

1/10/2024

Routt County Planning
136 6th Street, Ste. 200
Steamboat Springs, CO, 80487

Rayna Lee
55003 CR 62
Clark, CO, 80428

RE: B & B Conditional Use Permit

Dear Routt County Planning:

My name is Rayna Lee, and I live at "Indian Rock Ranch," located off CR 62 in Clark, CO. I am applying for a Conditional Use Permit for a B & B, which is proposed to occur at the above address. I have owned the property ongoing now for 18 years. During that time I have made countless improvements to the property, including: fire mitigation, landscaping, and maintenance of the house (which was in major need of TLC). My home is a simple log cabin with 4 bedrooms and 2 bathrooms.

- **Description of use:** To provide individuals and families access to up to 3 rooms of my 4 room home for lodging and relaxation. I do not intend to serve breakfast or provide any guest ranch services. I, Rayna Lee, am the owner, operator and manager of the proposed B&B and I am also the cleaning staff and am responsible for grounds maintenance. Dogs will be allowed on a case by case basis only and the dog will need to be leashed and kept under control while all times on the premise.
 - **Hours of operation:** I will operate by reservation only. I anticipate between 30 and 60 days of rentals per year. I will respond to queries by phone and email.
 - **Seasonal Operations:** I am a full time resident of my property and my objective is to be open to scheduled guests only. The use is anticipated to occur during summer, fall, and winter months.
 - **Number of employees:** I am the only employee of the B & B.
 - **Breakfast/Food:** I will not be serving food.
 - **Amenities:** Amenities include use of the laundry, living areas, deck, hot tub, summer swimming pool, & BBQ grill. No other services or amenities will be provided.
- **Traffic, Access, Parking, & Sanitary Infrastructure:**
 - **Vehicular traffic** additional to that of my own will be intermittent since I will not have guests every day or year around. I expect up to three cars coming and going twice a day when the house is full. The average traffic may be less than a typical family residence.
 - **Access to the property:** This is accomplished through an access easement which is between myself & The Fetcher Ranch. Access to this easement is via CR 62.
 - **Parking:** There is a space in front of the dwelling unit that accommodates up to four vehicles. My vehicle is stored under a carport, which is separate that of this parking area. There is ample room to maneuver for ingress and egress.
 - **Sanitary Infrastructure:** The property is serviced by a well and a septic system.

- **Mitigation of Significant Impacts:**

- **Public Roads, Services and Infrastructure:** The proposed use will not create an undue burden.
- **Road Capacity, traffic, and traffic safety:** The proposed use will not create an undue burden and there is ample capacity to accommodate traffic associated with this use.
- **Natural Hazards:** The proposed use does not exacerbate any natural hazards.
- **Wildlife and Wildlife Habitat:** I am acutely aware of the importance of mitigating impacts to wildlife, as such, my garbage cans are stored in a garage and the operation of this B & B will occur in such a manner to eliminate or reduce impacts to wildlife.
- **Water Quality & Quantity:** I have a permitted well for my use and am going through the appropriate water quality test with RC Environmental Health. The proposed use of B & B will not negatively affect water quality or quantity.
- **Air Quality:** There are no activities associated with the proposed use that would adversely affect air quality.
- **Visual Amenities and Scenic Qualities:** There are no proposed changes to the property associated with this use that would adversely affect visual amenities or scenic quality.
- **Wildland Fire:** Fire Danger will be monitored and appropriate changes to outside uses will be appropriate to the level of fire danger.
- **Noise:** The proposed use will not emanate noise.
- **Wetlands:** The proposed use does not encroach into any wetlands.
- **Land Use Compatibility:** The Bed & Breakfast use is accessory to the primary residential use of the land. The proposed use will not adversely affect the overall usage of my land or adjacent parcels.
- **Odors:** No offensive odors are associated with the proposed use.
- **Vibration:** No vibration is associated with the proposed use.
- **Snow Storage:** There is ample room for snow storage, please see locations depicted on the site plan.
- **Historical Significance:** This use will not adversely affect the historical significance of the surrounding area, including the Indian Rock ruins.
- **Reclamation and Restoration:** Not applicable.
- **Noxious Weeds:** The proposed use will not exacerbate the spread of noxious weeds.

Thank you for this opportunity to bring my request before the Planning Commission. I can assure you that I will strive to be an incredible asset to the people who want to experience ranch life and am very mindful of the impacts guests coming to my ranch and thru the Fetcher grazing land may have. I am thoughtful of any impact the proposed use may have on the wildlife habitat around me as well. I fiercely protect our wildlife as I realize the responsibility I have to their habitat, well-being, safety, and the incredible home that I am blessed to get to live in.