

---

# Snake River Outfitters at Nottingham Pilot Camp Conditional Use Permit

---

**ACTIVITY #:** PL20240063

**HEARING DATES:** Planning Commission: 04/03/2025 at 6:00 pm

---

**PETITIONER:** Thomas Patrick Grieve and Michael Nottingham  
**PETITION:** Guided Tours, Large for commercial guided hunting operations  
**LEGAL:** LOTS 1 THRU 4, S2N2, E2SW4, SE4 SEC 1-8-87  
LOTS 1 THRU 4, S2NW4, N2SW4 SEC 2-8-87  
ALL OF SEC 12-8-87, LESS W2NW4  
TOTAL 1480A B765P1320  
**LOCATION:** 52255 County Road 80 Routt, CO  
40°41'03.7"N 107°06'36.1W  
Approximately 12.5 miles SW from the intersection of CR80 and CR70  
**ZONE DISTRICT:** Agriculture-Forestry (AF)  
**AREA:** 1480 Acres  
**STAFF CONTACT:** Michael Eggert , meggert@co.routt.co.us  
**ATTACHMENTS:**

- Narrative with Site Photos
- Vicinity Map(s)
- Site Plan

---

## History:

Thomas Patrick Grieve DBA Snake River Outfitters (Colorado License #922) / Nottingham Land & Livestock has been in business since 1982 with property management in both Wyoming and Colorado. The main operation Lodge is located on Moffat County Road #1 approximately 35 miles from the 1480-acre property in question, commonly known as Pilot Knob. There have been no documented reports/complaints or issues with the following State entities: Colorado Department of Regulatory Agencies I.E. DORA, Colorado Parks and Wildlife I.E. CPW, Colorado Ranching for Wildlife Program I.E. RFW. There have been no reports/complaints or issues with the following Federal entities: US Department of Interior I.E. BLM Bureau of Land Management, Permit #100-20-026.

In June of 2024, Routt County staff received an anonymous complaint via the online public portal regarding un-permitted structures and guided hunting tour land uses occurring, activities that require an approved permit in unincorporated Routt County.

The complaint alleged that "Snake River Outfitters" is operating a guided hunting operation on the Nottingham Land & Livestock property located about 14 miles north of Hayden. Additionally, the complaint alleged that "Snake River Outfitters" is utilizing cabins located on the property for the purposes of lodging. A site inspection was completed by the Routt County building official

and the planning/building code enforcement officer who subsequently issued a Notice of Violation for 2 building code violations and a planning code violation. The Planning violation is the operation of a Guided Tour, Large for a commercial hunting operation without the required use permit. The building violations include an Unsafe Structures and Equipment Notice, and Work without Permits. This application is the result of the code enforcement case.

**Site Description:** The 1480 acre parcel where the structures are located can be described as high country meadow rangelands dotted with thick stands of trees and seasonal pond features tucked away on private land. This parcel constitutes the proposed permit boundary.

A description of the other landholdings that make up the 60,000 acres mentioned in the narrative ranges from 640 to 15,000 acre parcels in various locations with the majority located in Moffat County Colorado defined as:

1. The southwestern boundary is located on the Little Snake River drainage West of the town of Maybell, CO in CPW GMU (game management units) #3 & #10, extending north to:
2. The northwest boundary is West of Great Divide, CO to the Little Snake River drainage in GMU #3.
3. The southern boundary being north of Craig, CO along Moffat County Road #7 and Highway 40, to Moffat/County Road 76 in what is commonly referred to as (Jimmy Dunn/Elk Head Reservoir) which is north of Hayden, CO in GMU 4
4. The northern boundary is defined as property along Moffat County Road 18 in the Cottonwood Gulch – Northfork River Drainage / Anger Mountain area in GMU #4.
5. The eastern boundary defined as the Pilot Knob area of which the 1480 acres in question is a portion of in GMU #441.

**Project Description:**

This is a CUP application for seasonal commercial guided hunting tours. The use is classified by the Unified Development Code as Guided Tours – Large. The decision-making authority for CUP applications is the Routt County Planning Commission. The Pilot 'spike' camp is in northwest Routt County on private land accessed off County Road 80. The site is predominantly grazing lands comprising thousands of surrounding acres. The camp is described as remote and is used throughout the year to reduce ingress and egress related to the roughly 60,000-acre Nottingham Land & Livestock operations. While being accessed for agriculture and personal use throughout the year, the function of the camp is expanded from September to mid-October. During this time the site functions as a day to day spike camp for a commercial guided hunting operation with the addition of moveable structures (i.e. tents).

The applicant's narrative and photos taken in the summer of 2024 indicate that the site generally consists of nine structures, three propane tanks & one 12 Kw propane generator. The nine structures consist of one gathering place, four bunk houses, three storage facilities & one bath house. In addition, two temporary tents will be utilized for operational headquarters seasonally. The applicant wants to keep the existing camp as it is, with no new proposed work or structures at the site.

**Staff Comments:**

There are a few specific Routt County internal agency requirements that need to be addressed before the CUP can be issued. Building Department comments include applying for the necessary building permits for the structures which are directly part of the code enforcement case. Environmental Health comments include permitting the septic system and getting the food service supplier properly licensed.

**\*\*\*Issues for Discussion\*\*\***

No Issues for Discussion have been identified.

**Staff Recommendation**

Staff recommends that the application be **APPROVED**.

## **Compliance with the Routt County Master Plan, Sub Area Plans and Unified Development Code**

The Routt County Master Plan (Master Plan), Sub Area Plans, and Unified Development Code contain dozens of land use policies and regulations that are intended to reinforce the guiding principles of the Master Plan. This report categorizes subject matter content that is important to consider when reviewing. The categories include:

1. Public Health, Safety and Nuisances
2. Regulations and Standards
3. Section 2.49. Guided Tours – Large Regulations and Standards
4. Community Character and Visual Impacts
5. Roads, Transportation, and Site Design
6. Natural Environment

Within each category are applicable policies and regulations. Specific UDC sections include:

- **Chapter 3** of the UDC is designed to limit or eliminate conditions that could negatively impact the environment and/or use of surrounding properties and shall apply in all Zone Districts and to all land uses unless otherwise noted. It also contains mitigation techniques that apply to use permits, PUD plans, site plans, and subdivisions.
- **Chapter 4 Section 5** of the UDC contains applicability criteria, standards, and procedures for different types of subdivisions. When applicable, it also requires dedications, fees-in-lieu, and infrastructure installation to ensure that developments are designed to best serve the public and contain all the required infrastructure necessary to serve the development.

Interested parties are encouraged to review the Master Plan, Sub Area plans and Unified Development Code to determine if there are additional policies and regulations that may be applicable to the review of this petition.

Planning Staff comments are included in bold at the end of each category and highlight questions and/or comments from the general public, referral agencies, and Planning Staff.

### **1. Public Health, Safety and Nuisances**

#### **Applicable UDC Regulations**

- 3.2 Lighting
- 3.3 Signage

#### **Applicable Master Plan Policies**

- 11.12 Discourage land uses that increase the potential for wildfires in high-risk wildfire hazard areas.
- 11.13 Discourage land uses that could place those with mobility issues in high-risk wildfire hazard areas.

**Staff comments:** The location of the camp is not mapped to be in a high fire hazard area according to the County GIS mapping layer. There are pockets of high fire hazard nearby among dense patches of trees so precautions should continue to be taken to reduce fuels in the area and discourage any activities which may increase wildfire risk to the greater Routt County area. Staff recommends utilizing available resources and strategies such as those outlined in the Community Wildfire Protection Plan and working together with adjoining landowners on overall plans to reduce fuels in the area. Although several fire departments were offered the opportunity to comment on the application, no responses were received.

All lighting shall be downcast and opaquely shielded and no off-site commercial signage is being proposed.

*\*\*Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

## 2. Regulations and Standards

### Applicable UDC Regulations

#### 3.1 General Provisions

**Staff comments:** With the proposed guided operations only occurring during 2 months out of the year, and the facility being completely closed from approximately mid-October through approximately May 15<sup>th</sup> each year, the cumulative impacts are fairly limited. Employee housing is not applicable for uses under 2,250 net floor area.

*\*\*Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

## 3. Section 2.49 Regulations and Standards

### Applicable UDC Regulations

#### 2.49 Guided Tours - Large

2.49A Definition. Tours such as hunting, fishing, balloon rides, ski/bike tours, raft trips, and dogsled rides that include permanent staging or lodging facilities.

2.49B Standards. All advertising shall clearly identify the project code under which the use was approved.

**Staff comments:** This application's narrative describes an operation that meets the definition of Guided Tours – Large in the UDC. If approved, all advertising for the guided hunting tours will be required to clearly identify the project code under which the use was approved.

*\*\*Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

## 4. Community Character and Visual Concerns

### Applicable UDC Regulations

#### 3.2 Lighting

#### 3.30 Development within Visually Sensitive Viewsheds

### Applicable Master Plan Policies

#### 4.6 Support efforts to maintain Dark Skies and control light pollution.



- 4.9 Discourage development on ridges that result in sky lining.
- 8.1 Evaluate the most appropriate areas for recreational use.
- 8.2 Encourage recreational activities on agricultural lands that support the agricultural operations, without negatively impacting it.
- 8.5 Collaborate with the ranching and agricultural community to ensure that recreational and agri-tourism activities are compatible with their operations.
- 8.7 When considering recreational uses in rural areas, focus on maintaining the high quality of life of the County's residents.
- 8.8 Preserve public access to public lands.
- 9.1 Support bona-fide and viable agricultural operations.
- 9.2 Recognize the importance of maintaining the viability of agricultural operations and support them by continuing to allow supplemental uses with appropriate permitting.
- 9.3 Discourage development that changes the rural character or historic agricultural uses and/or practices.
- 9.7 Protect prime agricultural areas from the impacts of developments and commercial recreation.

**Staff comments:** The hunting camp area is located well out of sight from public roads on private land and is not located within a visually sensitive viewshed as defined by the UDC and Master Plan. The conditons of approval require all outdoor lighting to be downcast and opaquely shielded. The site is not located on a ridgeline or in the skyline applicability area of Routt County.

The Master Plan encourages uses that are used to support bona fide agricultural operations. Because of this, it considers this use to be compatible with the existing agricultural ranching operations in the area and on nearby public lands. The camp already exists, and no new development is being proposed. This proposed seasonal hunting camp is not expected to have detrimental effects on the high quality of life of the County's residents and the community's character.

*\*\*Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

## 5. Roads, Transportation and Site Design

### Applicable UDC Regulations

- 3.4 Utilities
- 3.5 Stormwater Management
- 3.6 Access Management
- 3.7 Common Roads
- 3.8 Parking & Loading
- 3.9 Landscaping
- 3.10 Snow Storage
- 3.23 Transportation
- 3.24 Open Space, Parks, and Trail Design

### Applicable Master Plan Policies

- 7.15 Ensure that future development occurs where roads can accommodate projected traffic volumes and patterns.
- 8.4 Commercial recreational businesses should be located on primary roads in the County, when possible. Discourage commercial recreational development that creates traffic on Secondary A and Secondary B County roads.

**Staff comments:** This land use is allowed in the Agriculture/Forestry (AF) zone district with a use permit. Structures are located approximately 154 feet from the property line and the use complies with all the other dimensional standards outlined in table 2.4.B-1 of the UDC.

Access to the Pilot Knob property is by use of Moffat County Road 1 and Routt County Road 82 which turns into County Road 80 further south towards Hayden. The petitioner has indicated while these roads have a county road designation they are not completely graveled or have regular maintenance and become difficult during heavy weather conditions. When difficult conditions exist the access route to Pilot Knob camp is to Hayden, CO on County Road 80, through Craig, CO up to Baggs, WY, then up Wyoming Highway 70 back to the main headquarters (a trip of over 100 miles). After October 15<sup>th</sup> around when hunting operations cease, weather dictates that the roads are not maintained and there is no access until around May each year. There are no new roads required for the use and parking is adequate.

No snow storage is needed as operations will usually have ended by the time snow flies each year. Landscaping requirements are not applicable to the review of this application.

*\*\*Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

## 6. Natural Environment

### Applicable UDC Regulations

- 3.31 Development Adjacent to Waterbodies
- 3.33 Development within a Natural Hazard Area
- 3.34 Development within a Sensitive Wildlife Area

### Applicable Master Plan Policies

- 4.5 Apply best practices and data to inform decisions impacting sensitive ecological and wildlife areas throughout the County.
- 9.12 Noxious weeds must be controlled at the expense of the landowner.
- 9.13 Enforce the weed management program and educate new or unaware landowners or those that refuse to manage weeds.
- 11.3 Protect wildlife species and their habitats.
- 11.4 Include wildlife habitat and species information in land use and site plan decision making.
- 11.5 Encourage land use practices that will minimize conflicts between wildlife and human uses.
- 11.6 Consider impacts on wildlife before approving new recreational uses, residential developments, and other developments and permits.
- 11.7 Minimize the cumulative impacts of development on wildlife and wildlife habitat.
- 11.9 Protect and/or improve the diversity of native vegetation.

**Staff comments:** The proposal is not anticipated to generate significant environmental impacts on water quality and quantity, air quality, noise, and scenic quality. Viewed from above, the topography displays the current site placement of camp to be thoughtfully placed within its surroundings. The County's GIS Hydrology mapping layer indicates that there is a large waterbody (seasonal pond) about 250 feet to the north, and about 800 feet south of

camp there is a series of similar seasonal ponds along a pronounced vegetated wetland-type drainage area sloping away from camp to the southwest.

Directly to the east of camp about ¼ mile, a geologic hazard is mapped indicating a rock fall area along an exposed ridge. The topography slopes to the southwest from the top of this ridgeline away from the structures at camp, once again validating this is a thoughtful site location for camp to minimize any elevated risks from known natural hazards. There are no slopes mapped to be over 30% within the direct vicinity of the camp.

Land management agencies including the Bureau of Land Management, US Fish and Wildlife Service, National Park Service, Colorado Parks and Wildlife utilize hunting as a tool to meet wildlife conservation goals. With a professional guide service providing an intimate knowledge of the native wildlife species, their natural habitats, and the local terrain, the cumulative impacts of this recreation activity on the environment are mitigated to a certain degree.

*\*\*Is the application in compliance with the Policies and Regulations outlined above? **Yes** or **No***

#### **PLANNING COMMISSION OPTIONS:**

1. **Approve the Conditional Use Permit request without conditions** if it is determined that the petition will not adversely affect the public health, safety, and welfare and the proposed use is compatible with the immediately adjacent and nearby neighborhood properties and uses and the proposal is in compliance with the Routt County Unified Development Code and complies with the guidelines of the Routt County Master Plan.
2. **Deny the Conditional Use Permit request** if it is determined that the petition will adversely affect the public health, safety, and welfare and/or the proposed use is not compatible with the immediately adjacent and nearby neighborhood properties and uses and/or the proposed use is not in compliance with the Routt County Unified Development Code and/or the Routt County Master Plan, Make specific findings of fact; cite specific regulations or policies by number from the Routt County Master Plan, and the Routt County Unified Development Code.
3. **Table the Conditional Use Permit request** if additional information is required to fully evaluate the petition. Give specific direction to the petitioner and staff.
4. **Approve the Conditional Use Permit request with conditions and/or performance standards** with conditions and/or performance standards if it is determined that certain conditions and/or performance standards are necessary to ensure public, health, safety, and welfare and/or make the use compatible with immediately adjacent and neighborhood properties and uses and/or bring the proposal into compliance with the Routt County Unified Development Code and the Routt County Master Plan.

#### **FINDINGS OF FACT** that may be appropriate if the Conditional Use Permit is approved:

1. The proposal with the following conditions complies with the applicable guidelines of the Routt County Master Plan and is in compliance with Chapters 3 and 4 of the Routt County Unified Development Code.

**TERMS OF APPROVAL** that may be appropriate may include the following:

**General Approval Requirements:**

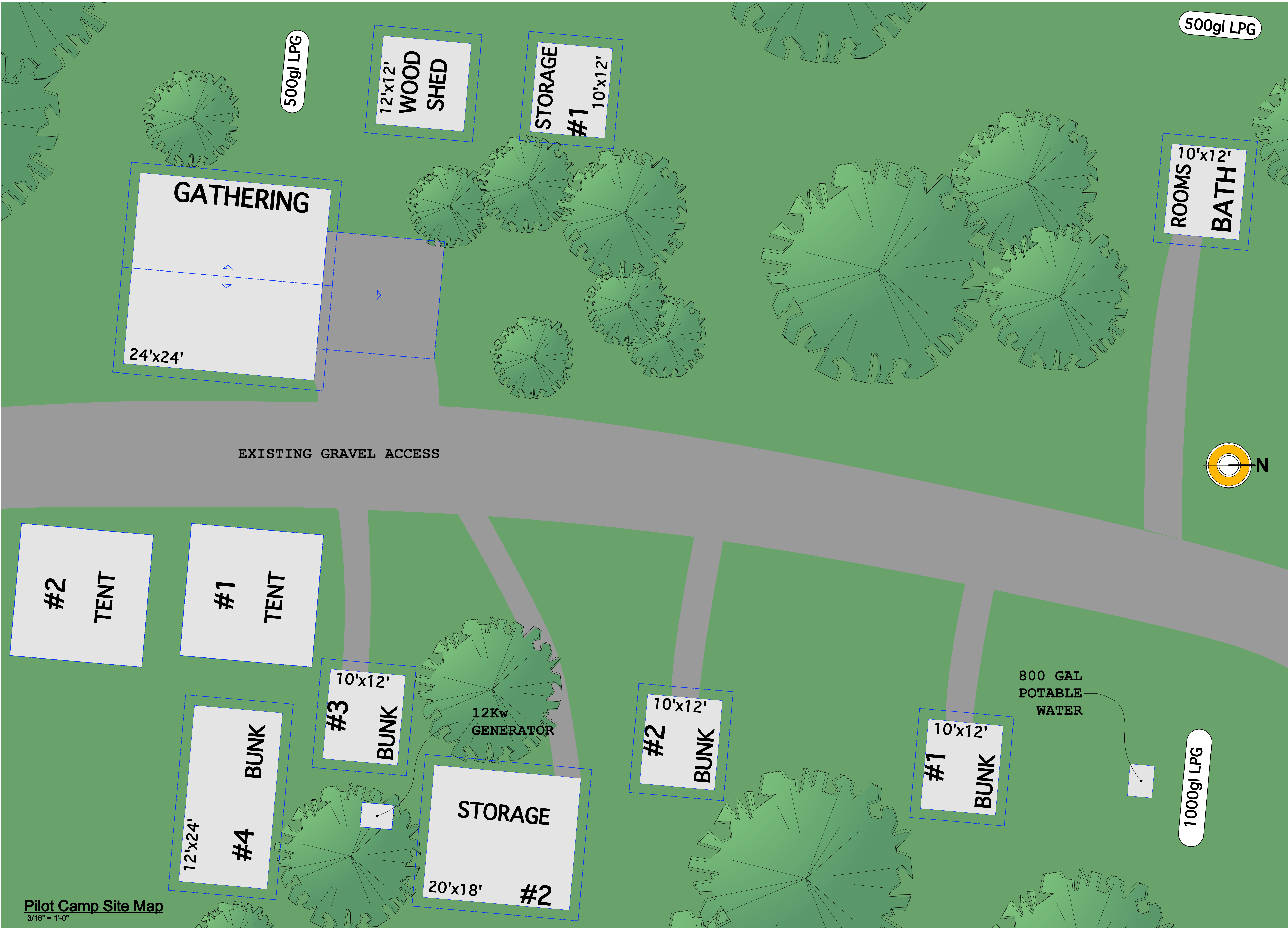
1. The CUP approval is contingent upon compliance with all applicable provisions of the Routt County Unified Development Code.
2. Any complaints or concerns that may arise from this operation may be cause for review of the CUP, at any time, and amendment or addition of conditions, or revocation of the permit if necessary.
3. In the event that Routt County commences an action to enforce or interpret this CUP, the substantially prevailing party shall be entitled to recover its costs in such action including, without limitation, attorney fees.
4. Permits will be assessed an Annual Fee in accordance with the Fee Schedule maintained by the Routt County Planning Department.
5. No junk, trash, or inoperative vehicles shall be stored on the property.
6. This approval is contingent upon the acquisition of and compliance with any required federal, state, and local permits. The operation shall comply with all federal, state, and local laws. Copies of permits or letters of approval shall be submitted to the Routt County Planning Department prior to the commencement of operations.
7. Fuel, flammable materials, or hazardous materials shall be kept in a safe area and shall be stored in accordance with state and local environmental requirements.
8. All exterior lighting shall be downcast and opaquely shielded.
9. All trash shall be stored either indoors or inside Interagency Grizzly Bear Committee (IGBC) certified receptacles.
10. Prior to the issuance of the permit, the permittee shall provide evidence of liability insurance in compliance with the County's Insurance and Surety Requirements policy then in effect. The certificate of insurance shall include all permit numbers associated with the activity and Routt County shall be named as an additional insured. The permittee shall notify the Routt County Planning Department of any claims made against the policy.
11. Accessory structures/uses associated with this permit may be administratively approved by the Planning Director, without notice.
12. Transfer of this CUP may occur only after a statement has been filed with the Planning Director by the transferee guaranteeing that they will comply with the terms and conditions of the permit. If transferee is not the landowner of the permitted area, transferee shall submit written consent for the transfer by the landowner. Failure to receive approval for the transfer shall constitute sufficient cause for revocation of the permit if the subject property is transferred. Bonds, insurance certificates or other security required in the permit shall also be filed with the Planning Director by the transferee to assure the work will be completed as specified. Any proposal to change the terms and conditions of a permit shall require a new permit.
13. The Permittee shall prevent the spread of weeds to surrounding lands and comply with the most current version of the Colorado Noxious Weed Act and Routt County regulations for noxious weeds.

**Specific Conditions:**

14. The Conditional Use Permit (CUP) is valid for the life of the use provided it is acted upon within one year of approval. The CUP shall be deemed to have automatically lapsed if the uses permitted herein are discontinued for a period of one (1) year. If the permittee anticipates not operating for a season, the permittee shall inform the Planning Department of such circumstances.

15. The CUP is limited to uses and facilities presented in the approved project plan. Any additional uses or facilities must be applied for in a new or amended application. Hours of operations shall be 7 days per week, September 1<sup>st</sup> – October 15<sup>th</sup>. The approved project plan consists of:
  - a. Pilot camp supports up to six clients; up to three total guide and security employees
  - b. Up to four sleeping cabins; up to two canvas tents, one bath house, one gathering place
  - c. Onsite guide and visitor parking, 24-hour onsite security employee RV parking
  - d. Hunting & Staging area
  - e. Accessory storage structures directly associated with the above uses
16. Any required permits from the Routt County Environmental Health Department or Regional Building Department shall be obtained and any inspections completed before the permit is issued.
17. At any given time, one employee shall be first aid certified and be trained on emergency procedures. Radios or cell phones shall be provided to guides in case of emergency.
18. Any accidents requiring emergency services shall be reported to the Planning Department within 72 hours.
19. Guides shall be aware of where property lines are and there shall be no trespass onto adjacent properties. Permittee shall educate clients regarding the location of adjacent properties and shall prevent clients from trespassing onto adjacent properties.
20. All advertising for the guided hunting operation shall clearly identify the permit number, PL20240063.





**Pilot Camp Site Map**  
3/16" = 1'-0"

<b>Solutions Limited</b> <u>Sustainable Design Solutions</u> 970-355-9169 monger20@cloud.com	<b>Pilot Camp</b> 52255 County Road 80 40°41'03.7"N 107°06'36.1W Routt County, CO	<b>REVISION</b> National Forest Set	<b>JOB NUMBER</b> 24504 <b>DATE</b> 1/27/25	<b>P2</b>
---	--	--	--	-----------

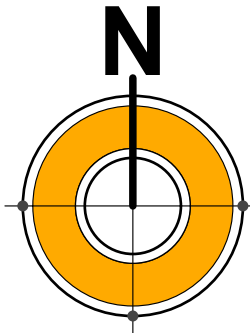
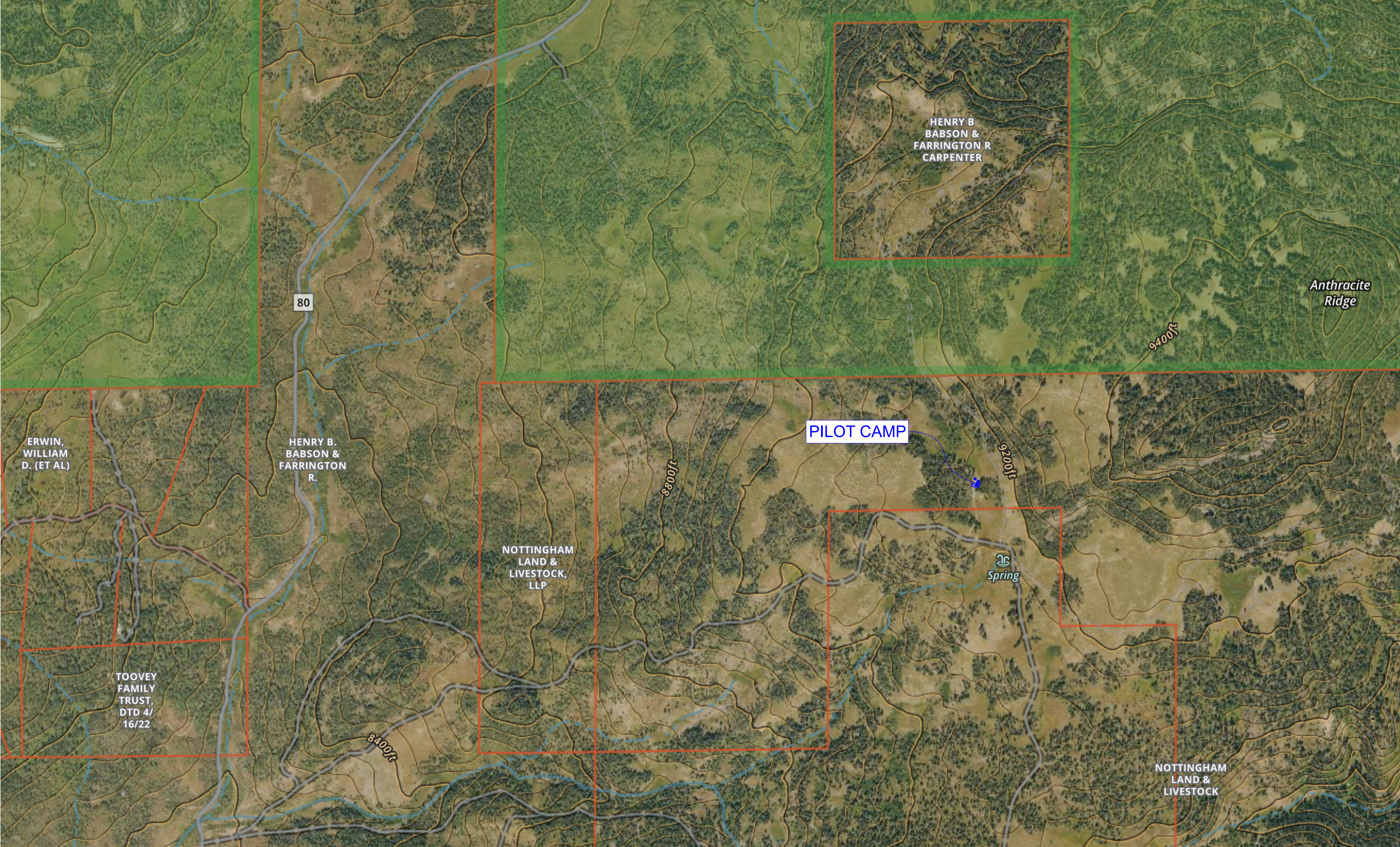




**Pilot Camp Proximity Map**  
N.T.S

<b>Solutions Limited</b> <b>Sustainable Design Solutions</b> 970-355-9169 monger20@icloud.com
<b>Pilot Camp</b> 52255 County Road 80 40°41'03.7"N 107°06'36.1"W Routt County, CO
<b>REVISION</b> National Forest Set
<b>JOB NUMBER</b> 24504
<b>DATE</b> 1/22/25
<b>P1</b>





Pilot Camp Site Map  
N.T.S.



# Nottingham Pilot Camp Narrative:

01/27/2025

**Location:** 52255 County Road 80, Routt County, CO; 40°41'03.7"N 107°06'36.1W

**Subject:** Land Use Change

To: Allen Goodrich

By: Nottingham Land & Livestock

Allen,

In addition to the vicinity maps and site plan, this narrative is to further communicate the existing conditions of the Pilot base camp in greater detail. In general, the site consists of nine structures, 3 propane tanks & one 12 Kw propane generator. The 9 structures (see attached photos) consist of 1 gathering place, 4 bunk houses, 3 storage facilities & 1 bath house. In addition 2 temporary tents will be utilized for operational headquarters seasonally. We are endeavoring to keep all the existing conditions operational with no new proposed work or structures.

Potable water is hauled to the site & stored in poly water tank. Waste water is deposited in existing serviceable septic & leach field. All meals are pre-prepared & packaged as ready to eat meals provided by "Cowboy In" from Bags WY.

## **Description of Use:**

Pilot base camp is remote and is used throughout the year to reduce ingress and egress to facilitate the 60,000 acre operation of Nottingham L&L. While being accessed for agriculture and personal use throughout the year, it's function is expanded in the form of a "spike camp" from September to mid October. During this time it functions as a recreational headquarters with the addition of moveable structures i.e. tents (see attached photos).

These Improvements are used on a day-to-day basis as support for the main lodge located approx. 25 miles away in Carbon County Wyoming and Moffat County Colorado near Slater Colorado on the Wyoming State line. This use can result in the occasional overnight use when needed.

During this time weekly recreation use varies between 2 to 6 clients on an as needed basis with the occasional need for property boundary control agents required to limit trespassers.

## **Hours of Operation:**

From Sept 1st through mid-October hunters are present approximately 30-60 hours a week, with the improvements being used primarily at midday, to avoid travel time to main headquarters. With occasional overnight use, through use of RV/Tents/in conjunction with improvements.

Property control agents for Nottingham are present approximately 8-10 hours daily during Colorado big game season structure, this use widely varies depending on issues caused from trespassing.

***This facility is completely closed from approximately Mid Oct through approximately May 15th yearly, dependent on weather and road conditions.***

**Anticipated employees:**

The total number of employees present would be less than 3 Sept. through October.

**Anticipated traffic:**

Sept-Oct//////// less than 5 per week.

**Access to Property:**

Private Road access off county road 80.

**Type of Vehicles:**

4x4 pickup/ATV/horses/Mules

**Mitigation Plan:**

No significant negative impacts to our knowledge.



**Picture #1**

View from gathering place looking east at bunks 1-4 and white storage facility #2





**Picture #2**

View of bath house looking west  
(2 rooms with 1 sink, 1 shower, 1 toilet in each & propane heat)



**Picture #3**

View of gathering place looking west  
(1 rooms with 1 sink, 1 cook top, 2 fridges, 1 wood stove, propane heat & 2 fridges)





**Picture #4**

View of gathering place looking north  
(1 rooms with 1 sink, 1 cook top, 2 fridges, 1 wood stove, propane heat & 2 fridges)



**Picture #5**

View of storage #2 facility looking east  
(2 rooms with propane heat)





**Picture #6**

View of bunk #4 looking north  
(2 rooms with 1 queen bed in each & propane heat)



**Picture #7**

View of storage #1 looking west





**Picture #8**  
View of wood shed looking west



**Picture #9**  
2 temporary tents as operational headquarters

**From:** [Lawrence, Allison - FS, CO](#)  
**To:** [Michael Eggert](#)  
**Subject:** RE: [External Email]Snake River Outfitters LLC -  
**Date:** Tuesday, March 4, 2025 10:43:06 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)

---

Hello Michael,

Thank you for your message. Thank you for your great communication.

Best regards,  
Allison



**Allison Lawrence**  
**Permit Administrator Recreation**  
**Special Use and Mountain**  
**Sports**

**Forest Service**  
**Medicine Bow-Routt National**  
**Forests & Thunder Basin**  
**National Grassland**

**p: 970-870-2185**  
**c: 970-819-5030**  
**f: 970-870-2284**  
[allison.lawrence@usda.gov](mailto:allison.lawrence@usda.gov)

925 Weiss Drive  
Steamboat Springs, CO 80487

---

**From:** Michael Eggert <meggert@co.routt.co.us>  
**Sent:** Tuesday, March 4, 2025 9:41 AM  
**To:** Lawrence, Allison - FS, CO <Allison.Lawrence@usda.gov>  
**Subject:** RE: [External Email]Snake River Outfitters LLC -

Hi Allison,

Thank you very much for the response and checking with your colleagues too. No, we typically just receive an email like this from external review agencies, I wish there was a form but it does not exist at this time to my knowledge.

I did see from the outfitter's website they are displaying a registered Colorado outfitter number. Staff will recommend a condition of approval tailored to address trespass concerns.

Alan mentioned no need to meet now on this but I do look forward to meeting you in the future and I'll keep open lines of communication with you.

Have a great day, and I appreciate the comment on this application.

Thank you!

Michael

Michael Eggert  
Routt County Planning  
970-879-2704  
136 6th Street, Suite 200  
Steamboat Springs, CO 80487  
[meggert@co.routt.co.us](mailto:meggert@co.routt.co.us)



---

**From:** Lawrence, Allison - FS, CO <[Allison.Lawrence@usda.gov](mailto:Allison.Lawrence@usda.gov)>

**Sent:** Monday, March 3, 2025 12:46 PM

**To:** Michael Eggert <[meggert@co.routt.co.us](mailto:meggert@co.routt.co.us)>

**Subject:** RE: [External Email]Snake River Outfitters LLC -

**Importance:** High

Good morning, Michael,

Thank you very much for reaching out. I have received the notices that you sent via U.S. Mail. This outfitter is not an Authorized Permittee. I do have a lot of concerns about hunting outfits that lease land from a landowner that abuts the U.S. National Forest land. I have checked with my colleagues in the surrounding districts, and they do not have an authorized outfitter by that name either.

I am happy to hop on a virtual phone call with you. Does the county have a standard form for reply to these notices?

Thank you!  
Allison

**Allison Lawrence**  
**Permit Administrator Recreation**  
**Special Use and Mountain**  
**Sports**





**Forest Service**  
**Medicine Bow-Routt National**  
**Forests & Thunder Basin**  
**National Grassland**

**p: 970-870-2185**  
**c: 970-819-5030**  
**f: 970-870-2284**  
[allison.lawrence@usda.gov](mailto:allison.lawrence@usda.gov)

925 Weiss Drive  
Steamboat Springs, CO 80487

---

**From:** Michael Eggert <[meggert@co.routt.co.us](mailto:meggert@co.routt.co.us)>  
**Sent:** Friday, February 28, 2025 2:55 PM  
**To:** Lawrence, Allison - FS, CO <[Allison.Lawrence@usda.gov](mailto:Allison.Lawrence@usda.gov)>  
**Subject:** [External Email]Snake River Outfitters LLC -  
**Importance:** High

You don't often get email from [meggert@co.routt.co.us](mailto:meggert@co.routt.co.us). [Learn why this is important](#)

**[External Email]**

If this message comes from an **unexpected sender** or references a **vague/unexpected topic**;  
Use caution before clicking links or opening attachments.  
Please send any concerns or suspicious messages to: [Spam.Abuse@usda.gov](mailto:Spam.Abuse@usda.gov)

Hi Allison,

I work with Alan Goldich at County Planning. I'm reviewing an application for a use permit for fall hunting operations based out of 52255 County Road 80.

<https://cityview2.iharriscomputer.com/RouttCountyPortal/Planning/Status?planningId=5606>

We are not seeing Snake River Outfitters on the USFS Outfitter map (not sure how current our version is).

What are you seeing on your end?

Thank you,

Michael

Michael Eggert  
Routt County Planning  
970-879-2704