



ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA COMMUNICATION FORM

ITEM DATE: March 8, 2022	ITEM TIME: 9:35 AM

FROM:	Tegan Ebbert, Routt County Planning
TODAY'S DATE:	2/28/22
AGENDA TITLE:	Uhl Recreational Facility Special Use Permit, PL20210018
CHECK ONE THAT APPLIES TO YOUR ITEM:	
<input checked="" type="checkbox"/> ACTION ITEM	
<input type="checkbox"/> DIRECTION	
<input type="checkbox"/> INFORMATION	
I. DESCRIBE THE REQUEST OR ISSUE:	
Consideration of the Uhl Recreation Facility Special Use Permit.	
II. RECOMMENDED ACTION (<i>motion</i>):	

Move to recommend approval of item PL20210018, a Special Use Permit for a private Recreational Facility with Overnight Accommodations, with the findings of fact that 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.

This approval is subject to the following conditions:

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. 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.
3. 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.
4. Permits will be assessed an Annual Fee in accordance with the Fee Schedule in Appendix B of the Routt County Zoning Regulations.
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.



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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 compliance with the County's Insurance and Surety Requirements policy then in effect. The certificate of insurance shall include all permit numbers associated with the activity and Routt County shall be named as an additional insured. Permittee shall notify the Routt County Planning Department of any claims made against the policy.
11. Accessory structures/uses associated with this permit may be administratively approved by the Planning Director, without notice.
12. Any proposal to change the terms and conditions of a permit shall require a new permit.
13. The Permittee shall prevent the spread of weeds to surrounding lands, and comply with the Colorado Noxious Weed Act as amended in 2013 and Routt County noxious weed management plan.

Specific Conditions:

14. The Special Use Permit (SUP) is valid for the life of the use provided it is acted upon within one year of approval.
15. 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.
 - a. Three guest cabins, limited to 260 square feet in interior area that do not contain plumbing.
 - b. Each guest cabin may accommodate a maximum of two guests at any one time.
 - c. One common building containing two guest bathrooms, a guest kitchen, a guest laundry machine, and a secondary dwelling unit to house onsite manager.
 - d. Hiking, biking, outdoor activities, and agricultural activities are uses available to guests.
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 required permits from the Routt County Public Works Department, Building Department, or Environmental Health Department shall be obtained and any inspections completed before operations commence.
18. Months of operations shall be April through November.
19. Owner/operator shall be first-aid certified and be trained on emergency procedures.
20. Domestic animals shall be under control at all times.
21. 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 Office for appropriate grass seed mixes.
22. Permit shall not be transferable.
23. One identified recreational fire/barbeque pit is allowed on site for guest use and it must meet West Routt Fire Protection District standards. Any seasonal fire/burn restrictions must be observed. Defensible space is recommended around all structures.
24. Guest quiet hours are between 10 PM and 7 AM. No amplified music or loud activities are permitted during these times.



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- 25. Guest cabins are permitted for short-term leisure occupancy use only. The guest cabins do not constitute dwelling units and may not be occupied for longer than 30 days by an individual guest.
- 26. On-site management is required when guests are present on the property. No overnight guests are allowed when owner or operator is not on the property.
- 27. The Special Use Permit cannot be issued until the illegally subdivided 19.65 acre parcel located directly to the north of the subject parcel is merged with a legal parcel.
- 28. The approved use is for a Private Residential Family Recreational Facility based on the project scope presented. This is not a commercial operation, and the use is limited to owners, the owners' families, caretakers and non-paying guests.

III. DESCRIBE FISCAL IMPACTS (VARIATION TO BUDGET):
PROPOSED REVENUE (if applicable): \$ N/A
CURRENT BUDGETED AMOUNT: \$
PROPOSED EXPENDITURE: \$
FUNDING SOURCE:
SUPPLEMENTAL BUDGET NEEDED: YES <input type="checkbox"/> NO <input type="checkbox"/>
<i>Explanation: N/A</i>
IV. IMPACTS OF A REGIONAL NATURE OR ON OTHER JURISDICTIONS (IDENTIFY ANY COMMUNICATIONS ON THIS ITEM):
N/A
V. BACKGROUND INFORMATION:

The Routt County Planning Commission reviewed this application at their February 17, 2022 hearing. It was recommended for approval with a 7-1 vote.

Following the feedback and concerns expressed by neighbors during the public notice period, the applicant decided to amend his original project plan. This amendment proposed that the overnight accommodations and onsite amenities will only be used by family and friends instead of opening it up to the public for commercial use. Condition of approval #28 was included to address this amendment.

Staff received a number of letters from neighbors residing in the adjacent Canyon Valley Ranch and 480 Ranch Subdivisions. Many of the concerns were pertaining to possible impacts from commercial overnight accommodations such as roadway degradation, trespassing, noise, increased fire risk, and changing of the community character. Recommended conditions of approval have been included to address the seasonal nature of the operation to mitigate road impacts (COA #18), quiet hours (COA #24), fire pits and defensible space (COA #23), and onsite management (COA #26) in order to address some of the neighbors' concerns.

All the received correspondences as of 3/1/22 are attached. All the attached comments were received prior to the 2/17/22 hearing with the exception of the Larson correspondence.



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VI. LEGAL ISSUES:
N/A
VII. CONFLICTS OR ENVIRONMENTAL ISSUES:
N/A
VIII. SUMMARY AND OTHER OPTIONS:
<ul style="list-style-type: none">• Table for additional information• Deny the application
IX. LIST OF ATTACHMENTS:
<ol style="list-style-type: none">1. DRAFT February 17, 2022 Planning Commission hearing minutes2. Staff report and packet3. Public comments