





BID SUMMARY SHEET

NUMBER OF RFP'S DISTRIBUTED			<u>33</u>
NUMBER OF BIDS RECEIVED			<u>3</u>
NUMBER OF BIDS EVALUATED			<u>3</u>
CRITERIA SHEET WITH WEIGHTS ATTACHED			<u>Yes</u>
TOTAL POINTS POSSIBLE (X 5)	=		<u>2430 + % bid</u>
AVERAGE POINTS POSSIBLE (X 3)	=		<u>1458 + % bid</u>
CONTRACT LENGTH	=		<u>15 Years</u>
ANNUAL FEE	=		<u>None</u>
ADMINISTRATIVE FEE	=		<u>None</u>
<u>BIDDER A Ben Leonard Shooting Sports</u>			
POINT SUBTOTAL	=		<u>219.5</u>
PERCENTAGE BID (X 10)	=	%	<u>50</u>
TOTAL POINTS	=		<u>269.5</u>
<u>BIDDER B Cherry Creek State Park Shooting Center</u>			
POINT SUBTOTAL	=		<u>294.5</u>
PERCENTAGE BID (X 10)	=		<u>50</u>
TOTAL POINTS	=		<u>344.5</u>
<u>BIDDER C Hamilton Family Enterprise</u>			
POINT SUBTOTAL	=		<u>364.5</u>
PERCENTAGE BID (X 10)	=		<u>60</u>
TOTAL POINTS	=		<u>424.5</u>
<u>BIDDER D</u>			
POINT SUBTOTAL	=		_____
PERCENTAGE BID (X 10)	=		_____
TOTAL POINTS	=		_____
<u>BIDDER E</u>			
POINT SUBTOTAL	=		_____
PERCENTAGE BID (X 10)	=		_____
TOTAL POINTS	=		_____

COMPARABLE CONCESSIONS

<u>NAME</u>	<u>CONTRACT LENGTH</u>	<u>ANNUAL FEE</u>	<u>ADMIN FEE</u>	<u>%</u>
1. Cherry Creek Marina	15 years	10672	1500	35%
2. Paint Horse Stables	10 years	1047	500	6%
3. Chatfield Marina	15 years	5000	0	5%

CHARTS B: BIDSUMSH.EET



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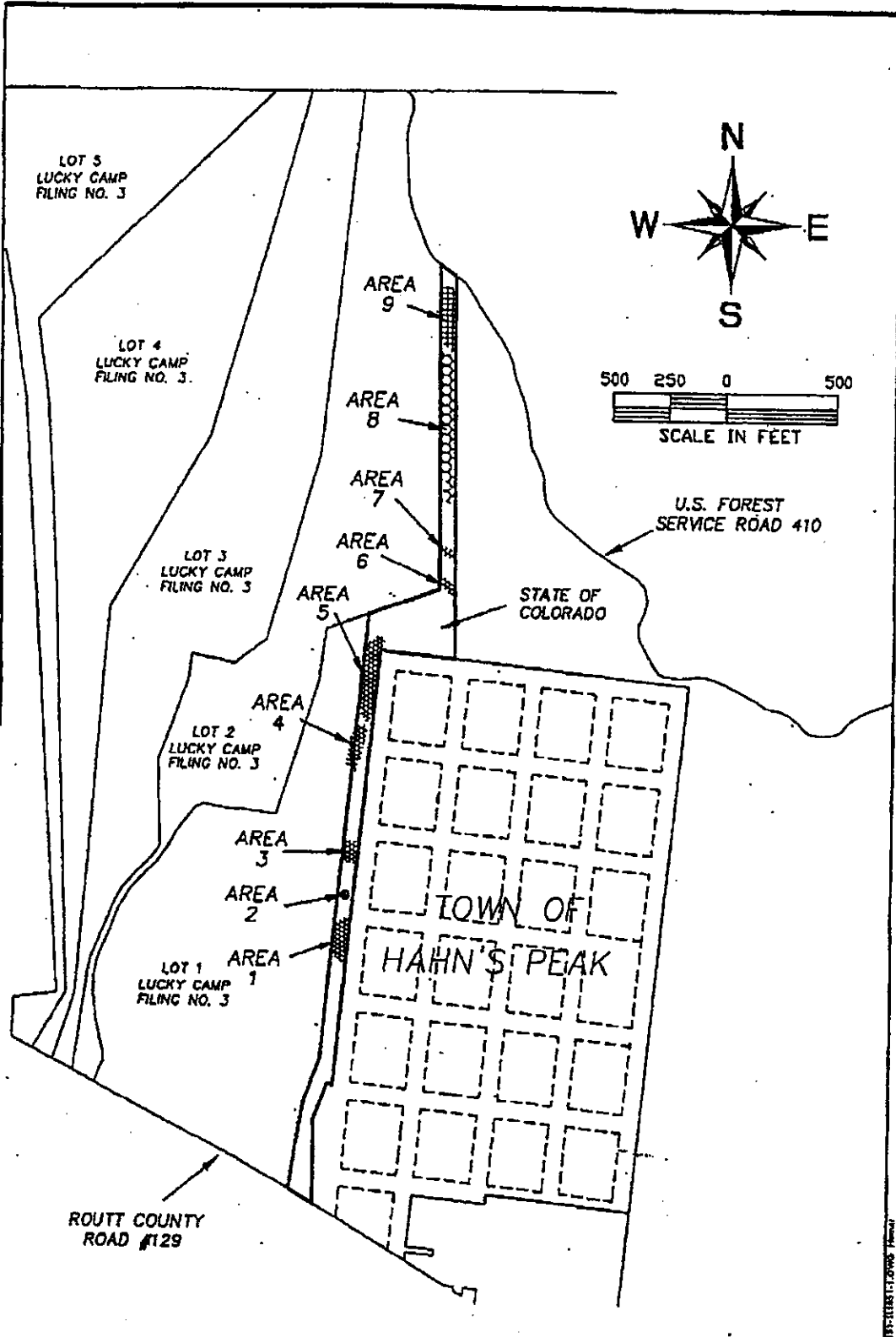
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**Meeting Handouts**

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SHEET 1 OF 9

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

**EMERALD MOUNTAIN SURVEYS, INC.**  
 P.O. BOX 774813  
 STEAMBOAT SPRINGS,  
 COLORADO  
 80477  
 970-879-8258

**CEDAR CREEK ASSOCIATES**  
 916 WELLSHIRE AVE.  
 FORT COLLINS, CO.  
 80521

11-26-2002      1851-1      1" = 500'

2002-10-06 03:55 PM 970-879-8258



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**Memorandum****To:**

**Mr. Lyle Laverty, Director**  
Div. of Parks and Outdoor Recreation  
**Mr. Dan Weber, Supervisor**  
Colorado State Parks

**Mr. Greg Walcher, Executive Director**  
Colorado Dept. of Natural Resources  
**Mr. Ken Brink, Supervisor**  
Steamboat Lake State Park

**Cc:**

**Mr. Chad Phillips**  
Routt County Planning Department  
**Ms. Nancy Stahoviak**  
Routt County Commissioner  
**Mr. Doug Monger**  
Routt County Commissioner  
**Governor Bill Owens**  
**Senator Jack Taylor**  
Colorado State Senate

**Ms. Caryn Fox**  
Routt County Planning Department  
**Mr. Dan Ellison**  
Routt County Commissioner  
**Rep. Al White**  
Colorado House of Representatives  
**Governor's Advocate Office**

**From:**

Lee and Nancy Woods – Adjacent Landowners to the Steamboat Lake Summer Access Trail

**Subject:**

Statements and concerns regarding the potential "Winter" use of the Steamboat Lake State Park "Summer" Access Trail...

**Date:** 10/16/2003

We are writing to request that upcoming planning sessions of the State Parks Board include focus on efforts to acknowledge, strengthen, and preserve the unanimous ruling by the Routt County Commission that the Steamboat Lake State Park Summer Access Trail in Hahn's Peak Village remain designated for yearly non-motorized use.

There is no requirement to rush into winter motorized use of this trail, there is existing forest access for State Park snowmobile users on FS42. Additionally, several planning processes are underway for recreational planning in the North Routt area. These plans will address recreation for the whole area and could make winter use of this trail unnecessary. This trail should not be used as a motorized forest access and needs to fit into those plans as a non-motorized summer trail.

We are the owners of 77 acres adjoining the current summer access trail. Our land directly adjoins approx. one half mile of what would be used for snowmobile access. We already have serious (year round) problems with the FS410 road that randomly runs through the middle of our land, which is already groomed for snowmobile use. This has historically led to trespass and misuse in many ways, and is also a significant liability. Now, with regard to potential winter use of the approved summer access trail, we are confident our FS410 problems will be greatly exacerbated. It would be ludicrous to even propose that serious trespassing by snowmobiles would not inevitably occur on our property - snowmobiles would be all over our land between the access trail and 410, and beyond. I cannot imagine that the state and county would want to invite and deal with similar issues as those historically surrounding other access trails through private property in the immediate area.

In light of these serious concerns we cordially request that discussions for alternate winter access continue to take place, and signs be placed ASAP to prevent snowmobile use of the summer access trail this upcoming winter. Thank you for hearing our concerns.

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# Fax Cover Sheet

Gail M. Garneau)  
61115 Main Street  
Hahn's Peak, CO 80428  
Tel: 970 879-7887 \*Fax: Same

<b>Send to:</b> Colorado River Park	<b>From:</b> Gail M. Garneau
<b>Attention:</b> Dave Giger, State Parks	<b>Date:</b> October 16, 2003
<b>Office Location:</b> Colorado River Park, Fruita, Colorado	<b>Office Location:</b> Hahn's Peak Colorado
<b>Fax Number:</b> 970 858-0103	<b>Phone Number:</b> 970 879-7887

**URGENT URGENT URGENT**

Total pages, including cover: 6

**Comments:**

Dear Mr. Giger,

Attached to this fax are two letters, one from myself and another from Lee & Nancy Woods. I respectfully request that you read this letter in your presentation to the State Park's Board meeting that is schedule on Friday. Should you have any questions, please free to contact me.

Tank you for your time and consideration.

Sincerely,

Gail M. Garneau

**GAIL M. GARNEAU**  
P.O. BOX 1149  
CLARK, CO 80408  
TEL & FAX 970-879-7887  
E-MAIL [HIISTORICHP@AOL.COM](mailto:HIISTORICHP@AOL.COM)

October 16, 2003

Lyle Laverty  
Director, Colorado State Parks  
C/o Colorado River Park  
Fruita, Colorado

Dear Mr. Laverty,

I am writing to you to voice my concerns that the State Parks Board is still considering snowmobile use on the Hahn's Peak Trail. I am hoping I am wrong when I hear the State Park is going to ignore the county's recommendations regarding the trail. I believe that the State Park has set a precedent by going through the county on each and every other project. The fact that the State Park is still considering winter use on the trail I feel that it shows a lack of respect for our County officials and area residents by creating polarization within the community and local government.

I believe you have seen the EPA study done on the trail (see attached). Colorado Statutes will require that you follow the law regarding the "general nuisance" clause of the Colorado Noise Abatement Statute under C.R.S. 12-12-104. The use of snowmobiles on your trail will create this nuisance. The EPA National Air Quality Division and Montana state one-hour human exposure limit for carbon monoxide is 23 ppm. Montana and the Teton National Park measured the amount of CO emitted from a snowmobile on a Park trail under steady state conditions and found the average CO measurements for a single snowmobile, recorded at different speeds (10-40 mph) and distances (25-125 feet) ranged from 0.5-23 ppm. Current EPA studies done in Yellowstone show that raw fuel emissions are calculated using EPA data which confirms that 25% of the fuel consumed by a two-stroke engine is emitted "out the tailpipe" unburned. Unburned fuel emissions are even more staggering if you consider the following calculation: if each visiting snowmobile burns only one tank of fuel (10-12 gallons), each machine dumps roughly 3 gallons of raw fuel on a trail per visit.

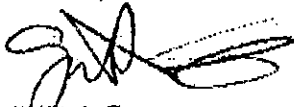
There are solutions to this problem and the EPA is starting to develop strong regulations. Two-stroke engines are out dated. Two-strokes are tremendously more polluting than the average car on the road today. A typical two-stroke used for only seven hours creates as much smog-forming pollution as driving a car for more than 100,000 miles. The double edge of that sword is that the newer four-stroke engines have to idle at a higher speed than 15 mph thereby causing the noise pollution. The State Parks has a speed limit on the trail of 15 mph and it is a fact that the new four-stroke engines cannot even idle at

even idle at 15 mph. One other solution which has been supported by you, Senator Taylor, State Representative Al White, and Routt County Commissioner & Routt County Planning is to find an alternate route. Under the Parks & Outdoor Recreation statute (CRS 33-10-106) the duty of the board is to prohibit activities or conduct which may be reasonably expected to substantially interfere with the use and enjoyment of such areas by the general public or which may constitute a general nuisance.

I believe that this board needs to look carefully at the potential impacts this trail will have on the County and the property owners in North Routt.

Thank you for your time and consideration.

Sincerely,



Gail M. Garneau  
Hahn's Peak Property Owner

**C B M Associates, Inc.**

Groundwater and Surface Water Hydrology - Small Dam Design - Groundwater Monitoring  
Coal Bed Methane Permitting - Water Management Plans - Environmental Consulting

208 E. Garfield, Ste 201  
Laramie, WY 82070  
Ph: 307-742-4991  
Ex: 307-742-1582

345 Sinclair  
Gillette WY 82716  
ph: 307-686-6664  
Ex: 307-686-6640

40565 Anchor Way  
Steamboat Spring, CO 80487  
ph: 970-846-6411  
fx: 970-879-2642

October 1, 2002

Gail M. Garneau  
Preservation Committee for Historic  
Hahns Peak Village  
P.O. Box 1149  
Clark, CO 80423

In Re: Hahns Peak Access Trail

Dear Gail,

It was a pleasure meeting and discussing the State of Colorado - Division of Parks and Outdoor Recreation's proposed Routt National Forest access trail with you and other members of the Preservation Committee for Historic Hahns Peak Village. The property which was purchased by the State of Colorado for the access trail is immediately adjacent to Historic Hahns Peak Village. The access trail will be used for all types of travel and will allow year round access to the Routt National Forest.

During our site walk along the route of the access trail on September 16, 2002 as well as along your proposed alternate access route, several important environmental factors were discussed. The positioning of the State of Colorado's access trail immediately adjacent to the Hahns Peak Village will greatly impact the 1) Area residents, 2) Area property values and 3) the overall quality of life in the Hahns peak village. Other important factors to consider in regards to the State of Colorado's proposed access trail are:

Noise pollution from snowmobiles, ATVs and motorcycles will be heard at varying decibel levels. Some of the levels, according to tests done in the area will be considered a "nuisance" and under the Colorado Noise Abatement Statute and would require abatement actions under C.R.S. 25-12-104.

Air pollution will also be increased and concentrated in and around the Hahns Peak Village with the current proposed access trail location. During temperature inversion periods levels of emissions from the snowmobiles in winter months may cause health issue with some area residents.

The current proposed access trail would require the elimination of approximately 4 acres of tree within the area. Also, to create a surface for use as a trail degradation to the historic area Placer Mine Cannels will occur.

Gail Garneau  
Hahns Peak Access Trail  
October 1, 2002  
Page 2

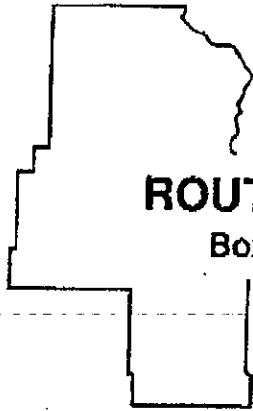
In regards to the proposed alternate access route that had been identified by the Hahns Peak Historic Preservation Committee. This alternate route would eliminate all the immediate impacts to the Hahns Peak Village residents and property values. Other benefits of the alternate route would be a significant reduction in noise pollution and a reduction in direct, adjacent air pollution.

I agree with and commend the Preservation Committee of Historic Hahns Peak Village in their attempt to maintain multiple use of the area. The potential economic impacts to the area may prove positive. But with the given information and thru a careful site visit it would seem best to redirect the efforts and develop the alternate access route for accessing the Routt National Forest.

If I can be of further assistance please feel free to contact me.

Best Regards,  
CBM Associates, Inc.

Scott M. Gustin,  
Vice President  
Senior Environmental Scientist

**ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS**

Box 773598 • Steamboat Springs, Colorado 80477 • 970-879-0108

Fax: 970-879-3992

October 16, 2003

**Nancy J. Stahoviak**  
District 1**Doug Manger**  
District 2**Daniel R. Ellison**  
District 3**Thomas A. Sullivan**  
County Manager**Kay Weiland**  
Clerk to the Board  
879-1710**Lyle Laverty**  
Director,  
Division of Parks & Outdoor Recreation  
1313 Sherman Street, Room 618  
Denver, CO 80203

Subject: Non-Motorized Trail adjoining Hahn's Peak Village

Dear Mr. Laverty,

Recently, we have become aware that the State Parks Board will discuss the use status of the Poverty Bar trail that connects the Steamboat Lake State Park to Forest Service Road 410 on October 17, 2003. This trail runs directly northwest of the platted-unincorporated town of Hahn's Peak.

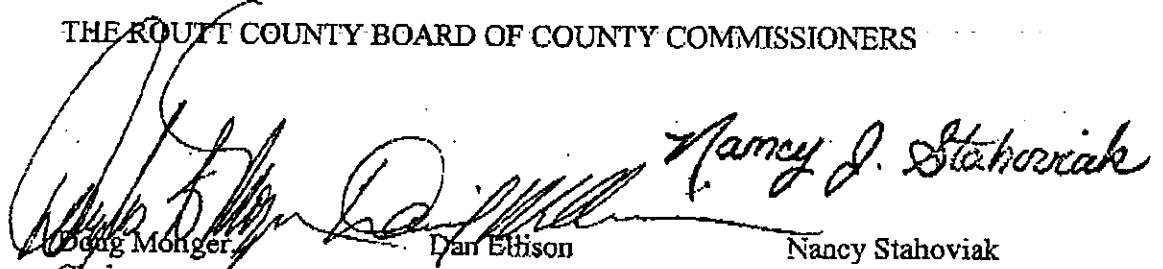
On March 18, 2003, the Routt County Board of County Commissioners approved an amendment to the existing State Park Planned Unit Development (PUD) Plan to include this trail as part of the overall park plan. This approval included several conditions, one of which was that "Trail use shall be for summer non-motorized use only from May 1 through October 31, weather and trail conditions permitting." A copy of all conditions from this hearing is attached.

Through the County's public hearing process, we had received several requests for this condition from the residents of Hahn's Peak. In reviewing the location of this proposed trail with the proximity to the homes in Hahn's Peak, we had determined that only a non-motorized trail would be appropriate. Should the State Park request that the use status of the trail be changed to a multi-use (motorized) trail, an amendment to the existing PUD will be necessary.

Please contact Chad Phillips of the Routt County Planning Department if you have any questions regarding the PUD amendment process.

Sincerely,

THE ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

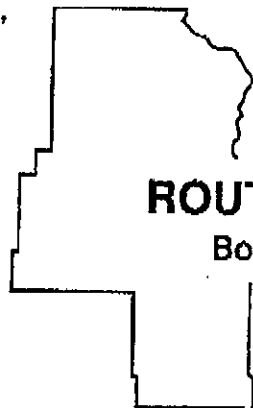


Doug Monger, Dan Etison, Nancy J. Stahoviak

Attached: Conditions of Approval  
 Cc: Ken Brink, Steamboat Lake State Park

CONDITIONS OF APPROVAL  
STEAMBOAT LAKE STATE PARK PUD HEARING  
MARCH 18, 2003

1. This approval shall become effective upon recording of the Final PUD Plan.
2. All easements, apparent and of record, shall be shown and noted on the PUD plan.
3. Steamboat Lake State Park shall be responsible for routine patrolling of the new trail, shall respond to trespass and misuse complaints, and shall be responsible for dust mitigation if needed.
4. The State Park shall develop a sign plan to be approved by the Planning Administrator. The signing shall address non-motorized use, trespass, private property, multiple use, seasonal use, emergency access, County Road 129 crossing and parking issues. Signage shall be posted at both ends of the trail and along the trail as is appropriate.
5. All other applicable conditions of the Steamboat Lake PUD Plan (1995) as amended (1997) shall continue to apply.
6. Trail use shall be for summer non-motorized use only from May 1 through October 31, weather and trail conditions permitting.
7. The State Park shall develop a fencing and trail construction plan designed to deter trespassing while minimizing the impact to wetlands to the Planning Administrator for approval. All necessary permits and reviews required for waterbody setbacks or impacts to wetlands shall be provided.
8. The operator shall prevent the spread of noxious weeds to surrounding lands, and comply with the Colorado Noxious Weed Act and the Routt County noxious weed management plan.
9. The use of this trail by commercial guides and outfitters for equestrian tours shall be prohibited.
10. If in the future the winter use of this trail becomes a problem, each end of the trail will be gated during the winter and/or signed stating that no winter use is allowed.

**ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS**

Box 773598 • Steamboat Springs, Colorado 80477 • 970-879-0108

Fax: 970-879-3992

October 16, 2003

**Nancy J. Stahoviak**  
District 1**Doug Monger**  
District 2**Daniel R. Ellison**  
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Clerk to the Board  
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Division of Parks & Outdoor Recreation  
1313 Sherman Street, Room 618  
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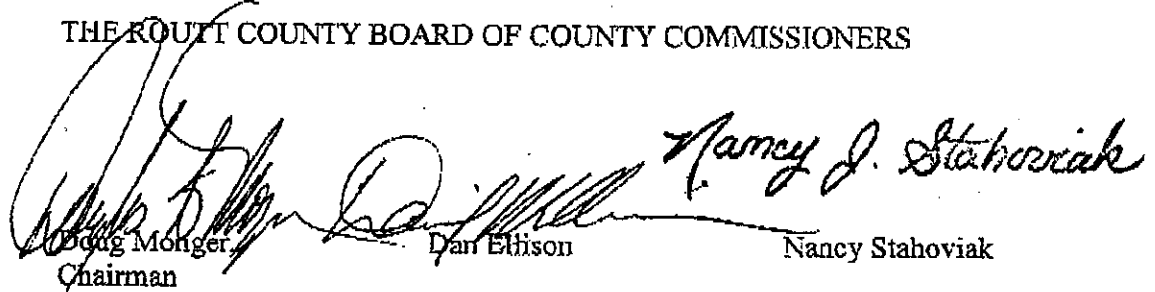
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Sincerely,

THE ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS



Doug Monger  
Chairman

Dan Ellison

Nancy J. Stahoviak  
Nancy Stahoviak

Attached: Conditions of Approval  
Cc: Ken Brink, Steamboat Lake State Park



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**Foster, Linda**

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**From:** Chuck [thewind@sprynet.com]  
**Sent:** Thursday, October 16, 2003 12:43 AM  
**To:** linda.foster@state.co.us  
**Subject:** Hahn's Peak Trail

Colorado State Parks Board Members:

I am writing in hopes that you can stop the snowmobile trail next to our homes in Hahn's Peak Village across the road from Steamboat Lake State Park. Our quality of life is quite literally in jeopardy for no good reason at all. I implore you to stop the development of the snowmobile trail for the following reasons. 1. Since access to the National Forrest already exists, there is no urgent need for the Placer Trail to be used this winter or any other winter for motorized traffic. 2. The North Routt County area is only in the beginning stages of planning for the best recreational use of our land. It will be in your best community relations interest to become a cooperative partner in that planning effort. 3. Our community and the County Board of Commissioners have both unanimously voted against a motorized trail next to our homes. 4. Hahn's Peak Village is Routt County's only official Historic District and must be preserved. 5. Proximity of the trail to our homes promotes the violation of Colorado State Statures regarding decibel levels produced by snowmobiles. 6. The trail was promoted with false statements and misleading information. 7. The unnecessary spending of public funds, resulting in destruction of taxpayers quality of life seems, at the very least, unethical.

Thank you,

Diana L. Bartunek

10/20/2003



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