as well as winter range habitat that extends south to the permit area. The sage grouse found here are part of the greater Northern Eagle/Southern Routt GrSG population. CPW supports the proposed SUP area as it falls outside the existing lek buffer, and continuation of current practices will have minimal impact on sage grouse. CPW would be interested in consulting with King Creek Ranch in the future if there are changes to the SUP, new development, or habitat manipulation that occur within one mile of the lek, which could impact the local sage grouse population.

CPW supports the SUP and the efforts of King Creek Ranch to incorporate stewardship and conservation into their practices, and appreciates the opportunity to be actively involved in this planning process. If you have any questions, please contact me at 970-513-1072.

Sincerely,

A handwritten signature in black ink that reads "Lyle H. Sidener". The signature is written in a cursive, flowing style.

Lyle H. Sidener
Area Wildlife Manager

CC: JT Romatzke, NW Regional Manager (CPW)
Gene Abram, District Wildlife Manager (CPW)
Rachel Sralla, District Wildlife Manager (CPW)
Libbie Miller, Wildlife Biologist (CPW)
Elissa Slezak, Land Use Specialist (CPW)

Plan Review Comments for Application TPL-19-184

Date: 10/28/2019

Subject Property Address: 6100 Highway 131 McCoy

Project Name: King Creek Ranch LLC

Applicant: Brian Ripley

Dear Applicant,

The Routt County Regional Building Department has provided the following Plan Review Comments for your application with the Routt County Planning Department.

1. This application is being reviewed under the 2015 ICC Building Codes and the 2017 NEC State Adopted Electrical Code.
2. The Building Department has reviewed the Narrative and Site Plan provided to the Routt County Planning Department for all details and information related to Building or Structures on this site and applicable to your Special Use Permit.

The Building Department has done a Permit Search for the King Creek Ranch to see what permits have been applied for and Issued in the past, please review the below permits for your information.

B-98-064 was a Building Permit for a new single family dwelling at the address of 34480 N. Long Ridge Drive, this permit also received a Certificate of Occupancy on April 22nd, 1999 and was fully approved. This Building appears to have; 5 Water Closets, 3 bathtubs, 8 lavatories, 1 shower, 1 kitchen sink, 1 dishwasher, 1 clothes washer, 1 water heater, with a total of 3706 square feet finished as living space, with 657 square feet of basement space, and 1172 square feet of deck space.

CB-05-548 Building Permit on file for an addition to the above existing single family dwelling.

CE-97-116 Electrical Permit: This permit was for an Electrical Meter to be installed on a Barn.

CE-09-046 Electrical Permit: This permit was for an Underground Electrical Feed from existing electrical box to the Pump House.

The Building Department has provided a short list of Buildings or other structures that are exempt from Building Permits for you to review. Please also review our Agricultural Building Permit Exemption in the attached resolution, as this only pertains to Buildings used for sole purpose Agricultural Use and nothing more.

Please note, even when an Agricultural Building is exempt from a Building Permit, they are not exempt from any Electrical, Plumbing, or Mechanical Permits for this type of worked that may have been performed inside the buildings, so these Permits are always required.

- 1. One-story detached accessory structure used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet.
- Fences not over 6 feet high.
- Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
- Decks not exceeding 200 square feet in area, that are not more than 30 inches above grade at any point, are not attached to a dwelling do not serve the exit door required by Section R311.4.
- Routt County un-incorporated areas only: Agricultural buildings which are used for the *sole purpose* of providing shelter for agricultural implements, farm and ranch products, livestock, or poultry.

Based on the Information provided in your Narrative and Site Plan we feel there are several Buildings that are currently out of Compliance due to not being Permitted Buildings. Other Buildings on the site may meet our Agricultural Building Permit Exemption and will let you respond on these to provide more clarity if they are used 100% for Sole Agricultural Use or not.

Ranch Center:

1. Outdoor Riding Area or Arena: No Building Permit is required based on information provided, this appears to be an open field area with no roofs over the riding area.

2. Main Barn 56'x50: This appears to be used for all Agricultural Use, minus you mention a gathering lounge area in this barn in the narrative. This type of use if this is like a bar/kitchen area where people gather in an assembly type environment, will not meet the exemption status. This Building will need a Building Permit applied for, or if the owners elect they may get a demolition permit and remove the bar area.

NOTE: This Building would need Plumbing, Electrical, and possibly Mechanical Permits for any Electrical, Plumbing, or Mechanical work that was done inside this Barn. Please note that Electrical Permit CE-97-116 was a permit for an Electrical Meter to be installed on the Barn, but may not have included all the interior wiring within the Barn.

3. Secondary Barn 45' x 50': Brian Ripley stated this barn is purely used for Agricultural Use per our Resolution, no Building Permit is required.

This Building will need an Electrical Permit Applied for and Issued, due to Electrical wiring being installed within the Barn. Brian Ripley stated no plumbing or mechanical work was done in the barn.

4. Storage Barn 45' x 35': Brian Ripley stated this building is used to store toys, not Agricultural Use. This Building will need a Building Permit applied for and obtained.

This Building will need an Electrical Permit Applied for and Issued, due to Electrical wiring being installed within the Barn. Brian Ripley stated no plumbing or mechanical work was done in the barn.

5. Arena Storage Barn 30' x 24': Brian Ripley stated this barn is purely used for Agricultural Use per our Resolution, no Building Permit is required.

This Building will need an Electrical Permit Applied for and Issued, due to Electrical wiring being installed within the Barn. Brian Ripley stated no plumbing or mechanical work was done in the barn.

6. Owner Garage Building: This Building will need a Building Permit applied for and would be viewed as a Detached Accessory Storage Building. It also would need Plumbing, Electrical, and possibly Mechanical Permits for any Electrical, Plumbing, or Mechanical work that was done inside this garage.

7. Bison Hall/Residential Dwelling 110' x 40': This Building has permits.

B-98-064 was a Building Permit for a new single family dwelling at the address of 34480 N. Long Ridge Drive, this permit also received a Certificate of Occupancy on April 22nd, 1999 and was fully approved. This Building appears to have; 5 Water Closets, 3 bathtubs, 8 lavatories, 1 shower, 1 kitchen sink, 1 dishwasher, 1 clothes washer, 1 water heater, with a total of 3706 square feet finished as living space, with 657 square feet of basement space, and 1172 square feet of deck space.

CB-05-548 Building Permit on file for an addition to the above existing single family dwelling.

Washburn Area:

8. Washburn Area Existing Cabin: Existing Cabin 40' x 30' will need to a Building Permit approved. Currently Building Permit Application B-19-599 has been submitted but is on hold while the SUP Application is reviewed by County Planning for approval.

Permits will be required for Plumbing, Electrical, and Mechanical work associated with Permit B-19-599.

9. Washburn Area, The fishing Pond, Irrigation Pond, and Shotgun Shooting Area: Per our discussion on this area with Brian Ripley, there is a roof structure or shooting pavilion that was built, this will need a Building Permit applied for and issued through the Building Department. There may be a need for possible Electrical Permit, however we can confirm this during an inspection to see if what type of electric has been ran, Brian mentioned the clay pigeon thrower might be all solar powered. The also there is a storage shed in this area, if the shed is larger than 200 square feet it will need a Building Permit applied for and issued, and also an Electrical Permit if any wiring is ran within or outside the building.

Chester Camp:

10. Generator Enclosure: This Building will need a Building Permit applied for and an Electrical Permit applied for and issued.

11. Open Sided Dining Deck 50'x 24': This Deck will need a Building Permit applied for, also will also need Electrical, Plumbing, and Mechanical Permits for any work done within these trades.

12. Bath House 30' x 20': This Building will need a Building Permit applied for, it also will also need Electrical, Plumbing, and Mechanical Permits for any work done within these trades.

13. Deck Platforms/Tent Platforms/Bunk House Platform: The Building Department has provided the Owners and Brian Ripley with an option to be viewed as Camping below. Brian Ripley felt the owners would rather make some minor modifications to the existing Bunk Houses so they can be viewed as removable and meet the definition of camping per County Zoning regulations, and also remove any electrical within these tents or platforms and install a permitted electrical pedestal that can be plugged into during camping season.

- Total Number of Bunk Houses on Platforms = 4
Total Number of Tents you set on Platforms = 6

The Building Department will not require Building Permits on the Platforms, Tents on Platforms, or Bunk Houses on a Platforms if these structures or buildings are physically removed once the camping season is over. We can allow Platforms, Tents on Platforms, or Bunk Houses on Platforms to be used for camping or on a Temporary Basis only if they are physically removed and stored elsewhere for a period of six months out of the year. Camping is a defined term in the Routt County Planning and Zoning Department, which states for a maximum of 6-months or less camping is allowed. Essentially you would need to pick up the Bunk Houses and store them off the platform for a minimum of 6 months out of the year, so they are not being used. This is obviously a lot easier for you to take down a tent off a platform, then physically move a building, but both items would need to be taken down an moved off the platform to meet the camping regulations and avoid a Building Permit.

If you choose to have these Bunk House Platforms remain in place year round, then we will need you to apply for a Building Permit, and the only way to Permit a Building such as this with sleeping quarters inside of it, is through either the 2015 Residential Building Code and view it as a Single Family Dwelling, or possibly through the 2015 International Building Code and define it as a Commercial Building and select an appropriate Occupancy Type under the Residential Group. This also would then mean you need to provide heat and condition the space per these two building codes, plus sanitation inside the buildings, and insulation per the Energy Code as well.

At this time you have several Buildings that are out of Compliance, the Building Department is liable to provide you with a Notice of Violation per Building that is out of compliance. However we are willing to work with you and provide you adequate time to submit each Building Permit Application to bring your property into compliance, along with sub permits for Electrical, Plumbing, and Mechanical as needed.

The Building Departments goal is to work with you and provide you adequate time to create quality permit submittals per building or structure. The Building Department will not assess any Fines or Double Permit Fees to your projects as long as you meet the deadlines that will be provided to you on the Notice of Violations. The Building Department is going to provide you until July 1st, 2020 to submit all necessary permit application listed above and attached to the Notice of Violation letter. This provides you adequate time to work through the SUP Application, and if granted approval adequate time to work with a professional to create plans, drawings, and permit applications for the above buildings or items out of compliance.

Thank you in advance for your time in reviewing the above Plan Review Letter, please feel free to call with any questions. The Building Department is willing to meet in advance of the Permit Application submittal to discuss any design questions or concerns to help the professional and owner save time on the design. We look forward to working with you on this project and appreciate your time in reading this letter.

Sincerely,



Todd Carr, Building Official

Routt County Regional Building Department

December 3, 2019

To whomever it concerns,

I am writing this letter to express my thankfulness for King Creek Ranch and their involvement in our local community. The ranch employs several local community members. My four daughters all had the privilege of working at King Creek. Their work experience at King Creek was their first job experience outside working for our family ranch.

They valued the professional growth in our children and we really appreciated that. They started off the experience with a job application and interview and taught them workplace etiquette; requiring them to clock in and out, request in advance for time off and required them to be self-starters in their tasks. In my opinion the King Creek ownership along with their full-time staff created such a wonderful environment for the seasonal staff. I am very grateful for King Creek and the role they have played in our daughters' lives.

A handwritten signature in cursive script that reads "Ceena L. Rossi". The signature is written in black ink and is positioned above the printed name.

Ceena Truax Rossi (Third generation of Routt County)