

ROUTT COUNTY PLANNING COMMISSION AGENDA

June 15th, 2023

6:00 PM

Temporary Location: 135 6th Street, Community Room (New HHS Building), Steamboat Springs, CO, 80487

This hearing is available in person and through Zoom. You may access the hearing by joining our Zoom Meeting [here](#).

Live audio is available by calling (719) 359-4580.

Meeting ID: 880 7418 8565

Password: 12345

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. APPROVAL OF MINUTES

A. Minutes From June 1st, 2023

Documents:

[060123-pc-corrected.pdf](#)

4. ITEMS FOR CONSIDERATION

A. PL20230040 - Strawberry Park Amphitheatre

Activity #:	PL20230040
Petition:	Site Plan Review for Outdoor amphitheater on School District property
Applicant:	Steamboat Springs School District RE-2; Pascal Ginesta
Legal:	LANDS IN 6-84 TR OF LAND EAST OF RCR 36 IN SE4NW4NW4, SW4NE4NW4, E2SW4NW4, W2SE4NW4, NE4NW4SW4, NW4NE4SW4 SEC 9-6-84 (HDR#2014-052, #755408) TOTAL: 39.31AC
Location:	39620 AMETHYST DR, ROUTT, CO 80487; Approximately .5 miles southeast from the intersection of CR-36 & Amethyst Drive.

Documents:

[Staff Report with attachments_PL20230040.pdf](#)

5. ADMINISTRATOR'S REPORT

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

6. ADJOURNMENT

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.

ROUTT COUNTY PLANNING COMMISSION

MINUTES

June 1, 2023

The regular meeting of the Routt County Planning Commission was called to order at 6:00 p.m. with the following members present: Chairman Steve Warnke and Commissioners Bill Norris, Andrew Benjamin, Paul Weese, Brian Kelly, Linda Miller, and Pete Wood. Commissioners Jim DeFrancia, Ren Martyn, and Greg Jaeger were absent. Planning Director Kristy Winser and staff planners Alan Goldich, Sally Ross and Michael Fitz also attended. Sarah Katherman prepared the minutes from a recording.

PUBLIC COMMENT

There was no public comment.

MINUTES - May 18, 2023

Commissioner Kelly moved to approve the above cited minutes, as written. Commissioner Miller seconded the motion. **The motion carried unanimously.**

ACTIVITY: PL20220101

PETITION: A Major Amendment to the Steamboat Lake State Park PUD to allow for the use of the Quealy parcel as the base for the snowmobile operation at the State Park

APPLICANT: Steamboat Lake State Park c/o Colorado Parks and Wildlife - Ryan Crabb

LOCATION: The proposed site is located on State of Colorado land, Board of Land Commissioners property. The parcel sits northeast of Steamboat Lake State Park on the east side of CR 129

Mr. Ryan Crabb, Senior Ranger of the Steamboat Lake State Park (Park), a division of Colorado Parks and Wildlife (CPW) stated that current petition is intended to address congestion at the Park and improve the efficiency of managing operations. He said that the intention is not to increase use, but rather to better manage the multiple uses that occur at the Park. He said that moving the snowmobile concessionaire to the Quealy would free up space in the marina parking lot for ice fishermen, skiers, and other non-motorized users, as well as allow space for snow storage. Mr. Crabb said that the move would reduce the snowmobile traffic passing by Hahn's Peak Village and other residential areas. He said that other sites were considered, but that those places were determined to be unsuitable due to concerns regarding safety, snow storage, size or residential conflicts. He said that locating the snowmobile operation at the Quealy parcel will get the snowmobiles onto USFS land fastest with the fewest conflicts.

Mr. Crabb reviewed the outreach that had been conducted since the hearing in April, and reviewed the changes that had been made to the proposal as a result. He said that a cap on the number of snowmobiles that the concessionaire is allowed to have was added, along with mirroring the mandatory motorized use trail closures on the concessionaire's contract to address concerns regarding the Sandhill Crane nesting area. Mr. Crabb said that the proposed temporary building has been relocated to mitigate the impact on the viewshed and the wetlands. He indicated the new location on a site plan, which is behind the existing cabin and stand of trees.

Chairman Warnke asked for a clarification of the speed limits and the request to remove the 25 mph limit on the trail across the Quealy property. Mr. Crabb noted that there is no speed limit on the BLM property or on the USFS property, but that machines are overheating on the Quealy Trail where there is a speed limit. He noted that he doesn't want people to go off the trail on this stretch to avoid overheating. He reviewed the signage that marks the trail and said that compliance with staying on the trail had been good.

Ms. Ross reviewed the petition to relocate the snowmobile concessionaire from the marina parking lot to the Quealy parcel. She noted that at the prior meeting Planning Commission had tabled the petition to allow the petitioner to meet with the public and revise the proposal to address concerns. She reviewed the changes that have been proposed, but acknowledged that not all parties are satisfied with the changes. Ms. Ross noted that the petitioner is also requesting the removal of the 25 mph speed limit on the Quealy Trail. She noted that the petitioner had added material to the narrative of the proposal to explain the reasons for the proposed change to the location of the snowmobile concession. Ms. Ross noted that the proposed relocation would separate the motorized uses from the non-motorized uses, limit the number of snowmobiles the concessionaire is allowed to rent, reduce the number of snowmobiles that cross CR 129, reduce the number of snowmobiles that pass by Hahn's Peak Village and reduce the amount of time the concessionaire's snowmobiles spend on the Quealy parcel. She offered that there would be an overall reduction in the impact of the snowmobile operation. Ms. Ross summarized that the issues for discussion are the proposal to remove the speed limit, and whether the proposal to move the location of the structure is adequate to mitigate the visual impact.

In response to a question from Chairman Warnke, Mr. Goldich noted the memo included in the staff packet contains suggested conditions of approval (COAs). All the new suggested COAs are listed in bold; the existing conditions proposed from removal are shown with strike-through. Ms. Ross said that the changes primarily concern the location of the structure, setbacks from the wetlands, limits on the snowmobile tours, etc. Mr. Goldich noted that suggested COA 2.f includes the speed limit that the petitioner is requesting to remove.

Commissioner Norris asked what the average speed of snowmobiles would be across the trail if the speed limit is removed. Mr. Crabb estimated 30 - 40 mph

across the straight section, noting that the new machines are not built to travel on groomed trails at low speed. In response to a question from Commissioner Weese, Mr. Crabb stated that the speed limit was imposed as part of the agreement to move the trail from the Poverty Bar to the Quealy parcel in 2004, but that it is not well enforced.

Public Comment

Ms. Shirley Stocks, a longtime resident of Hahn's Peak Village and owner of Lot 1 in Lucky Camp stated that she is also speaking for several people who could not attend. She presented many photos of the area, indicating the current conditions, property lines at Lucky Camp, the Quealy parcel, Hahn's Peak Village, the concessionaire' operation, the view corridor across the Quealy parcel, and simulations of the proposed development for the concessionaire. She offered that the building could not be tucked back in far enough to keep it from being seen from CR 129 and from Lucky Camp. She presented aerial photos and suggested possible alternative sites for the operation. Ms. Stocks presented an aerial photo of the Quealy Trail and the connector trail, and offered that the proposal would increase snowmobile traffic and impacts on Lucky Camp. Ms. Stocks said that they had recently been informed that the marina would also have a snowmobile concessionaire, so there will be two, and the uses will not be separated. She expressed concern regarding enforcement and stated her support for maintaining the 25 mph speed limit. Ms. Stocks stated that more signage should be added, and offered that there should only be one trail. She added that the public should be parking up at FS 550, where a parking area was constructed for that purpose and could be expanded. Ms. Stocks offered that issues and conflicts with snowmobiles in this area have been increasing for 30 years. She said that more studies are needed on the impacts to the community and that an effort must be made to address those impacts, as well as the impacts of traffic and recreational density overall. Ms. Stocks requested that the petition be tabled to allow more information to be gathered. She asked that the State Park to work with the community to find an alternate location for the concessionaire. Ms. Stocks also asked for more signage to direct snowmobiles where and where not to go, and for an update to the traffic management plan for this use and for the future.

Mr. Rich Galusha stated that he and his wife own Lot 1 of Lucky Camp. He asked if the Quealy Trail would continue to be groomed and patrolled. He offered that Planning Commission and the Board of County Commissioners are the only governing body with authority over the area. He noted that they have a lot of power over what happens in Hahn's Peak Village, which is unincorporated. Mr. Galusha stated that the County should be representing the landowners and residents, not commercial interests. He offered that allowing commercial snowmobile operations in the vicinity of Hahn's Peak Village was a mistake from the beginning and continues to be a mistake. He noted the high values of the residential developments in the area and stated that those values would be impacted by the proposal. He suggested that the Quealy Trail near Lucky Camp

should be eliminated. He asked for a tabling to allow the Park to find a better location.

Mr. Ty Lockhart, owner of Lot 5 at Lucky Camp, immediately adjacent to the Quealy Trail, stated that Planning Commission should consider if the reward is worth the risk of relocating the snowmobile operation to the Quealy parcel. He offered that the risk was diminishing the view of Hahn's Peak and the reward was the relocation of an existing operation. Mr. Lockhart urged Planning Commission not to make a short-term decision that will have long-term negative impacts. He stated that the proposal by the State Park demonstrates that they are not being good stewards of the land. He stated that if the relocation is approved, the use of the Quealy parcel by Park operations should be limited to the winter. He suggested that the use of the parcel would increase over time. He requested that the parking lot on the Quealy parcel be closed during the summer, and added that the parking lot would be much larger than proposed. Mr. Lockhart stated that the 25 mph should be maintained. He added that the damage to the wetlands needs to be specified.

Hearing no further comment, Chairman Warnke closed public comment.

In response to the question from Mr. Galusha, Mr. Crabb confirmed that the Park would continue to groom the Quealy Trail.

In response to a question from Chairman Warnke, Mr. Crabb stated that the Quealy parcel would be gated and signed year-round.

Mr. Goldich stated that all of the alternative locations proposed by Ms. Stocks are within the designated non-motorized area of the Park. He stated that staff reviewed the proposal in light of the overall management goals of the Park. He said that the proposal was determined to benefit overall management of recreation by separating the motorized and non-motorized uses, reducing the number of snowmobiles crossing CR 129 and passing by Hahn's Peak Village and reducing the amount of time the concessionaire's snowmobiles spend on the Quealy parcel. Mr. Goldich presented the winter use map for the Park. He noted that a large ridge separates the Quealy parcel from Hahn's Peak Village. Relocating the concessionaire's operation will reduce the impacts on Hahn's Peak Village and improve safety. Mr. Goldich suggested that all the information needed to make a decision is available, so a tabling would not be appropriate. He said that, like with any petition, the recommendation by Planning Commission to the Board should be based on whether there are significant off-site impacts that cannot be mitigated. If any new information becomes available, it will be presented to the Board.

In response to a question from Commissioner Benjamin, Mr. Goldich confirmed that Lucky Camp is a 35-acre subdivision. Ms. Winser noted that although home values were mentioned in the comments, this issue cannot be considered by Planning Commission in making its decision.

Commissioner Norris suggested that it might be appropriate to increase the speed limit somewhat, but not eliminate it entirely. Commissioner Benjamin suggested that the speed limit could have been put in place to minimize conflicts with non-motorized uses.

Commissioner Weese noted the statement in the staff report that the County has no authority to enforce the COAs, and suggested that the County's role should be to ensure that the Park set a safe speed limit for the public. He said that the Park should have the ability to set its own speed limit, with appropriate signage for safety. He noted that the lack of tracks in the meadow indicate that the signage is working. Regarding the proposed changes to the petition, Commissioner Weese said that relocating the proposed structure would be the best mitigation for the impact on the view without additional disturbance.

Mr. Wood asked about the designated non-motorized areas and what would have to occur to allow the relocation of the snowmobile concession to one of the alternative sites proposed by Ms. Stocks. Mr. Crabb stated that there would be a lot of opposition to changing the non-motorized areas, and added that the snowmobiles cannot be routed through the campground areas for safety reasons. He added that the non-motorized area is more protected. Regarding the 25 mph speed limit, Mr. Wood stated that he would support removing the speed limit. He added that he understands the issue of the visual impact, but that the current proposal seems to be the best alternative.

Commissioner Benjamin noted that Planning Commission is a volunteer group that makes recommendations to the Board. He stated that recreation is reaching a critical mass and more infrastructure to manage recreation is needed to reduce the impacts. Regarding the view of Hahn's Peak, he agreed that the proposed facility will have a visual impact, but offered that landscapes change over time. He suggested that some plantings might provide more screening in the future, provided that they can be properly watered. He stated that the visual impacts are not enough to deny the proposal. Commissioner Benjamin said that any additional uses would have to be applied for and approved by the County. With regards to the speed limit, Commissioner Benjamin said that he supports allowing the Park to set its own limit, but noted that the signage seems to be working. He said that he would reluctantly support the petition in its current configuration, adding that he could find no basis for denial.

Commissioner Norris said that he would support the petition, is fine with eliminating the speed limit or leaving it up to the Park, provided there was additional signage to keep people on the trail.

Commissioner Weese clarified that he did not support eliminating the speed limit entirely, but rather allowing the Park to determine an appropriate limit and to giving them the flexibility to adjust the limit as snowmobile technology changes.

Chairman Warnke offered that the signage seems to be working, since there were no tracks seen in the meadow.

Commissioner Kelly noted the increase in population and in recreation and offered that the proposal would benefit the management of the snowmobile traffic. He asked if it might be appropriate to provide transport vans to get guests to the concessionaire's site. Mr. Crabb stated that the current concessionaire does employ a shuttle bus, but that some clients do park at the site. Commissioner Kelly suggested that limiting the number of vehicles parking on the site would reduce impacts. He said that he would support maintaining the 25 mph speed limit. He asked about the idea of eliminating the Quealy Trail, which generates the most impact on Hahn's Peak Village. Mr. Crabb clarified that the public crosses CR 129 and uses that trail to access the National Forest. Mr. Goldich stated that the parking areas at Columbine and at FS 550 are often full, so the public uses the parking area at the marina. This use by the public will continue, but the total number of snowmobiles crossing CR 129 will be reduced. Commissioner Kelly stated that moving the winter-only structure and using snow berms would help to mitigate the visual impact.

Commissioner Miller stated her support for allowing the speed limit to be managed by the Park, and to be adjusted as necessary. She said that she likes the idea of the snowmobiles going slow, however. Regarding the site mitigation, she said that she likes the idea of requiring some additional landscaping, which would also assist with screening any future summer operations.

Regarding the use of berms for screening, Ms. Ross noted that in lean snow years creating the berms could have a negative impact on the trails. Mr. Goldich added that the snow berms were proposed when the structure was going to be in a more visible location. There was consensus not to require snow berms as a COA. Chairman Warnke offered that the concessionaire should be encouraged to use snow as a mitigation measure to the greatest extent possible.

Chairman Warnke reviewed that the intent of the proposal is to better manage the multiple uses and operations that occur at the Park. He agreed that the proposal would reduce snowmobile traffic crossing CR 129, and reduce impacts on Hahn's Peak Village. He noted that the concessionaire will be obligated to remove the structures at the end of the season and commended Mr. Crabb for the plan to mitigate the impact on the Sandhill Cranes. He also stated his support for the revised location for the structure as a good mitigation of the visual impacts of the operation. Regarding the 25 mph speed limit, Chairman Warnke offered that it seems to be outdated and that the signage seems to be keeping riders on the trail.

MOTION

Commissioner Norris moved to recommend approval of item PL20220101, a Major Amendment to the Steamboat Lake State Park PUD with the following findings of fact:

1. The proposal with the following conditions meets the applicable guidelines of the Routt County Master Plan and the Upper Elk River Valley Community Plan and is in compliance with the applicable provisions of Sections 4, 5, 6, 7 and of the Routt County Zoning Regulations.
2. The Final PUD is substantially similar to the Conceptual PUD.
3. Relocating the concessionaire to the Quealy parcel will result in an overall reduction in impacts to the management of Steamboat Lake State park by:
 - 1) Separating motorized and non-motorized uses
 - 2) Reducing the number of snowmobiles that must cross CR 129
 - 3) Reducing the number of snowmobiles that must pass by Hahn's Peak Village
 - 4) Reducing the amount of time that the concessionaire's snowmobiles spend on the Quealy Parcel.

This approval is subject to the following conditions:

Final PUD:

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

Snowmobile Tours:

 - a. Allow for our snowmobile rental/tour concessionaire to stage their winter operation near the Quealy Cabin.
 - i. The concessionaire can operate out of snowmobile trailers and a temporary building. The current temporary building is 30'x40'. The concessionaire may have a snowmobile fleet of up to 30 snowmobiles. The majority of the snowmobiles will be stored inside overnight.
 - ii. Efforts will be made by the concessionaire to best position their operation in a manner to minimize visual impacts based on CPW recommendations.

- iii. A winter connection trail can be established to connect the concessionaire's operation to the current winter use trail (Quealy Trail). That connector trail will be signed as open for concessionaire and agency use only. The Quealy Trail is open to the general public in the winter.
- iv. The concessionaire already has approval to guide snowmobile tours on State Park lands west of CR 129 and will be able to access that area via the Quealy Trail.
- v. The concessionaire will be required to have all trailers and snowmobiles removed prior to April 15th. The temporary building may remain onsite until removal is recommended by CPW.
- vi. The concessionaire will be required to make minimal impact to the grounds and will be responsible for:
 - a) Providing and caring for a toilet or porta-potty and trash receptacles for their guests.
 - b) Snow removal
 - c) Site cleanup
 - d) Any damage to the grounds or cabin caused by the concessionaire
- vii. The entrance will be gated and signed.
- b. Under no circumstances, except for emergencies, shall any snow machines operate on the winter multi-use trail on the 168-acre parcel (Quealy Parcel) between April 15th and June 20th, subject to change with CPW recommendations.
- c. Steamboat Lake State Park shall be responsible for routine patrolling of the ~~new~~ trails and shall respond to trespass and misuse complaints.
- d. Public shall stay on the trail at all times. Signs shall be posted informing public to stay on the trail.
- e. Caution or stop signs shall be posted at the intersection of FS 410 and this trail.
- f. The Quealy trail will be open to both motorized and non-motorized users. The trail shall be open to the public from Thanksgiving to April 15th. Snow conditions permitting, the trail may be open earlier in the year with notice to the Planning Director. Hours of operation shall be restricted to State Park day-use hours, except for emergencies and groomer operation.
- g. The summer non-motorized trail shall be open seasonally when conditions allow, to be determined by Steamboat Lake State Park. Hours of operation shall be restricted to State Park day-use except for emergencies.

Cabins:

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

Miscellaneous:

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

Commissioner Weese seconded the motion.

Under discussion, Commissioner Benjamin acknowledged that the proposal is not a perfect solution to the problem and encourage the dialogue between stakeholders and the State Park to continue and for all parties to remain sensitive to the concerns of the residents of the area.

The motion carried 7 - 0, with the Chair voting yes.

ACTIVITY: PL20230022, PL20230023
PETITION: Lot consolidation, Zone Change, and Site Plan Review
APPLICANT: Routt County Public Works - Zach Schaffner
LOCATION: Intersection of CR 27 and Colorado State Highway 131

Mr. Zach Schaffner, Division Manager of Road and Bridge for Routt County, stated that the County has purchased the lot behind the current Oak Creek maintenance shop and is seeking to expand the operation. He reviewed the proposal to consolidate the two lots and rezone the portion that is currently zoned Agriculture/Forestry (A/F) to Industrial (I). He said that all Road and Bridge operations in South Routt are covered by this shop and a small operation in Yampa. Mr. Schaffner reviewed the equipment and materials that are stored on the site.

Mr. Fitz reviewed the proposal and explained that in order to expand the use onto the newly acquired parcel, the County is seeking to consolidate the two parcels and rezone the A/F-zoned portion to I such that the same zoning applies to the entire site. The I zoning will also accommodate the proposed use. He added that the Site Plan Review is required because in the I zone district there are no defined setbacks. He reviewed the history of the parcel, which was formerly a load-out for a coal mine. The Routt County Road and Bridge Department has used the site since 1974. A Site Plan Review for the existing structure was approved to 2016. Mr. Fitz noted that the recently acquired parcel, currently zone A/F, was split off of a larger parcel which was owned by the Town of Oak Creek. He presented historical photos of the site and indicated how the history of the use of the parcel had modified its topography. He reviewed a site plan and indicated the boundaries of the parcel to be consolidated. Mr. Fitz stated that the Oak Creek Comprehensive Plan designates this area as "institutional." He said that the Town of Oak Creek did not provide any comments opposing the petition.

Mr. Fitz reviewed the proposed new site plan and indicated the location of the proposed shed to house scoria. This will move the scoria pile out of the 100-year flood plain and mitigate the visual impact of the scoria pile. Mr. Fitz stated that a condition of approval (COA) has been suggested that would allow the Planning Director to approve the color of the shed. He said that much of the site is over 30% in grade, but many of those steep areas were created through grading. He stated that no-build zones will be applied to the plat via the consolidation process, with consideration that some of the slopes are not natural and do not need to be maintained. Mr. Fitz presented photos of the site and indicated where the new structure would be located. He noted that although the proposal includes three actions and is split into two project codes, only one motion would be needed.

Chairman Warnke asked if scoria was considered an environmental hazard. Mr. Fitz stated that although it is inert, scoria should be kept out of waterways. Mr. Schaffner stated that the Oak Creek site does not employ any salts, although

other shops in the County do use a mix of salt, sand and scoria. Mr. Fitz stated that the current scoria pile encroaches into the floodplain.

In response to a question from Commissioner Norris, Public Works Director Mike Mordi stated that the County acquired the new parcel in 2019 when the larger parcel was sold to the Town of Oak Creek. He clarified that the expansion of the shop occurred in 2016. Mr. Fitz reviewed the 2016 Site Plan and noted the setbacks for the building.

There was no public comment.

MOTION

Commissioner Weese moved to recommend approval items PL20230022 and PL20230023, a Lot consolidation, a Zone Change, and Site Plan Review with the following findings of fact:

1. The proposal with the following conditions meets the applicable guidelines of the Routt County Master Plan and Oak Creek Comprehensive Plan and is in compliance with Sections 4, 5, 6 and 8 of the Routt County Zoning Regulations and Sections 2, 3, and 4 of the Routt County Subdivision Regulations.
2. The existing Agriculture/Forestry Zone District is inconsistent with the policies and goals of the applicable Master Plan and any applicable adopted area or community plan
3. The area for which rezoning is requested has changed or is changing to such a degree that it is in the public interest to encourage a new use or density in the area.

This approval is subject to the following conditions:

General Conditions:

1. The Consolidation, Zone Change, and Site Plan Review approval is contingent upon compliance with the applicable provisions of the Routt County Zoning and Subdivision Regulations including but not limited to Sections 4, 5, 6, 8 and Sections 2 & 3, respectively.
2. The Consolidation, Zone Change, and Site Plan Review approval 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. Junk, trash, or inoperative vehicles shall be stored on the property in an enclosed or screened area.
4. 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.
5. All exterior lighting shall be downcast and opaquely shielded.

6. All trash shall be stored either inside a garage or inside Interagency Grizzly Bear Committee (IGBC) certified receptacles
7. Accessory structures/uses associated with this permit may be administratively approved by the Planning Director without notice.
8. Transfer of this Consolidation, Zone Change, and Site Plan Review approval to any entity other than the County shall require re-consideration of all conditions by the Planning Commission and the Board of County Commissioners
9. The Permittee shall prevent the spread of weeds to surrounding lands and comply with the most current version of the Colorado Noxious Weed Act and Routt County regulations for noxious weeds.

Specific Conditions - Site Plan Review:

10. The Site Plan Review is valid for the life of the use provided it is acted upon within one year of approval. This approval shall be deemed to have automatically lapsed if the uses permitted herein are discontinued for a period of one (1) year.
11. Access and parking areas shall be surfaced with asphalt, concrete or equivalent paving; however, where appropriate, the installation of porous pavement or other techniques to reduce runoff is encouraged.
12. The applicant shall obtain pre-approval of a neutral color for the scoria shed from the Planning Director.

Specific Conditions - Consolidation:

13. The Final Plat shall be finalized and recorded within one (1) year unless an extension is granted pursuant to Section 2.1.9, Routt County Subdivision Regulations. Extensions to up to one (1) year may be approved administratively.
14. Prior to recordation, the applicant shall submit an electronic copy of the approved plat to the County Planning Department in a .DWG format or other format acceptable to the GIS Department.
15. A 10' drainage easement on the interior of all lot lines shall be dedicated to Routt County and shall be shown on the plat.
16. The following notes shall be shown on the plat:
 - a. The suitability of these lots for an individual septic disposal system and the availability of permits for individual septic disposal systems have not been established and such shall be a condition of obtaining a building permit for these lots.
 - b. The availability of water and permits for wells on the lots or parcels hereon shown has not been established.
 - c. Routt County (County) and the Oak Creek Fire District (District) shall be held harmless from any injury, damage, or claim that may be made against the County or the District by reason of the County's or the

District's failure to provide ambulance, fire, rescue or police protection to the property described on this plat, provided that the failure to provide such services is due to inaccessibility of the property by reason of internal roads being impassable. This conditions shall not relieve the County or the District of their responsibility to make a bona fide effort to provide emergency services should the need arise.

- d. All exterior lighting shall be downcast and opaquely shielded.
17. Address signage shall be in conformance with Routt County Road Addressing, Naming, and Signing Policy shall be located at the entrance to the driveway.
18. A current soils test showing that the soils are sufficiently stable to support development will be required before obtaining a building permit.
19. Revegetation of disturbed areas shall occur within one growing season with a seed mix that avoids the use of aggressive grassed. See the Colorado State University Extension Office for appropriate grass mixes.
20. A 'no build' zone shall be indicated on the plat to avoid construction of structures, septic fields and roads in areas including, but not limited to 30% or greater slopes. The "no build" zones shall be defined on the plat and approved by the Planning Director before the plat is recorded.
21. The recommendations for defensible space around structures from the Colorado State Forest Service should be adhered to for development of this lot.

Specific Conditions - Zone Change:

22. The change of zone from Agriculture/Forestry to Industrial shall become effective upon signing of a resolution amending the Official Zoning Map by the Board of County Commissioners, said resolution to be recorded in the Routt County Clerk and Records Office.
23. The zone change shall be recorded concurrently with the final plat.

Commissioner Wood seconded the motion.

The motion carried 7 - 0, with the Chair voting yes.

ADMINISTRATOR 'S REPORT

Ms. Winser said that she would be distributing a new chart showing the work flow and scheduled meetings for the foreseeable future. She reviewed the upcoming agendas and presented the revised schedule which will include an extra hearing on June 29. The first joint worksession to discuss module 1 of the update to the Zoning and Subdivision Regulation is tentatively planned for Wednesday, July 19.

Ms. Winser said that The BCC had approved the Cowgirl Compost petition. The BCC will be hearing the Clark Store petition next week.

The meeting was adjourned at 8:45 p.m.



Strawberry Park Group
PO Box 772464
Steamboat Springs, CO 80477

Routt County Planning Commission
Chair Steve Warnke
PO Box 773749
Steamboat Springs, CO
80477

May 28, 2023

Dear Chairman Warnke and Planning Commission Members,

Thank you for your willingness to take input from the Strawberry Park neighborhood organization, the Strawberry Park Group (SPG), regarding the Steamboat Springs School District's (SSSD) application for a performing arts outdoor amphitheater on the Strawberry Park School Campus (School Campus).

The SPG Board voted unanimously to oppose the PikNik Theater Amphitheater. The SPG Board and residents participated in three meetings of the SSSD BOE where PikNik Theater presented a vision for a performing arts amphitheater on the northeast corner of the School Campus and adjacent to RCR 36. The issues regarding the SPG's opposition were also expressed in three letters to the SSSD BOE.

For the past 51 years, the SPG's recognized Strawberry Park Area is: the Steamboat Springs City limits on the south; the USFS boundary on the east; the private lands to and including the Strawberry Hot Springs to the north; and Copper Ridge to the west.

The SPG opposition to the SSSD Amphitheater is based on the following:

1. The proposed development is not consistent with the character and Ag Forestry zoning of Strawberry Park. The proposed development is adjacent to two properties that contain significant open spaces. **The development is adjacent to the 700-acre community's highly-valued and Strawberry Park character-defining Elkstone Farm.**
2. This is an urban facility being proposed for a rural environment. With all the proposed types of events at the amphitheater this should be viewed as a commercial development. **PikNik Theater has an approved signed lease from the SSSD and will be charging for the use by other organizations and there is no limit on use.**
3. The proposed PikNik theater does not conform to the Steamboat Springs Area Community Plan (SSACP) adopted by the City of Steamboat Springs and Routt County in 2006 and updated in 2014. The SSACP recognizes Strawberry Park as a distinct planning area with Goal SPA-4: Our community will continue to reinforce the rural character of Strawberry Park (13-8) and with this Rationale, "Strawberry Park has a group of residents and interested parties that have been active in formulating policies and planning the area's future for some time. These residents and others in the community continue to reiterate past goals and policies of maintaining Strawberry Park as primarily a rural valley" (13-8). The SSACP has also this policy for institutional changes in Strawberry Park: Policy SPA-4.5:

Institutional uses will maintain current development patterns and character in Strawberry Park if and when they expand (13-9). **This new use and uses outside of the normal school year is an institutional change.**

4. The Routt County Climate Action Plan (RCCAP) was not addressed by the SSSD. The Transportation Section of RCCAP sets these targets: 1. Increase transit ridership by 50% between now and 2050; and 2. Increase the bicycle and walking mode share by 15% between now and 2050. The proposed amphitheater will only increase vehicle ridership. Most attendees at events will be using vehicles as there is not transit service to the School Campus. **As per the proposal the vehicle traffic could be more than 100 vehicles per event. Due to the distance to the urban areas where most people live and time of the performances, there will be limited biking or walking to any of the events.**

Thanks again for the Routt County Planning Commission for taking up this issue. The SPG recommended before the first PikNik Theater Amphitheater meeting in March 2022 that the SSSD needed to apply to Routt County where the public and adjacent residents would be notified.

The SPG was promised a seat at the table for this long-term 20-yr plan as per signed lease agreement where the final architectural plans would be reviewed. The SPG has not received the final architectural plans which the SSSD is to review at a June 5th meeting. There has been no mechanism up to this date for the public to ensure that the PikNik Theater's vision presented to the public is realized: 1) 100 permanent seats and a maximum of 200 attendees; 2) No amplified sound; 3) No stage lighting.

If you have any questions, please call me at 879-4234

Sincerely,

Ben Beall
President, Strawberry Park Group Board