

March 28, 2025

SWAREY, ELAM S JR & SUSIE F (JT)  
PO BOX 175  
TOPONAS, CO 80479

**Re: Swarey Sawmill at 32755 COUNTY ROAD 5, ROUTT, CO 80479**

Dear Applicant,

Following are the comments regarding the Routt County's plan review for the above referenced project. We have noted several concerns and/or issues regarding the application. These items must be addressed through revised drawings and/or addendum in order for us to complete the project review for the above referenced project.

**Planning Review** (Reviewed By: Greg Jaeger)- **Corrections needed**

Corrections needed: a narrative of how to address section 3.21 Employee requirements section, provide information about the green waste and where it will be stored and how it will be disposed, and please list color of structure to make sure it complies with section 3.37.C.7.

**Public Works Review** (Reviewed By: Zach Schaffner)- Informational Comment Only

This site is only accessible via CR 5 and over bridge #806, or via County Road 3 and County Road 5 during summer months and over Bridge #807. Bridge #806 currently has a load rating of 13 tons for 10 wheel trucks and 20 tons for 18 wheel trucks. Bridge #807 currently has a load rating of 9 tons for 10 wheel trucks and 15 tons for 18 wheel trucks.

No new access point on CR 5. Residence and saw mill must use a common access (currently existing).

**Building Department Review** (Reviewed By: Todd Carr)- Informational Comment Only

The Building Department has the following informational comments provided to the applicant, at this time we don't require you to respond to our comments, however these are important comments to review prior to applying for a building permit in the future as you prepare construction drawings for the proposed sawmill building.

1. Ground Snow Load is 98 PSF for this proposed building site, your structure will need to be designed to support Roof Snow Load value that is converted off the Ground Snow Load value we provided you. It's important to note this, these types of hoop structures will shed snow off the roof and it will building up along the sides of the membrane structure being proposed, therefore we required all property owners to submit a letter agreeing to remove snow along

the long sides of these buildings to avoid structural issues with snow build up along the long walls.

2. The entire building will need to be designed in accordance with the 2021 IBC Code, the occupancy use of the sawmill is F-1 occupancy, and we assume you may have an office inside which would also make this a B-occupancy use. The building code would require restrooms to be provided for employees working at this location, so please let us know if restrooms will be provided in this building, or at an alternative building close by, restrooms for commercial uses must be ADA compliant restrooms as well. Please take time to review our adopted building code ordinance at this link: <https://co-routtcounty2.civicplus.com/DocumentCenter/View/14952/Unincorporated-Routt-County--Building-Code-Resolution-ICC-2021-Codes?bidId=>

3. If the building is heated at all with any fossil fuels, then the area of the building being heated must be insulated per our adopted energy code.

4. The current manual you provided us for review of the building called the shelter assembly manual, is not going to be enough to apply for a building permit as a advance warning, in fact this manual does not offer us any information for review purposes of the building codes. If you not familiar with how to structurally design a commercial building, you may need to hire a design professional. This type of building will required full architectural plans, full structural plans of the building plus a structural design of the footings, foundations, or piers that will support this building, a site plan, and possibly some electrical, mechanical, and plumbing plans as well. This requires code study work to be provided on the architectural plans as well in accordance with the 2021 IBC. Structural Plans must be designed in accordance with the 2021 IBC, starts with soil bearing pressures, wind loads, roof snow loads, and all buidling vertical and lateral loads being calculated properly for the submitted design.

**Yampa Fire Protection District (Reviewed By: Ky Cox)- Informational Comment Only**

The only comment I have would be will the county require any fire suppression? And will the building have water on site?

Comment back to Yampa Fire from Greg Jaeger (Planner)- They have a plumbing permit open now for the single family house being built and have indicated the bathroom that they need for this milling use will be in the single family residence that is being built onsite now. Building department did not indicate any fire suppression would be needed in their review, and none have been proposed currently from the applicant.

**Colorado Parks and Wildlife** (Reviewed By: Steamboat South District)- Informational Comment  
I've attached the CPW comments for the Swarey Sawmill project in Routt County. If you have any questions, please don't hesitate to contact me.

Once you have uploaded answers to these questions in portal, please let me know that you have done so. If I can provide any further information to you, please feel free to contact me at (970) 879-2704 or by email at [gjaeger@co.routt.co.us](mailto:gjaeger@co.routt.co.us).

Sincerely,  
Greg Jaeger, Planner I  
Routt County Planning Department



## COLORADO

### Parks and Wildlife

Department of Natural Resources

Steamboat Springs (Area 10) Service Center  
P.O. Box 775777 | 925 Weiss Drive  
Steamboat Springs, Colorado 80487  
P. 970.870.3333

March 27, 2025

Greg Jaeger  
Routt County Planning Department  
136 6<sup>th</sup> Street, Suite 200  
Steamboat Springs, CO 80487

RE: Swarey Sawmill Project

Dear Mr. Jaeger,

Thank you for the opportunity to comment on the Swarey Sawmill Project in Routt County. Colorado Parks and Wildlife (CPW) has a statutory responsibility to manage all wildlife species in Colorado; this responsibility is embraced and fulfilled through CPW's mission to protect, preserve, enhance, and manage the wildlife of Colorado for the use, benefit, and enjoyment of the people of the State and its visitors. CPW encourages the Swarey Sawmill to afford the highest protection for Colorado's wildlife species and habitats. CPW has reviewed the proposal and would like to offer the following comments on potential impacts on wildlife.

The entire property is approximately 62 acres, with King Creek running through it at the southerly end. The proposed building will be adjacent to the existing residential building on the property and will extend the drive to accommodate employee parking and snow removal. This building is proposed to be about 5000 square feet (50'X100') and 23 feet tall. The existing and proposed buildings are located more than 900 feet away from the high-water mark of King Creek, which runs through the property. The property is bounded by Routt County Road No. 5 on the North. Most of the property is composed of sagebrush and hay pastures with emergent herbaceous wetlands surrounding King Creek on the South end of the property.

The area surrounding the proposed site provides habitat for various species throughout the year. The project site falls within the overall, summer, and winter ranges for elk; the overall and summer ranges for mule deer; the overall and summer ranges for moose; the overall range for pronghorn; the overall range for bears; and the overall range for mountain lions. This property is included in the winter range of the Columbian Sharp-tailed Grouse. This property is also included in the Greater Sage Grouse Priority Habitat management area. Several other animals may utilize this area throughout the year, including songbirds, foxes, coyotes, and other small mammals.



Jeff Davis, Director, Colorado Parks and Wildlife

Parks and Wildlife Commission: Dallas May, Chair · Richard Reading, Vice-Chair · Karen Bailey, Secretary · Jessica Beaulieu  
Marie Haskett · Tai Jacober · Jack Murphy · Gabriel Otero · Murphy Robinson · James Jay Tutchton · Eden Vardy

CPW appreciates the prior communication with the applicant regarding state-listed species. Reviewing the project summary and purpose, as well as the need, we found that the preferred alternative is located within CPW high-priority habitats for the Columbian Sharp-tailed Grouse Winter Range and the Greater Sage-Grouse Priority Habitat Management Area. The proposed project area is also adjacent to a high-value CPW Conservation Easement, which provides critical habitat for sage grouse. When considering the overall scope of the proposed project, in concert with local knowledge of grouse use, both general and seasonally, of the proposed site, CPW staff do not believe that the proposed project is likely to result in any long-term negative impacts on Columbian Sharp-tailed Grouse and Greater Sage-Grouse use of the project area or to these local grouse populations. However, in order to minimize the potential for short-term impacts to breeding Greater Sage-Grouse, CPW staff recommend that all operations and maintenance activities be limited to between 9:00 am and 4:00 pm during the lekking, nesting, and early brood-rearing seasons (March 1st through May 15th ). Based on our project review, we have determined that any additional timing limitation recommendations are not warranted in this instance, given the limited disturbance duration and the proximity to the core habitat.

CPW has also identified Sportfish Management Waters along King Creek on the South end of the property. CPW recommends the applicant avoid any ground disturbance within 500 feet of the common high water mark of King Creek. CPW recognizes that the proposed building location will be 900 feet away from the high water mark and commends the applicant for their wise planning to avoid disturbing the fishery.

CPW appreciates the opportunity to be involved in planning and would be happy to discuss any wildlife issues with Elam Swarey. If you have any questions, please contact District Wildlife Manager Elijah Columbia at 970-896-6353, [elijah.columbia@state.co.us](mailto:elijah.columbia@state.co.us).

Sincerely,

A handwritten signature in black ink, appearing to read "Kris Middledorf". The signature is stylized with a large, flowing "K" and a cursive "Middledorf".

Kris Middledorf  
Area Wildlife Manager - Area 10  
Colorado Parks and Wildlife

Cc:  
Elijah Columbia, District Wildlife Manager  
Libbie Miller, Conservation Biologist  
Molly West, Northwest Region Landuse Specialist  
Jeanette Sawa, Administrative Assistant