

CITY OF STEAMBOAT SPRINGS

AGENDA

Parks and Recreation Commission
Wednesday, April 12, 2017

5:30 PM

MEETING LOCATION: Citizens' Meeting Room, Centennial Hall;
124 10th Street, Steamboat Springs, CO

ROLL CALL

APPROVAL OF MINUTES - MARCH 8TH AND MARCH 22ND

PUBLIC COMMENT

PARKS AND RECREATION COMMISSION WILL MAKE NO DECISION, NOR TAKE ACTION, EXCEPT TO ADVISE THE APPROPRIATE PARTY. THOSE ADDRESSING PARKS AND RECREATION COMMISSION ARE REQUESTED TO IDENTIFY THEMSELVES BY NAME AND ADDRESS. ALL COMMENTS SHALL NOT EXCEED THREE MINUTES.

NEW BUSINESS

- 1. COMMERCIAL RIVER VENDORS (CRAIG ROBINSON)**
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SCHEDULE NEXT MEETING - APRIL 26TH IS CANCELLED. NEXT MEETING IS MAY 10TH.

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**STEAMBOAT SPRINGS PARKS AND RECREATION COMMISSION
PUBLIC MEETING MINUTES**

March 8, 2017

The regularly scheduled public meeting of the Steamboat Springs Parks and Recreation Commission was called to order at approximately 5:30 p.m. on Wednesday, March 8, 2017, in the Citizens' Meeting Room, Centennial Hall, 124 10th Street, Steamboat Springs, Colorado.

Parks and Recreation Commission members in attendance were Chair Alan Koermer, Sarah Floyd, Holly Weik and Kady Watson.

Absent: Tumminello, Alfone

Staff members present were Director of Parks, Open Space and Recreational Services John Overstreet, Front Desk, Marketing and Event Specialist Tara Cusack and Staff Assistant Ally Press.

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

Craig Robinson, Parks, Open Space and Trails Manager, 815 Pahwintah Street: I wanted to introduce Jenny Kerry. She is our new Open Space and Trails Coordinator for the Parks and Community Services department. We had a great application process with 67 applicants; very qualified people, and we're very excited to have offered the job to Jenny who has accepted. She comes to us with experience from Rocky Mountain Youth Corps and with the Forest Service in Wyoming. She's been in town here for six years.

We have some new maintenance staff who are going to be doing a lot of work on our trails and open space areas and raising the bar on how we maintain our lands. We've been challenged in that area, so we're excited about that. Welcome Jenny!

Approval of Minutes: February 8, February 22

Commissioner Watson moved to approve both sets of minutes; Commissioner Weik seconded the motion.

The motion carried unanimously.

Conservation Easements Discussion

STAFF PRESENTATION

Craig Robinson, Parks, Open Space and Trails Manager:
Last fall when we were having discussions about the river, conservation easements and easements in general came up, and there was a request to get this on an agenda. Here we are tonight to talk about conservation

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easements, give you a little background on what they are, what we have in our inventory, and allow you to ask some questions.

This is just a discussion topic.

Fiscal Impacts: When we acquire open space, we generally partner with funding agencies like Great Outdoors Colorado, Colorado Parks and Wildlife or whoever are partners are to acquire unique lands for these open space properties. Generally, GOCO will fund a project if you rate high enough in their scoring matrix for low impact and passive recreation on these lands. If it's something that's going to have high-impact, active recreation or have lots of facilities on there, that's a Local Parks and Outdoor Recreation grant; that's parkland. For the Open Space program, one of their requirements is that you put that property into some sort of protection, and this conservation easement is the form of protection that is being utilized.

Brief Description: A conservation easement is basically a legal document entered into by a landowner and a conservation organization for the purpose of protecting that land or the conservation values on that land for today and future generations. Once that conservation easement is in place, those restrictions apply forever to that parcel. The property owner has the right to manage it as long as they're complying with the terms of the easement. If they're in violation, they need to remedy that situation and move forward.

Conservation values vary on every piece of land, and the city has different conservation values on different properties. They can include: natural, scenic, wildlife habitat, agricultural, recreational and/or historic. The conservation value can be donated, sold or given as a condition of a land-use proposal.

Maintenance: The city has approximately 2,600 acres of open space. We use that term because we manage those lands as open space. One of our challenges is that there's a lot of administrative work that goes on within our divisions. We'd love to raise the bar and know more about what we're doing and what we're taking care of. That's what Jenny is going to be helping us with. Getting a grasp on our inventory; doing annual inspections, which is required in common; and follow through with maintenance to make sure we're complying with the terms of the conservation easements. The actual lands that have conservation easements is much less than the 2,600 acres we have. We have an obligation to maintain these lands. Probably two thirds of the land on Emerald is in a conservation easement.

Weik wondered whether Snake Island was transferred to the city because it wasn't shown as such on the map; Robinson said it was and that the map is from 2008.

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Robinson: We have an Open Space and Trails Master Plan that was last updated in 2008. The industry standard for master plans is to update them every five years; we don't have the staff to do that. We are going to be working with our GIS department to update maps for all our open space and trail areas.

Robinson showed some other examples of conservation easements.

Susan Dorsey, Yampa Valley Land Trust:

The one thing that Craig did not mention is that any time you get funding from a funder, one of the things you need to do is know what the strings are. Each one of the funders has certain requirements related to the funding that they provide. As you'll see, some of the language in the easements is language that is required by GOCO. Non-motorized uses on the trails is GOCO-specific language. We've been in conversations with them; they wanted us to work with the community to determine how we're going to resolve that. If we do, and if it's a resolution that's agreeable, doesn't impact conservation values and has some constraints on either side of the use, then we will likely create a waiver of some sort and put that in place to address that issue that would otherwise be inconsistent with the terms of the conservation easement.

At Yampa Valley Land Trust, we work throughout northwest Colorado: Jackson, Moffat, Routt and Rio Blanco counties. Along with working on some really critical habitat, we work all the time with Colorado Parks and Wildlife. We do a lot of sage grouse protection and protection for other species. What we also do is team up with communities so that when we as a community want to receive some additional open space, when GOCO asks for that third party to hold the easement, that's where the Land Trust steps in.

Dorsey showed a newer map of properties with conservation easements, including the Orton property.

Dorsey: The beauty of the work of the Land Trust for bringing that into our community is that because we worked with the landowner to put an easement on it way back in the 90's, when he decided he would be willing to sell that to the city, all those development rights had reduced the value from probably a \$10 million property to around \$1 million. So bringing that into our community brought you a lot of value and a lot of benefit.

Properties: Emerald Mountain North, Baxter and Combes, Snake Island, UP properties (river access properties along the Yampa River and Core Trail,) Yampa River West, Routt County wetlands mitigation next to Bear River Park, Beidenham [ph] (resolved Core Trail access issue,) Williams Preserve, Legacy Ranch.

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One of the things we do is look into the future, and we banked trail easements through the Williams Preserve so it can still function as a wildlife and agricultural property, banked trail easements in Legacy Ranch. Both properties are also extremely critical for their wildlife value.

Dorsey showed a property that enables wildlife to go along the valley floor from the ski area side down to the river and back up to Emerald Mountain.

Dorsey: Before 2007, the BLM Emerald Mountain property was owned by the State Land Board and none of us had public access there. Now with ownership through the BLM, it can connect to all your trails on places like Emerald Mountain. We work closely with Routt County Riders. I think it's critical to understand that each conservation easement is designed specifically for each property, and every property has different attributes. Once we have that in place, it's our job to uphold and defend those easements. Just as the city has management responsibilities, Yampa Valley Land Trust also makes site visits to each of these properties to ensure everything is in place. I think you have a great representative here with Craig; I think we have a great working relationship, and we're really pleased to be partnered with the city.

Watson: When we're going through the grant process, are we looking at potential maintenance costs as part of the money we're trying to raise?

Dorsey: It's my understanding that every time you bring a property into city ownership, you need to analyze what the expenses are.

Robinson: I think generally that's the concept. Whether or not funding is allocated towards that maintenance – it doesn't always happen that way. We're supposed to make everyone aware through the budget process that the costs could be x to maintain it.

Overstreet: In the period 2005-2011, there were so many land acquisitions, and we didn't keep pace with all of those. I think we were spending \$18 per acre in maintenance, and I think the lowest we could find was \$60 per acre. So we're trying to get it up to a better level.

Dorsey: We're currently analyzing our stewardship fee fund, which is our endowment to take care of our responsibilities. I think the city could also look at that. I think it's a great start working with the Yampa Valley Community Foundation to set up a fund, but I don't see any reason why there couldn't be a fund that's set up specifically to assist with the maintenance of all these open spaces. The number one priority in all these community surveys is always access to open space and recreation; very close to the top is protection of wildlife habitat. When you analyze it from an economic standpoint, we are an outdoor industry here. Everything we have up here on the mountain helps with our local economy (races.)

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There are some other acquisitions that should be considered by Parks and Rec if you have the funding to take care of the management:

One last acquisition to complete the Howelsen Hill park, to connect city-owned properties with the Yampa River running through it. It is the hole in the donut that we all need to address, and the property is for sale. It's 50-something acres. There's a place where you could have paid parking there; you would resolve the parking on the Tree Haus bridge; you would also mitigate the trespass issues that are potentially taking place right now. In my opinion, that would be the #1.

Is it something that might be costly? Yes. Do you have to look at management? Yes. But this is a once-in-a-lifetime opportunity I think that together as a community we should look at. What can we do to be the visionaries for the generations down the road?

I think we have the opportunity to not only raise the funds for the acquisition, but if we get the community behind this and we set a threshold and say we need to reach this goal, I think the community would come to the table with the money to go into an endowment that would then spin off interest to help Parks and Rec to maintain the properties over a long period of time – and help us, too. I think we have to start looking at new models and new ways of how we do this business. I know there's been discussion of creating a rec district; that's one possibility. But we have opportunities now. Do we wait for a rec district to come into place, or do we start creating opportunities for each of those projects so we can move forward on some of those acquisitions?

Commissioners asked for the name of the parcel; Dorsey said it's called Koftinow after the developer of Tree Haus.

Floyd: What could be done on that property if someone else purchased it? What's the zoning?

Dorsey: Part of it is within the urban growth boundary and part is in the county, so it could be developed. But I think it's a huge opportunity for the city to look at development for parking to get all that traffic off the Tree Haus Bridge Road. The northeast corner of the property is high and dry and so is the southwest corner. The owner of the property has given me development plans that have a more dense level of development. What we've seen in Routt County is that many times if it goes into private ownership, you may see blockages or more trespass issues – in this case from Rotary Park down. There may be some way that they try to keep all those river uses from actually putting in there, and it may require the city not to utilize that Rotary Park area. I don't know what would happen, but in the last 25 years I've seen things I thought I would never see.

Weik: You mentioned trespass issues. Can you expand on that as to what issues you encounter?

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Dorsey: If you have tubers or fishers who actually touch the ground, that's a trespass issue. Or if they have a mishap and they have to go to shore, that would be a trespass issue.

Weik: So this is the property that we've talked about when we say people aren't supposed to be putting in at Rotary Park or above the Tree Haus Bridge.

Dorsey: So this would be a #1 priority. I totally understand the economics and the economics of management, but why not look at including the management requirements in the overall fundraising. So instead of raising \$4 million, we're raising \$8 million or whatever the number is that will spin off interest to allow the community to take care of management needs related to the property. We've come up with a great stewardship endowment model that I vetted at the state level, so I feel very comfortable about sustainable withdrawal rates based on rates of return so that you would come up with a number that truly is meaningful and would have some impact related to helping to support Parks and Rec.

Koermer: So that property is on the top of the list; is there a #2 and #3? Open space acquisition has been discussed for the multiple years I've been on this commission. Being able to really identify those parcels would give us a better understanding of how we can approach City Council and Parks and Rec on what we really want to target. Also, we need to realize that it needs to be sustainable for us as a community and also attainable as far as the cost.

Dorsey: If you would like to have another discussion about real estate transactions, maybe we can do it in a more strategic and confidential manner, because there are some other acquisitions that would be amazing for all of us to work on to be the visionaries for future generations. From what I've seen, we get one chance. When you miss that one chance, the unexpected happens, and those parcels are gone. I think it would be an amazing role for the Parks and Rec Commission to be the visionary for our community for these projects and then to also be the critical strategic thinkers about how we're going to fund it and come up with a campaign. I know if we work together we can do it. I've seen campaigns where people are dropping in \$500,000 or \$1 million, and if we structure this correctly, I think the city can also get those contributions. It would likely be something that could go to the Community Foundation to hold an endowment fund with only one use, which is to spend the money to maintain these projects.

Weik: We discussed last time about e-bike use on the Core Trail. Are there easements along the Core Trail that would be problematic if that were approved?

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Dorsey: I had the opportunity to work with Jennifer from Legal on this. I said: Jennifer, have the city identify the parameters by which you would allow e-bikes to use the Core Trail. GOCO has already given us the go-ahead to work on this, and let's figure out what will work for our community. Get back to me so we can put it in writing, and then we will formally respond to Craig and say yes, we approve of that; we're going to put this discretionary waiver in the file; we'll talk to GOCO and make certain that we go through our process to provide the appropriate written documentation for the files, and everybody will go on as a happy biker.

Weik: Is the concern GOCO? Or is the concern that there are properties that the trail passes through where there are easement issues with those owners.

Overstreet: I don't think GOCO has any concerns except to the local community.

Weik: So there's no property owner that the Core Trail is passing through other than city where there's a concern about running e-bikes.

Dorsey: I don't know the answer to that question, but I don't think so.

Robinson: We're still having discussions with legal. There are trail easements that the Core Trail passes through on private property where Legal needs to figure out how they're going to approach this discussion of e-bikes because the current easement language says "no motorized vehicles." Those are regular trail easements; they're not conservation easements.

Dorsey: And we have nothing to do with those other easements.

Koermer: Are there any concerns related to parcels with conservation easements that we should be aware of as a commission?

Dorsey: One of the things we try to do to help Craig out is to bring things to the attention of the city that may need attention. (weeds, hobo camps.)

Overstreet: Are there any kind of definitions that spell out what types of recreation are and are not okay on a recreation easement?

Dorsey: We do have a memo that we could probably get back to you. One of my future projects includes a disc golf course, dog park, trail access for horse trailers to access large tracts of horse trail properties, all in a way that doesn't impact the neighborhood. At some point in time I would love to chat with you about that one as well.

Koermer: That's right up our alley.

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Dorsey: It would really be the last gem in the crown jewel of Emerald Mountain.

Koermer: It sounds like a good agenda item in the future would be to look at conservation easements and recreational needs and potential acquisitions.

Dorsey: I think it would be a very stimulating discussion to also talk about addressing Craig's question of management. We have to deal with it from the standpoint of how do we pay to have the staff people going out to the property to ensure that the terms of the easements are upheld. It is the same concept of stewardship; it's just that your annual costs for property management will likely be far greater than ours. Yours will be more active. The Trail Endowment Fund I think is a great start, but I think our community needs something more – especially since we're so recreation focused.

Dorsey thought outdoor/recreation companies could be convinced to donate to a management endowment.

Dorsey: If you had tens of millions of dollars in an account, that would spin off a lot annually. There's no reason with the people in this community and related to the community that our community can't have that.

Koermer confirmed that Dorsey would be willing to participate in a work session to brainstorm ideas for an open space endowment.

Robinson: Alan, you were asking about lands and priorities. Our 2008 Open Space and Trails Master Plan has several overlays of what has typically been identified as conservation values: ridge views, wildlife habitat, riparian areas, important lands like that. With those overlays, you can see where the sensitive areas are. What was a little bit controversial as we brought this plan through the public process was once you identify land as having conservation values or being worth protecting, prior property owners are concerned about their development rights. Typically when a grant is used to purchase these lands, you have to pay appraised value. So that's where some of these pieces don't come together. We've had a lot of visionaries in the past to get us to where we are today. They participated in the Steamboat Springs Area Plan, which was an impetus to the Open Space and Trails Plan that we have. There was Vision 2020, and now there's Vision 2030 and I imagine there will be Vision 2040. So participating in those processes helps protection of the valley and the reasons why we live here.

The river corridor has been identified as key habitat and worth protecting for water quality, so that's where a lot of efforts have been focused.

Emerald Mountain is really the other area.

E-Bikes: The goal of conservation easements is to protect the conservation values there, so once those are threatened – for example,

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you had a management plan in place that's not working – that's when you need to readjust your management plans.

Andria Sponseller, Steamboat Springs District Wildlife Manager, Colorado Parks and Wildlife:

There are a few easements on the Yampa River; I'm really appreciative of our predecessors for having the vision to conserve some of these properties. There's the Trafalgar conservation easement, Steamboat Springs State Wildlife Area, and Mount Werner. The Mount Werner easement is at the base of Mount Werner near Rotary Park – kind of the walkway area. The Steamboat Springs State Wildlife Area easement is kind of by the Ironhorse and joins the Trafalgar easement.

As far as easement language, the Mount Werner and Trafalgar easements have almost identical language as far as the side boards and intent; the Steamboat Springs State Wildlife easement has some different language.

For the Trafalgar easement, it was brought to my attention that I needed to start paying attention to some of the easement language. We had purchased the easement in 1994, and it was a forever and perpetual conservation easement for the purposes of public fishing and wildlife resource management, development and enhancement as the grantee shall in sole discretion deem appropriate consistent with sound fishing and wildlife resource management. I believe these easements were purchased with Fishing Is Fun dollars, so that's why there's an emphasis on fishing and other wildlife viewing, bird watching. It does have great conservation values, especially the Steamboat Springs one. It's a migration corridor.

The grantor needs to ensure that that the fishing and wildlife values aren't impacted by other activities nearby. This was brought to my attention because there was some concern with the tubing thoroughfare through the easement properties and how that does impact the fishery. In peak tubing season, it definitely does impact those values. Every year when the easement monitoring is conducted, there's a little blank that says: Are the wildlife conservation values impacted?

So every year, it seems like all my predecessors have had to fill in "unsure." I think some of the concern that my predecessors had was that by promoting some of the tubing up river in the Rotary Park area and having put-ins and building structures that encourage people to be using that as a put-in, it's sending all that tubing traffic through and compromising the quality of the fishing and wildlife viewing on that property.

It sounded like previously there were some attempts made to discourage the use of that section of the river. I don't know how that was done; I'm not sure if that was successful. So on the Trafalgar property, the biggest concern was that in some times of the year, it's not fishable as the result of tubing traffic.

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As far as the Steamboat Springs easement, we've sent the language to our Real Estate department to get some input. Since the language is different, it may not be a violation to have that traffic going through. But with the Trafalgar and Mount Werner properties, I guess folks putting in up by The Ponds and floating through those areas might be a concern.

I don't know if there's a resolution or legal issues/violations, but that's something we're going to have to look into in future.

Watson: What are the consequences if you say yes, there are issues?

Sponseller: I don't know. It's outlined in some of the easement language where it talks about monetary compensation. I can't speak to whether easements have been withdrawn. It's a perpetual forever easement, and I'm not sure what the legal issues would be if there is a violation.

Overstreet: Would you have an estimate on how many conflicts you have per year?

Sponseller: I don't have any numbers. We don't typically get calls. The only time I typically get calls about fishing is for trespass-related issues. I haven't received any such calls in the last year that I know of.

Overstreet: I was thinking between tubers and fisherman.

Sponseller: I have heard of words getting exchanged. We do in passing hear a lot of complaints, but as far as an estimate of numbers I don't have that for you at this point.

Weik: We've talked a lot about discouraging put-ins at Rotary, but Fetcher is a major put-in that's upstream from there.

Robinson: The 2004 Yampa River Management Plan that we keep talking about updating did not have private tubing as a challenge at that point in time. Commercial tubers were putting in at Rotary Park; there was a tubing vendor site right there in the parking lot. I believe the conservation easements were the impetus to move commercial tubing downstream to 5th Street. So while the plan did allow tubing at Fetcher Park and suggested to monitor it, it prohibited it above that line. We did not enact any codes or anything that prohibited tubing. The fact that people have the right to float the waterway would be very challenging. If you put on and take off at private property, you have the right to float the waters.

When there are as many tubes as we see on some days, it would probably be very challenging to use that parcel for angling purposes. There is no commercial tubing happening above 5th Street at this point, and even if you did do a flat-out ban on tubing, we still have to deal with

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the enforcement issue. And how do you mitigate a private property owner coming in and opening a tubing business? So there's some challenges there.

Weik asked if Dorsey had more familiarity with what happens if an easement is violated.

Dorsey: Each easement will have a provision that will outline how you deal with conflicts and how those conflicts will be resolved. I know with our sage grouse protection easements, what we try to do is work directly with the entity. A previous city manager indicated to one of your adjacent landowners that they could undertake certain activities on a parcel of land that were prohibited by the terms of the easement. Craig didn't know about it; Winnie didn't know. So there was an individual communicating something that wasn't accurate, and we had to figure out how to undo it. We worked very carefully with your new city manager, and he completely understood the terms of the easement, and we were able to get messages out. That allowed us to untangle the mess that was created. The person that wanted to undertake the disallowed activity was not a happy camper, but now we're back to square one and things are going well. With problematic situations that come up, if you keep your lines of communication clear, you don't have problems.

But when you have a rogue operator who is making decisions apart from the system that we have in place, it can create problems.

Robinson: I did talk with Chris who is Andria's supervisor. He relayed that as long as we're moving forward and having discussions about how to resolve these issues, it's not going to take that next legal step. Chris and I were talking about having some internal discussions and bringing this back to the Commission again. That's on the agenda in the future.

Koermer: Being able to get a better understanding of what property is out there and what acquisitions we might want to target is something we could work with the department to get a firm grip on what we would want to present to Council as far as future acquisitions.

New Master Plan

Overstreet: We submitted a GOCO grant application to do our Parks, Recreation, Open Space, Trails and Rivers Master Plan. It finished first in the state, so we're going to be kicking that off hopefully later this spring.

Commissioners expressed their thanks to all involved staff.

Expiring Terms

Press said that Jessica from the clerk's office will reach out to commissioners Watson and Weik.

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Koermer encouraged them to reapply.

Press: We'll have four positions open with hopefully the two of you applying for two of them.

Director's Update

Overstreet: We started the Howelsen Hill planning process with stakeholder meetings; we just started those in the past week. We reached out to 30-35 stakeholders and user groups. I think I set up 10-15 meetings over the next two weeks. I will report back to you on the 22nd on how things are going. If there is the time to do something with the Commission at the next meeting, I would like to do some kind of exercise.

One proposal came in from the Howelsen Hill Operation RFP.

Overstreet reported that staff participated in City 101 showing the community the ice arena, rodeo grounds and Howelsen Hill to show how the department operates. It was a great time.

Overstreet: City 101 is a review of the whole city operation; it's not just our department.

Press: It's from January to July.

Meeting Agenda Outlook

Overstreet: The planners for the West Steamboat Neighborhoods would like to talk about their planned development. I invited them in for the first part of the work session on the 22nd.

Press: The first meeting in April, the Ice Rink Advisory Committee is now appointed by you guys. I believe all of their terms have expired. We have maybe one more applicant than there are spots, so we'll five-minute interview them.

In April our commercial river vendors will come in to get re-upped for the season. Same meeting as IRAC.

ADJOURNMENT

Commissioner Weik moved to adjourn the meeting at approximately 6:45 p.m.

Commissioner Watson seconded the motion.

The motion carried unanimously.

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**STEAMBOAT SPRINGS PARKS AND RECREATION COMMISSION
PUBLIC WORK SESSION MINUTES**

March 22, 2017

The regularly scheduled public work session of the Steamboat Springs Parks and Recreation Commission was called to order at approximately 5:30 p.m. on Wednesday, March 22, 2017, in the Citizens' Meeting Room, Centennial Hall, 124 10th Street, Steamboat Springs, Colorado.

Parks and Recreation Commission members in attendance were Chair Alan Koermer, Frank Alfone, Sarah Floyd and Kady Watson.

Absent: Tumminello, Weik

Staff members present were Director of Parks, Open Space and Recreational Services John Overstreet, Front Desk, Marketing and Event Specialist Tara Cusack and Staff Assistant Ally Press.

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

None.

West Steamboat Neighborhoods Presentation

David O'Neil, Managing Partner, West Steamboat Neighborhoods: Twenty years ago, I landed in Breckenridge and started work on what became the Wellington neighborhood. That was a very complicated site. The result was what I think most people would agree is the gold standard in workforce housing. It won the EPA's highest award, the National Award for Smart Growth Achievement; the Denver Post said it was a model for the entire state. Then we did a project in Frisco called the Peak One neighborhood; that was a joint venture with the town. That project one Housing Colorado's highest award, the Eagle Award. People look at both projects and say the architecture is fantastic; the parks and connections are great. We feel what's really great about them is the people who live there, and that's the legacy. It's a very vibrant part of the community.

Our most recent project is Whole Foods Frisco Base Camp. It's nice to have a Whole Foods in a mountain community of 2,500 people, but what we really did was improve the quality of food in the county dramatically. If you go to City Market or Safeway right now, those produce sections will make you think you're in Whole Foods. We also brought Kaiser there. If Greeley is any indication, over several years you're going to see healthcare costs decrease by roughly a third as that competition comes in there.

I share that to tell you that we get involved in projects that we feel are going to have a huge positive effect on the communities where they're located. We think this project has that potential.

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Melissa Sherburne, Managing Partner, Steamboat West Neighborhoods: I was the project manager on your Open Space and Trails Plan many years ago; more recently I was the project manager on the Emerald Mountain Park Master Plan.

Vision: Preserve community character is the #1 priority. To thrive, locals need quality housing.

Stream of History: Create a place where young professionals can thrive and put down roots, raise families, run businesses, serve on boards.

Carpe Deum: We really want to see this project happen.

Process:

Currently in the annexation process. As of December, we agreed on an MOU with City Council to proceed through the process.

Because it's such a large project with so many areas, we can really only take them one piece at a time. This is our third topic. We got through water resources and sewer, and now the topic at hand is parks, trails and open space.

We'll continue on this process for several more months addressing sustainability, roads and transit, housing, and financing. That will all be wrapped up in an annexation agreement this summer with gateway neighborhood construction to begin in May, 2018.

Overview:

Whatever we build in Steamboat will be distinctly Steamboat and take into account your heritage.

This is a small piece of what was going to be the Steamboat 700 property. It's adjacent to the city limits.

This is 450 units where Steamboat 700 was over 2,500.

It's much more scaled down and a very different, new vision.

Three Neighborhoods: Gateway at the bottom with 80% local homes, Slate Creek and Emerald Overlook.

Gateway will have the same pattern as Wellington.

It will be attainable housing for full-time locals; we want to make sure that there are no short-term rentals.

There is a rental component, which would be a 50-unit low income housing tax credit building.

Parks, Open Space and Trails:

In both of our neighborhoods, most residents are mountain bikers. We have formal connections through the neighborhood, but we also have a constant stream of bikes and kids.

Our neighborhoods have greens; each home has access to community space that basically functions as a park.

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We have very small yards, but we all spill out onto the green and socialize, play and get to know one another.
Community dinners, community garden, movie night.

TND Zone District: Should we become annexed, simultaneously there would be a zoning application. It would be zoned TND. The range of parks described in the code we think very much aligns with what we will eventually propose.

Design Standards for Residential Subdivisions: It's 15% gross land area. Our development is 151 acres, and approximately 77 will be undeveloped. So those guidelines are aligned with our thinking.

O'Neil: Hierarchy of Spaces: You start out in the home, which is your private living area; your porch is semi-private; less private front yard; then public space. As you start creating this hierarchy of spaces, great things happen in terms of neighbor interaction. So you need a quantity and quality of spaces to accomplish this.

Goals for The Future:

Sherburne: What do you think locals would like to see there? How can we best serve those neighborhoods? How can West Steamboat Neighborhoods improve the level of service all around for the city? What are some other factors to consider in terms of feasibility of parkland? What really makes sense? Cost of maintenance? Are there things in your goals statements in your plans that would complement this that we should take into account when we think about what would make sense?

Bike skills park? Picnic area? Dog play area? Community garden? Multi-function spaces like the greens?

Watson: Is there discussion in regards to building off what's already established as far as the trails with Silver Spur and Steamboat 2 to connect with these?

Sherburne: We would not directly connect. There's a vast area of this property that is not included in this annexation. Contextually, I think it would be very wise to take those trails into account and also where other important connections exist to the Core Trail, etc.

O'Neil: How do we make these connections great and safe for kids so they can get around town on their own? When we start getting more granular in the planning, that's going to be important.

Watson confirmed that the Core Trail is being discussed.

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Sherburne: The Core Trail is envisioned to eventually go through the main thoroughfare of this neighborhood. That would definitely be taken into account.

Alfone: Would you try to come through Overlook? Have you talked to those landowners about that?

O'Neil: This is something we're going to address further on in the process. My understanding is that there's been preliminary discussions in terms of easements. There's some access they're going to need from our property and probably some access we're going to need through their property. So I think you would see that evolve and extend all the way through and connect through our property.

Tyler Gibbs, Planning Director:
The Gloria Gossard Parkway is completed for a fair distance beyond the gates, but it doesn't go all the way to the western city limit. There is an obligation for eventual development of that property to make that connection. That right-of-way also contains the water line and utilities. That connection is part of the city's plan, and it will require the property owners to work together to complete that. But it will be completed at some point.

Alfone: That might or might not be part of this process to get the annexation completed?

Gibbs: We haven't discussed that specifically. We've got a work session coming up on traffic and transportation infrastructure issues. I can't speak to where that stands right now. When there's a certain number of homes developed, the Fire Department wants more than one access; that will be part of that discussion. Until we get a little further along, I can't speak to timing.

Watson: Is the idea that there's going to be HOA's so that 77 acres of undeveloped land would be maintained through them and not the city?

O'Neil: Historically, the greens have all been maintained by the HOA. Alleys are also maintained by the HOA. The cost of that started out 15 years ago at \$50 a month; now I think it's \$70 a month. That's the way it works at Wellington. Peak One, Frisco wanted that park to be dedicated to them. One can debate the best way to do it in Steamboat. You definitely want those parks/gathering areas and that hierarchy of space.

Koermer: How do you manage the maintenance of bike/hiking trails in these neighborhoods?

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O'Neil: In Wellington, there are 100 miles of trails that come into the property. That's all maintained by the town and the county. In terms of interior trails, they're maintained by the HOA.

Alfone: What does TND stand for?

Gibbs: Traditional Neighborhood Development. Those zone districts were specifically created during the discussion of Steamboat 700, so they're intended to be neighborhoods very much like Old Town in a sense with smaller lots, alleys, neighborhood parks. They haven't been mapped anywhere within the existing community, but they are in the CDC.

Alfone: I was curious why it says playgrounds are not applicable under the Parks and Open Space standards. Does that mean playgrounds are not required per this TND zone district? I think a playground makes some sense for a neighborhood you're planning on doing.

Overstreet: I don't know why it says that, but I would think you could have one park that has a playground and another park that doesn't. So you wouldn't have a playground at every park, but you could disperse them throughout the development.

Alfone: I would highly recommend reaching out to the user groups in town: Routt County Riders, Steamboat Digs Dogs, lacrosse, soccer, etc. I think they could bring a lot of good ideas to the table that would help you create what you're calling this distinctively Steamboat neighborhood.

Koermer: Can you share a little bit on the vision for Slate Creek and Emerald Overlook?

O'Neil: Slate Creek and Emerald Overlook would be 80% market homes with no restriction and 20% local deed restricted, whereas Gateway is the opposite. History suggests that the market homes would be 50-70% locals.

Alfone: When you get started and things start to be built, as the developer, are you active in starting some of these local programs where you have the bike events and getting outdoors in the neighborhood? Do you become a part of that? Or do you turn that over to the property manager to start that? I'm curious how that process worked in Frisco and Breck.

O'Neil: What was important to me when we created the HOA was even though we maintained developer control, I wanted to have legitimacy right from the get-go; so we appointed independent people that didn't represent our interests to serve on the board. So it did a great job. The neighborhood found its own benchmark on things such as storage, architecture, etc. I think if you get the right people in the HOA and you cultivate it right, great things are going to happen. Map Sports knew this

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was a cool neighborhood, so they came to us and said we'd like to work with you in terms of co-producing events. We didn't really go out and seek those things, but they came in organically. I would expect that would happen here.

Alfone: Do you have any experience with any sort of parks and rec district or metro district? Have you initiated one, or has it always been annexations through the city or land that's already been within the city limits?

O'Neil: My personal bias is you've got a government that's in place and all that infrastructure, a tax authority and everything. So we've never considered a special district in anything we've ever done. It's a little bit of an artifice developers use to try to get over the hump, but I think we're developing neighborhoods that integrate with the community so well that the community just takes it on.

Floyd: So you've already talked about water resources and sewer. How did that go so far?

Shelburne: Sewer was very straightforward. There is capacity and infrastructure. Water was a bit more complex. I would say it's favorable. The capacity is there. It's a policy decision whether or not to tap into that water. We've had many discussions with Council at this point about the risks associated with that. These aren't decision points; it's really information gathering, guidance, so that when we get to the end, we know what the final package looks like. So I would say we had really good conversations with Council and a lot came out of that to shape up what that's going to look like in the end.

O'Neil: My sense is we got over the hump in terms of that, and we'll come back around and revisit it when we get to the financing mechanisms and really drill down on whether those are the right TAP fees and correct allocation of costs.

Watson: You mentioned an elementary school. I assume you're working with the district and they're aware of these plans?

O'Neil: So we started meeting with the superintendent after they lost the bond issue. We've been meeting with people on the Facilities Committee regularly, and they know where we're going. My sense of it is when we get to the Housing section, we'll interject the Slate Creek Elementary School into that discussion and get some sense from Council as to how they're feeling about that. That would hopefully happen before August so the School Board would be able to decide whether to include that in their bonding decision.

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Watson: That's where some more of the meatier discussions in regards to a new soccer field and other amenities that could be tied to an actual school would occur, which we would be interested in.

O'Neil: There are two parts to that. An elementary school wants to have facilities that are limited to the children at that age so they can come to a protected place where everything is sized for them. If you have fields for high school kids, it's not going to be as protected and feeling great for elementary school kids. In our original proposal, we were talking about the opportunity to create an indoor facility surrounded by soccer fields and get really serious about a recreational facility there. That neighborhood was called the Olympic neighborhood. We thought that would be pretty cool to wrap that facility in the Olympic heritage of this community. But all that is off the table now. We're focused on this first three neighborhoods and trying to get that annexed to make that work.

Koermer: It would be great to see that incorporated down the road. I think that goes back to the user group recommendation – getting those folks involved.

PUBLIC COMMENT

Ben Marbiae:

I moved to West End Village seven years ago with my family; I have a couple kids. One thing I wanted to have the Commission think about is getting a concept of maybe an underpass to connect the Core Trail. Right now if we watch our kids leaving West End Village or the trailer park next to us or Silver Spur, they come down Downhill, coming down to that intersection, and all the traffic there seems like an accident waiting to happen. It's a blind corner at 45mph if they're following the speed limit. So an underpass that would connect the Core to all the west end communities if they were built would be great.

The Nordic trails in Silver Spur and Steamboat 2 are a huge success. I think it would be really cool to consider that as far as recreation for those communities – sharing a groomer; continuing that throughout the neighborhoods. I coach Nordic for the Winter Sports Club, so I would love to see these kids show up with an interest in our skiing heritage. It's a healthy, low-impact thing with potential dog runs while they're skiing. I have a lot of people on my block that all have little ones like this that are just getting on their bikes. When I send my 10-year-old and 13-year-old off to school, it's the hardest thing in the world watching them go.

The only other option is going down Downhill Drive down to the traffic light then through Ace and all that stuff; it's what's the least dangerous. I think once they get to the skate park they have a great option to get all the way to school on our routes. So I would love to see an overpass or underpass be part of this.

FURTHER DISCUSSION

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Watson echoed Ben's comments. The Core Trail has always been a focus of community survey responses, and if this would spur more creativity and funding, then that's just a win-win for everyone.

O'Neil confirmed that extending it is the primary focus.

Overstreet: One of the state's goals is to create regional trails to link a complete county or region of the state; to have a trail from the Wyoming border all the way down to I70. They're looking for those kind of things.

Alfone: What is our role here, and what's the next step?

Overstreet: On April 11, they will be back before City Council in a work session, which you guys are invited to attend. They're going to be going over what they just presented to you as well as presenting recommendations and hopefully get some buy-in from City Council.

Alfone: Once those plans are actually put on paper, will we see those?

Overstreet: Most definitely.

Alfone confirmed that it could be six months or longer before that would happen.

Yampa River Conflicts

Overstreet: Some City Council members read the report from the Commission's last meeting with the discussion of the conflicts on the Yampa River. City Council would like to have this body look at those conflicts over the next few months. The summer is coming up, and it's going to be quite busy. At the next meeting, the commercial operators are going to come back before you as they normally do on an annual basis. At that time, this could be an opportunity for you to ask them about some of the conflicts that they see and what they may see as a remedy for these conflicts. As we heard, the tubers and the fishers have some conflicts; how tubers get out on lands that aren't city-owned and how we can look to get a solution to some of these things. Council would like this body to start this process.

Koermer: I had recommended to John that we ask the commercial vendors to come with maybe three observations of conflicts that they've seen. We might see some redundancy in their comments, but it will give us an idea and we can get a working list going. We can bring that to City Council with potential resolutions. I think as we're looking at non-commercial tubing with the elimination of a big-box store that really provided a lot of tubes to people who were visiting or who live here in the valley, it's becoming few and far between. If we can get some education at

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that purchase point – pamphlet, surcharge per tube to help fund the river rangers – any creative ways we can come up with to get the education component out there. Where to put in and take out; alcohol is illegal. Give them the proper educational tools before they go out on the river. If we can as a commission brainstorm some ideas prior to the next meeting so we can potentially have a robust discussion related to resolutions we can put in place.

Floyd: It seems to me that we did that at a meeting this fall. Maybe we can look at some of the notes from that meeting. Instead of starting from scratch, it might be good to pull up those notes and see where we were last time.

Alfone confirmed that river ranger funding was approved.

Overstreet will ask Corey Christensen to come back before the Commission before the summer to describe the 2017 river ranger program.

Alfone: It's going to come down to enforcement. That's why I asked Chief Christensen if it was possible to get more rangers out there. I think it's important to educate the condominium associations/managers because I think that's where a lot of the noncommercial tubing comes from.

Overstreet will go through the minutes and meet with Koerner to figure out how best to approach the April 12 meeting.

Floyd wanted to take into account that tubing season may begin sooner than normal this year.

Meeting Agenda Outlook

April 12: Commercial river vendors, IRAC interviews.

ADJOURNMENT

The meeting adjourned at 6:31 p.m.

AGENDA ITEM: 2016 Annual Commercial River Operations Summary and 2017 1 Year Permit Requests

PARKS AND RECREATION COMMISSION COMMUNICATION FORM

FROM: Craig Robinson, Parks, Open Space and Trails Manager (871-7034)
John Overstreet, Director, Parks and Community Services (871-7017)

DATE: April 12, 2017

ITEM: 2016 Commercial River Operations Summary and 2017 1 Year Permit Requests

NEXT STEP: Review Information and Make a Motion

ENDORSEMENT
 INFORMATION
 MOTION

I. REQUEST OR ISSUE:

Staff will present a summary of 2016 Commercial River Operations for discussion and questions. Additionally, staff will present 5 vendor requests for 2017 one year commercial operation permits. The 5 vendors include:

- Paddleboard Adventure Company – SUP
- Mountain Sports Kayak School – SUP
- Yampa Valley Anglers – Fishing
- SheSUP - SUP
- Hala Gear

Business Plans are included as attachments. A motion is requested from the commission for the one year permits.

II. RECOMMENDED ACTION:

Commissioners should review the Communication Form, listen to updates, discuss as necessary and make a motion.

III. FISCAL IMPACTS:

Proposed Expenditure: \$0 for operations, personnel time is limited for administrative and staff oversight of operation

Funding Source: Annual River Management Personnel Budget.

IV. BACKGROUND INFORMATION:

The 2004 Yampa River Management Plan (YRMP) was created to help ensure protection of the biological integrity of the river and manage recreational uses at sustainable levels. The planning process identified Recreation Use, Land Use, Aquatic Habitat and Terrestrial Habitat as the key issues and addressed them within the plan. As part of the Recreation Use occurring on the river, the YRMP addressed commercial operations on the river with input from local river outfitters, the Trails and Rivers Advisory Committee and City staff.

The River Use Guidelines (Appendix B of the YRMP) were intended to serve as a guideline for the City and local river outfitters to minimize potential conflicts between the multiple recreational uses occurring on and around the river, and to ensure that recreational uses do not exceed sustainable levels.

The YRMP permitted specific businesses and uses (tubing, angling, rafting and kayaking) and identified limits and restrictions for these uses. The YRMP does not have a specific list of businesses, restrictions or a limit of users pertaining to Stand Up Paddleboard's (SUP's). Additionally, the YRMP approved 5 commercial angling operators, yet in 2012 the Parks and Recreation Commission made a motion to increase the number to 6.

Parks and Community Services Staff recommend that the addition of any other businesses be subject to review and approval by the Parks and Recreation Commission.

If a commercial operation is not following the guidelines identified in the YRMP then they are deemed non-compliant with their permit conditions. The operator would be notified about the non-compliance and that their permit may be suspended or revoked if continued problems persist. If any other concerns arise regarding commercial river operations from public comments, staff will update the Commissioners and we will address next steps with all parties involved.

V. LEGAL ISSUES:

As a result of the YRMP, Ordinances were adopted regulating all commercial activities that occur on the Yampa River utilizing City properties. Additionally, all commercial operations are required to document their river activities and submit 5% of their user fees to the City for river related improvements.

Approved new Commercial Outfitters on the Yampa River must gain City of Steamboat Springs Department of Planning and Community Developments approval for operations if outdoor storage is proposed.

Portions of the Yampa River (near River Creek, Rotary and Emerald Park) are subject to Conservation Easements held by Colorado Parks and Wildlife. The identified conservation values include public fishing and wildlife resources management and other uses may not impact these values.

VI. CONFLICTS OR ENVIRONMENTAL ISSUES:

In 2016, there was one formal complaint reported to City staff regarding commercial operations. The issue pertained to communication about where the cutoff in the line ended as the company was about to meet its daily limit.

Current staffing levels do not allow for monitoring of commercial operators compliance with YRMP Guidelines. Some concerns regarding all commercial operations include:

- The public may be concerned with additional new commercial operations approved to operate on the Yampa River. In 2014, someone anonymously posted stickers all over the river corridor stating “Stop Over Guiding Our Public Waters”. In 2015, another sticker “\$\$ DEVESTATE THE YAMPA \$\$ Brought to you by the City of Steamboat Springs and commercial operators” was posted along the river corridor. There was no 2016 version.
- Commercial SUP and kayak use at Fetcher Pond has increased over the years and could negatively impact the public's use of the facility. Staff does not have time to coordinate commercial activities and leaves it up to the commercial operators. If conflicts arise, options include: one approved commercial license for limited use of the pond, reducing the number of approved companies use, time restrictions or eliminating all commercial use.

VII. SUMMARY AND ALTERNATIVES:

In 2016, the City of Steamboat Springs Parks and Recreation Commission approved 5 new commercial river operations on the Yampa River and Fetcher Pond for 1 year. City staff is requesting that Parks and Recreation Commission make a motion on whether or not to approve 5 commercial operators to operate in 2017 under the conditions set forth in the Yampa River Management Plan. The proposed operators are:

- Paddleboard Adventure Company – SUP
- Mountain Sports Kayak School – SUP
- Yampa Valley Anglers – Fishing
- SheSUP - SUP
- Hala Gear

A motion to support one of the following recommendations is requested:

1. Make a motion to approve one year operating permits for 5 listed commercial

operators to operate under the conditions set forth in the Yampa River Management Plan for 2017.

2. Make a motion to approve one year operating permits for the 5 listed commercial operators to operate under the conditions set forth in the Yampa River Management Plan for 2017 with changes.
3. Make a motion to deny the requests.

LIST OF ATTACHMENTS:

2016 Commercial Use Summary

Business Plans for 5 Proposed Operators

- Paddleboard Adventure Company – SUP
- Mountain Sports Kayak School – SUP
- Yampa Valley Anglers – Fishing
- SheSUP - SUP
- Hala Gear

Head counts								
	April	May	June	July	August	September	October	TOTALS
Tubing	0	0	48	8997	2911	0	0	11956
Raft/Canoe	0	11	1150	2441	0	0	0	3602
Fishing	43	11	78	210	125	2	51	520
SUP	0	0	31	112	106	13	0	262
Kayak	0	13	151	471	180	0	0	815

Money Totals								
	Jan-April	May	June	July	August	September	Oct-Dec	TOTALS
Tubing	\$ -	\$ -	\$ 35.93	\$ 7,648.41	\$2,678.18	\$ -	\$ -	\$10,362.52
Raft/Canoe	\$ -	\$ 98.40	\$2,757.85	\$ 2,571.92	\$1,119.66	\$ -	\$ -	\$6,547.83
Fishing	\$ 411.25	\$ 151.25	\$ 792.75	\$ 2,022.00	\$1,229.50	\$ 16.25	\$ 511.25	\$5,134.25
SUP	\$ -	\$ 13.00	\$ 54.75	\$ 119.75	\$ 77.50	\$ 7.50	\$ -	\$272.50
Kayak	\$ -	\$ 60.00	\$ 487.55	\$ 1,513.80	\$ 600.50	\$ -	\$ -	\$2,661.85
TOTALS	\$ 411.25	\$322.65	\$4,128.83	\$13,875.88	\$5,705.34	\$23.75	\$511.25	\$24,978.95

Paddleboard Adventure Company intends to offer paddleboard lessons again this 2017 season. Outline below are some rough numbers, an abbreviated operating plan, and 2016 summary.

Projected Use:

Yampa River lesson - 3-5 days a week

- Minimum is 1 in lesson; Max is 6 with Ratio 3:1
- Typically we have no more than one lesson out on the Yampa a day, 3-5 days a week
- Sometimes we will have two lessons a day during weekends
- We will continue to put in at River Park for beginner lessons at flows above 1200cfs, takeout at Fetcher. Intermediate lessons will put in at Fetcher and takeout at Stockbridge or Bear River.
- As levels drop, we will use the Fetcher to Bear River as our main stretch.

Projected **High End** Numbers on Yampa - 7 lessons, totaling 42 participants a week

Fetcher Pond lesson - 4-7 days a week

- Minimum is 2 in lesson; Max is 8 with Ratio 8:1
- Typically no more than one lesson a day, 4-7 days a week
- Sometimes we will have two lessons a day during the weekends
- We are no longer offering yoga at Fetcher.
- Lesson is only one hour in the mornings, to be done by 12:00 at the latest.
- Potential for larger groups in late afternoon, early evening in partnership with Steamboat Soccer Club, KVC, Whiteman, etc.....

Projected **High End** Numbers on Fetcher - 9 lessons totaling 72 participants a week

Instructor Qualifications:

- Swiftwater Rescue Certification through Sierra Rescue
- Wilderness First Responder through CMC Steamboat
- ACA Level 3 Paddleboard Instructor Certification

Emergency Action Plan:

1. Each client's medical information and emergency contacts on instructor
2. Report time departing and returning and location to necessary authorities.
3. Call in departure and return to necessary authorities.
4. First aid kit and cell phone on instructor

5. In case of emergency (that cannot be managed on river's bank) we will either call in ambulance from Yampa Valley Medical Center or if emergency is not of extreme measures, we will transport patient via Paddleboard Adventure Company shuttle vehicle to YVMC.
6. Call emergency contacts and wait on report from doctor before leaving hospital.
7. Other client's will remain with secondary instructor until further instruction from lead instructor.

2016 Season Summary:

- Lessons were down 12% from the previous season. Most of that drop was on the river due to shorter season.
- Yoga at Fetcher was down over 50% from the previous season.
- We had no conflicts with other users to my knowledge.
- No major injuries or incidents.
- As a heavy river user, I personally did my fair share of picking up trash on the river. Although I personally did not make any river clean up days, some of my employees did.
- As always, we are heavy on the education to our participants of proper river etiquette (safety, trash, noise)

March 21, 2017

To: Steamboat Springs Parks and Recreation Commission

From: Barry and Marty Smith / 9708798794 or 9708469616

Re: Commitments of Mountain Sports Kayak School to operate under the terms of the Yampa River Management Plan

Mountain Sports Kayak School has operated as a retail store and school since 1980 in Steamboat Springs. Our trips have only operated on the Yampa River through town.

Our kayak and SUP lessons begin at River Creek Park. When the water is high we either get out of the river at Fetcher Park and sometimes with more skilled classes at Rich Weiss Park. Later in the summer usually in the morning when there are not so many tubers, we are able to take the classes even further down the river and get out at the depot or the transit center.

On shore we discuss the equipment and begin to educate our customers about river safety and about giving others on the river lots of space.

The first part of the lesson in the water is in the ponds at River Creek Park where we continue to coach on safely maneuvering the boats and on river safety. When we encounter people on the river we try to go behind them with no splashing. All our guides carry trash bags in our boats and on each trip pick up cans, old tubes, coolers and other trash as we go down. This not only helps to clean up the river but is a good example to those in the class. It also sets a good example for tubers who observe us doing this.

Since the start of the river use fee application to operators on the river Mountain Sports has filed regular reports and paid the use fee in a timely manner. We certainly plan to continue with this practice.

Our insurance with World Wide Outfitters has been increased to offer the City of Steamboat Springs a Certificate of insurance at \$1,000,000. The 2015 certificate was delivered to Parks and Recreation Offices this week.

Thank you for the opportunity to cooperatively offer great recreational activities to both locals and out of town visitors.

Yampa Valley Anglers

Steamboat Parks & Rec Business Plan for 2017

Thanks to The City of Steamboat Spring for allowing us the opportunity to conduct business for another safe year on the Yampa River inside city limits. This will be our sixth year Yampa Valley Anglers has been providing a professional service and would like to continue offering guided services. Such as guided fly fishing wade trips, guide schools and fly fishing float trips on the Yampa River within city limits. We use our guide/client contact time to educate locals and visitors alike in regards to the conservation of our local river ecosystem as well as the protection of local resources. Yampa Valley Anglers also provides education about resource use and ecosystem protection through our annual river guide school. Being stewards, we appreciate that the community supports river clean up each year and we are proud to participate in them. We also practice continual river clean up and take the opportunity to pick up trash during guided trips. The limits that The City of Steamboat Springs places on the number of outfitters guiding the Yampa River also significantly helps to protect the Yampa River and its resources. We found no issue with river congestion and had no problems with any other Outfitters or public users in 2016. It's all about Respecting all Yampa River users.

Our business is still growing each year and we, in part, attribute that growth to both the allowed use and continued protection of the Yampa River and its resources. We want to again thank the City of Steamboat Springs for allowing us to commercially guide on the Yampa River and for instituting river enforcement. In addition, Big Thanks to Park and Recs for another year of thoughtfully managing our public spaces.

Thanks, Ryan Herbert

Business Plan for SheSUP

- Jennifer le Roux-Stewart, and Jennifer Howland are requesting a permit to be able to teach women, the sport of SUP, and SUP Yoga from June to September 2017. DBA SheSUP – Women Teaching Women

Purpose and Proposed clients:

- Fulfill love of being on the water and love of teaching
- Introduce women to SUP and teach basics of SUP on flat water and rivers - Beginner and Intermediate stand up paddlers
- Introduce women of all ages to SUP Yoga by teaching the basics of SUP Yoga and on flat water, as well as creating classes for intermediate practitioners
- Focus on women who want to improve their core strength, balance, basic paddling skills and river reading skills
- Women who have been involved in kayaking and/or rafting and are looking to transfer skills to a different sport
- Promote physical fitness and awareness of our impact on the Yampa river and surrounding area
- Create confidence in the Women of the Yampa Valley

Jennifer le Roux- Stewart

Background:

- Fulltime faculty at CMC and club advisor for Paddling club - SUP
- Mother of two daughters
- Steamboat local since 1998

Certifications and Experience:

1. 10 years commercial river guiding – up to class V (includes managing a rafting company)
2. 15 years private rafting and kayaking
3. 4 years white water running on SUP
4. American Canoe Association Stand up Paddle instructor – level 2
5. Red Cross CPR and First Aid
6. Training in swiftwater rescue

Jennifer Howland

Background:

- Brand & Marketing Consultant and Yoga teacher
- Mother of one daughter and a wife to a SmartWool employee
- Steamboat local since 1999 (minus 2 years in Switzerland 2013-2015)

Certifications and Experience:

1. 200 RYT from Colorado School of Yoga
2. Certified through Yoga Alliance
3. 2 years experience assisting SUP Yoga in Lugano, Switzerland
4. Brand and Marketing Consultant for Hala Gear SUP brand, among other CO companies
5. 20 +years working in Outdoor industries (SmartWool, The North Face, Title 9)

FOR SUP PADDLE COURSES TAUGHT BY Jennifer le Roux- Stewart

Cost

\$65.00 per course (3 hours) includes SUP board

Full day excursions (experienced paddlers only)

Proposed operational area:

- Fetcher Pond and along the Yampa River
- Put in
 - River Park (Beginners plus)
 - Rotary Park (CM bridge) (Beginners plus)
 - Fetcher Park (Beginners)
- Take outs
 - Fetcher Pond
 - Emerald Park (Freshies),
 - Rich Weiss Park,
 - 5t Street Bridge,
 - West Lincoln (Library),
 - Transit and
 - Bear River Park (Jail)
- Rotary, Stockbridge, and James Brown Bridge

Number of clients:

- Privates (one on one)
- Small groups up to 4

Goals for summer business:

- Initiate business by responding to requests for one-on-one instruction from a women
- Introduce women to the sport in a non-threatening, fun and safe manner with focus on health and well-being, safety, river etiquette, and environmental awareness

Numbers:

- To keep this a fun and hands on business, I would like to offer 2 day clinics (3 hours per day) – once or twice a week. Approximately 8 per week

Insurance:

- 1 million through ACA or Outdoor Insurance Group

Safety Plan:

1. Provide safety briefing on land with practice on the water.
2. Gear (life jacket, board, footwear, leash);
3. Attaching gear to SUP or self – to avoid no trash
4. Swimming in the river (not standing up, staying with equipment, self-rescue); avoiding obstacles and strainers
5. Awareness and respect for fisherman, swimmers, and kayakers, and tubers (SUP users can be a positive presence on the river in terms of safety).
6. Red Cross CPR and First Aid

YRMP

I have read and understand the Yampa River Management Plan. I understand and fully support the need for monitoring the river based on the survey and the key issues: increase in recreational use, changes in land use (development), and impact on aquatic and terrestrial habitat.

I have read and understand the commercial use guidelines wrt use limits, flow conditions, access points, education, rules and etiquette, safety, litter control (participated in river clean ups) and use log, fees, and reporting.

FOR SUP YOGA CLASSES

TAUGHT BY JENNIFER HOWLAND

Cost

\$14 / per person - BYOB – Bring your own board

\$28 /per person, includes SUP board with paid reservation 24 hours in advance - limited amount of boards available to rent

All classes last 1.25 hours

Proposed operational area:

- Fetcher Pond
- River Creek Park lagoon

Number of clients:

- Groups up to 12

Goals for summer business:

- Initiate business by offering a morning and evening yoga classes
- Introduce women to broadening their current yoga practice in a non-threatening, fun and safe manner with focus on health and well-being

Numbers:

- To keep this a fun and hands on business, Jen would like to offer 2 classes each during the week (total of 4) and one each on the weekend (total of 2)

Insurance:

Provided through Philadelphia Indemnity Insurance Company

- 2M each occurrence
- 2M Personal & ADV Injury
- 4M General Aggregate
- 4M Products – Comp / OP AGG

Dear Craig, Ally, and Tara,

I am writing to express the desire on behalf of Hala Gear to apply for a permit for commercial operations on lands owned & managed by the City of Steamboat Springs beginning May 1st, 2017 and continuing through each season thereafter during the time period that the Yampa River is safely navigable on a Stand Up Paddleboard.

Beginning in May 2017, Hala Gear is opening a retail store, equipment showroom, and demo center located at 910 Yampa street. This location will be the base of the aforementioned demo & rental operations. We are requesting two separate permits from the city of Steamboat Springs; the use of Fetcher Pond for flatwater demo operations, and the use of two sections of the Yampa River.

Fetcher Pond: Hala Gear intends, with the City's permission, to use Fetcher pond up to twice per week as a place for customers to meet as a group and demo our line of Stand Up Paddleboard equipment. This activity will be supervised by employees of Hala Gear at all times. All participants will sign a waiver and will be required to wear a coast guard approved personal flotation device at all times.

Yampa River: Hala Gear additionally requests the City's permission to use the following sections of the Yampa River for commercial operations: River Creek Park to Fetcher Pond & Fetcher Pond to Stockbridge Transit Center. These sections provide our customers the ability to demo our Stand Up Paddleboard equipment on moving water in a variety of difficulty ranging from Class I to Class II whitewater. Hala Gear will ensure the following steps take place before our customers enter the river corridor:

1. All customers will sign a waiver that exonerates the City of Steamboat Springs from any liability resulting in accidents that occur while Stand Up Paddleboarding on moving water.
2. All customers will be educated on basic river corridor stewardship, and acknowledge that their activities will be in accordance with the rules set for respecting the Yampa.
3. Customers will be educated on the locations of City-approved official take-outs and put-ins and will not trespass on private property to access the river at any time.
4. Equipment will not be rented to anyone that appears intoxicated, and customers will sign a document in addition to the liability waiver acknowledging that they will not consume alcohol or other intoxicants while using our equipment on City property.
5. All customers will wear a personal flotation device that is US Coast Guard approved for use in moving water. Customers will also be required to wear a whitewater helmet, protective pads, and a whitewater-approved releasable board leash. During periods of colder weather/water, customers will also be issued adequate cold water insulation equipment (dry suits, wet suits) for their safety.
6. Before being able to leave the demo center, customers will be educated on basic skills involved in river running, including respect of non-commercial river users such as tubers and fly fisherman.
7. Participants must be 18+ to engage in Stand Up Paddleboarding activities on the Yampa River.

Thank you for your consideration of this request. We look forward to answering any questions the commissioners may have.

Kind Regards,

Jake Castle

General Manager, Hala Gear Retail Store

Hala Gear

Design. Adventure. Better.

Steamboat Springs, CO

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