

## **Transportation Commission Resolution #20260303**

Disposal - Parcel 140R-Rev1, US Highway 40, City of Steamboat Springs, County of Routt

**Approved by the Transportation Commission on March 19, 2026.**

**Whereas**, Parcel 140R-Rev1 is located south of US Highway 40 at 1605 Lincoln Avenue in the City of Steamboat Springs, County of Routt, and contains 1.8 Acres (+/-) of land that is located outside of the right of way necessary for US Highway 40; and,

**Whereas**, Parcel 140R-Rev1 is comprised of all of Parcel 140R and a portion of Parcel 140 which were acquired by CDOT as part of Project No. FR040-2(26) in 1989 and a portion of Parcel H-1 as part of Project No. QRF 040-2(10) acquired in 1976 for the construction of US Highway 40; and,

**Whereas**, The City of Steamboat Springs and CDOT have jointly determined that Parcel 140R-Rev1 is a good fit for the City to utilize as part of a sustainable, attainable workforce housing project.; and,

**Whereas**, C.R.S. 43-1-210(5) and 23 CFR 710 403(e) require CDOT to obtain fair market value for the sale of property; and,

**Whereas**, C.R.S. 43-210(5) also defines a right of first refusal process for the sale of CDOT property; and,

**Whereas**, When a CDOT excess property has value to more than one adjacent owner, any political subdivision of the state with taxing authority over the property has a first right of refusal to acquire the property for fair market value; and,

**Whereas**, The City of Steamboat and CDOT have negotiated a contract for the City to acquire the property for fair market value; and,

**Whereas**, no highway improvements have been or will be built on Parcel 140R-Rev1; and,

**Whereas**, the declaration of excess will not affect the operation, maintenance, use or safety of CDOT's facility; and,

**Whereas**, CDOT Region 3 would like to dispose of 140R-Rev1 containing 1.8 Acres (+/-); and,

**Whereas**, the Chief Engineer and the Department of Transportation are authorized pursuant to C.R.S. 43-1-106(8)(n); 43-1-110; 43-1-114(3) and 43-1-210(5) to make determinations regarding land to be declared excess and not needed for transportation purposes now or in the foreseeable future; and

**Whereas**, CDOT Region 3 has declared through Keith Stefanik as Chief Engineer that Parcel 140R-Rev1 containing 1.8 Acres (+/-) is not needed for transportation purposes; and,

**Whereas**, the Transportation Commission concurs with the Chief Engineer that this property is not needed for transportation purposes now or in the foreseeable future; and,

**Now Therefore Be It Resolved**, pursuant to C.R.S. 43-1-106(8)(n); 43-1-110; 43-1-114(3)

and 43-1-210; Code of Federal Regulations and Title 23, Part 710, Section 409 (23 CFR 710.409) the Department of Transportation be given authority to declare Parcel 140R-Rev1 as excess land and convey 1.8 Acres (+/-) of land that is directly adjacent to the City of Steamboat Springs in exchange for Fair Market Value; and,

**Be it Also Resolved**, that it is CDOT's intention to use the funds from the sale of this parcel to invest in the City of Steamboat Springs future sustainable, attainable workforce housing project, to obtain housing units for CDOT's workforce located in the Yampa Valley.

*Herman F. Stockinger A A A*

Herman Stockinger, Secretary

Transportation Commission of Colorado