
Uhl CR 68 Recreational Facility

Special Use Permit

ACTIVITY #: PL20210018

HEARING DATES: Planning Commission: 2/17/2022 at 6:00 pm
Board of County Commissioners: 3/8/2022 at 9:35 am

PETITIONER: Bill Uhl

PETITION: Recreational facility with overnight accommodations

LEGAL: Part of Tract 38 AKA Part of E2SW4 SEC 1-6-87

LOCATION: 40343 County Road 68

ZONE DISTRICT: Agriculture / Forestry

AREA: 60.35 acres

STAFF CONTACT: Tegan Ebbert tebbert@co.routt.co.us

ATTACHMENTS:

- Vicinity map
- Applicant narrative
- Site visit photos
- Referral responses
- Neighbor correspondence

History:

This is a vacant 60.35 acre parcel. The parcel was purchased by the applicant in August 2021.

Site Description:

The subject parcel is located approximately four miles west of Milner on County Road 68 and approximately 1.25 miles north of US Highway 40. County Road 68 is unpaved.

The currently vacant subject parcel lies in a narrow valley flanked by steep hillsides and bluffs. County Road 68 runs along the bottom of the valley through the middle of the subject property. A drainage runs through the property adjacent to County Road 68 where small hay meadows and fenced pastures lie before dense vegetation, aspen trees, and steep topography create the canyon walls.

The property is located directly east of the 480 Ranch Subdivision, which contains a handful of single family residences, and directly west of the larger Canyon Valley Ranch Subdivisions, both of which contain 35+ acre parcels. All development in the adjacent subdivisions is located on the top of the canyon. Three dwelling unit were visible from the proposed build site measuring all measuring ½ mile away or greater and being located at a significantly higher elevation.

Project Description:

The applicant is proposing to create a seasonal agritourism-style recreational facility to operate annually in the spring through the fall. The applicant has indicated that the primary intent is for family and friends to be the guests of the facility. The application is, however, being processed and reviewed for use by the general public as well.

The proposed overnight accommodations include three guest cabins of approximately 250 square feet, each designed to accommodate two guests. The cabins will not have bathrooms or kitchens. They will be located adjacent to a common structure containing two bathrooms, a kitchen, and laundry facilities for the guests, and a dwelling unit for the on-site manager/property owner. The dwelling unit in the common facility will be designed to meet secondary dwelling unit standards so the applicant can later construct a larger primary dwelling unit. The applicants intend to construct a primary dwelling unit for themselves adjacent to the cabins in approximately five years. The secondary dwelling unit will be used to manage the operation until such time as the primary dwelling unit is complete.

The guests, consisting of family, friends, and the public, will be invited to partake/experience the farm to table style agricultural operation that the applicant is proposing. The plan includes raising yak pairs and poultry, and growing produce and hay for use on site. Additionally, they will offer hiking, biking, and outdoor activities on site, in addition to fishing and canoeing opportunities nearby.

The proposed build site is located off of County Road 68 in a small hay meadow. The proposed disturbance area for the primary dwelling unit, cabins, common facility/secondary dwelling unit, and parking is approximately one acre.

Staff Comments:

1. *Recreation Facilities, Outdoor – Rural with Overnight Accommodations* is defined as follows - “Structures and/or areas for recreational activities such as cross-country or downhill skiing, shooting ranges, sporting clays, racetracks, rally racing, where part or all of such activities are outdoors and generally dependent on a rural location and which do not meet the definition of Parks and Recreation Lands and includes overnight accommodations. The overnight accommodation component is accessory and normally incidental to the overall permitted use of the land.”

Recreational Facility, Outdoor – Rural with Overnight Accommodations is a flexible land use category intended for a wide variety of land uses that may not fit strictly under another category with specific standards. Instead, when appropriate, the use can be evaluated under Sections 5 and 6 of the Regulations. Regarding this application specifically, the proposal is dependent on the rural location and the overnight accommodation is incidental to the other activities and uses offered on the site. The activities offered onsite in this proposal are an experiential farmstay, agritourism, hiking, biking, and other outdoor activities.

2. Some public comments have been received that pertain to compliance concerns on an adjacent property not owned by the applicant. Those comments are being addressed through a separate process.

3. Through research staff discovered that in 2016, the previous owner of the subject parcel (Anna Louise Fox) split 19.65 acres off of her 80 acre parcel. She sold the 19.65 acre parcel to an adjacent property owner and retained ownership of the 60.35 acre parcel (the subject parcel owned by the Uhl family). The adjacent property owner who purchased the 19.65 acre parcel also owns the 40 acre parcel directly to the north of the 19.65 acre parcel. Any subdivision of land resulting in a parcel under 35 acres is considered an illegal subdivision of land and in violation of Senate Bill 35 (restricting the subdivision of land under 35 acres). The assessor's office flagged the lots and notices were sent in 2016 to both the new owner of the 19.65 acre parcel and Ms. Fox to advise them of this. Because the subject lot was part of an illegal subdivision, the County cannot issue any permits on it until it is rectified, including this Special Use Permit, if approved. Nothing is being proposed on the 19.65 acre parcel as part of this application. The applicant is working with the adjacent property owner to merge the parcels to make the subject parcel eligible for development.

Items for discussion:

An adjacent property owner reached out with concerns regarding impacts from this proposed operation. He has indicated that this being approved for private use only (i.e. for friends and family of the applicant only) would address the majority of his concerns. The applicant is amenable to this approach and intends for the guest cabins to be used for friends and family. From the staff perspective, we cannot regulate who a friend is and the review of impacts is the same whether regardless of the guests relationship to the applicant. Both King Creek Ranch Recreational Facility SUP and Sidney Peak Ranch Recreational Facility SUP include a COA limiting the use of the overnight accommodation to the owners of lots in those developments and their private guests. Is there desire to include a condition of approval limiting this to private guests only similar to the previously mentioned permits? Staff has concerns about the enforceability of a condition of approval prohibiting advertising specifically.

Compliance with the Routt County Master Plan, Sub Area Plans and Zoning Resolution

The Routt County Master Plan, Sub Area plans and Zoning Regulations contain dozens of policies and regulations regarding land use. Section 5 of the Regulations are 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. Section 6 Regulations apply to all Minor, Administrative, Conditional or Special Uses allowed by permit only, PUD plans, Site plans, and Subdivisions.

The following checklist was developed by Planning Staff to highlight the policies and regulations most directly applicable to this petition. The checklist is divided into four (4) major categories:

1. Health, Safety and Nuisances
2. Regulations and Standards
3. Community Character and Visual Impacts Roads, Transportation and Site Design
4. Natural Environment

Interested parties are encouraged to review the Master Plan, Sub Area plans and Zoning Regulations to determine if there are other policies and regulations that may be applicable to the review of this petition.

Staff Comments are included at the end of each section, highlighting items about which the public, referral agencies, or planning staff have expressed questions and/or comments regarding the proposal. **Staff comments regarding compliance with regulations and policies are noted in bold below.**

Public Health, Safety and Nuisances

Applicable Regulations – Routt County Zoning Resolution

- 5.1.1 Every use shall be operated so that it does not pose a danger to public health, safety or welfare.
- 5.1.2 Every use shall be operated in conformance with all applicable federal, state and local regulations and standards. Failure to comply with any and all applicable federal, state and local regulations and standards may be cause for review and/or revocation of any Land Use Approval granted pursuant to these regulations.
- 6.1.7.C Natural Hazards
- 6.1.7.H Wildland Fire
- 6.1.7.I Noise
- 6.1.7.L Odors
- 6.1.7.M Vibration

Staff comments: If approved, all structures and onsite wastewater systems are required to be permitted through the Routt County Building and Environmental Health Departments to ensure that they meet all necessary health and safety standards.

A portion of the parcel is in a high wildfire risk zone, but West Routt Fire Protection District provided comment stating that they have no concerns regarding the proposed use. The proposed build site is in a low wildfire risk location. A condition of approval is suggested limiting the use of recreational fire/barbeque pits and recommending defensible space around the structures.

A condition of approval is suggested requiring quiet hours to mitigate noise concerns.

The guest cabins are not intended to be occupied by individuals as long term housing. The lack of a kitchen and bathroom in each unit means that they do not meet dwelling unit standards for long-term occupation. A condition of approval is suggested to limit length of occupation of the guest cabins.

Onsite management is proposed as part of the application to mitigate impacts and monitor guests. A condition of approval is suggested that would require onsite management to be present whenever guests are staying on the property.

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

Regulations and Standards

Applicable Regulations – Routt County Zoning Resolution

- 5.2 Dimensional Standards:
- 5.3 Secondary Dwelling Unit Standards
- 6.1.2 The proposal shall be consistent with applicable Master Plans and sub-area plans.
- 6.1.5 The proposal shall meet or exceed accepted industry standards and Best Management Practices (BMP's).

Applicable Policies – Routt County Master Plan

- 5.3.A The County encourages the use of “green” building techniques that lead to the conservation of energy and overall reduction of pollution in our environment.
- 5.3.D Require Best Management Practices and grading plans and strongly discourage overlot grading.

Staff comments: The proposed primary dwelling unit and secondary dwelling unit are uses by right and meet the regulated standards as depicted in the application. No overlot grading is proposed.

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

Community Character and Visual Concerns

Applicable Regulations – Routt County Zoning Resolution

- 5.1.4 Outdoor storage of materials which might cause fumes, odors, dust, fire hazard, or health hazards is prohibited unless such storage is within enclosed containers or unless a determination is made that such use will not have a detrimental impact on the environment
- 5.9 Sign Standards
- 6.1.6 Outdoor Lighting: The proposal shall comply with the Outdoor Lighting Standards in Section 6.3 of these Regulations.
- 6.1.7.G Visual Amenities and Scenic Qualities.
- 6.1.7.K Land Use Compatibility.
- 6.1.7.O Historical Significance.

Applicable Policies – Routt County Master Plan

- 4.3.C. Use Permits for projects located on traditional ranch lands may be approved when the petitioner has demonstrated that the historic agricultural operation and stewardship of the land will be maintained or enhanced.
- 5.3.E Routt County requires that all new developments do not contribute to light pollution.
- 5.3.F Routt County will continue to consider the impacts of development and uses on view corridors, water, wetland, and air.

Staff comments:

The intent of the proposed use is to celebrate agriculture and share it with visitors. An agritourism style recreational facility is dependent on its location in an agricultural, rural area. The site is currently vacant and portions of the parcel have been used traditionally for haying/grazing. The proposed development will reduce the area available for agriculture by approximately one acre if this project is approved however the applicant intends on increasing the area of land used for agriculture on the east side of CR 68. The intent is for the remainder of the property to be used for agricultural and recreation.

The common building that contains bathrooms, a kitchen, and laundry machines for guests and houses a secondary dwelling unit is designed to look like a barn and will also serve as agricultural storage on the first floor.

The development is proposed to be clustered and the cabins designed to blend with the rural surroundings of the parcel.

The Routt County Master Plan generally does not support the installation of permanent structures for new recreational uses. A condition of approval has been suggested requiring the conversion of the guest cabins to another use that does not include overnight occupation if the permit is revoked or the applicant ceases operation in the future.

All lighting must be downcast and opaquely shielded.

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

Roads, Transportation and Site Design

Applicable Regulations – Routt County Zoning Resolution

- 5.4 Parking Standards
- 5.5 Addressing Standards
- 5.6 Access to Buildable Lot Standards
- 5.7 Right of Way Access Standards: A Right of Way Access Permit is required prior to construction of any new access point onto a County Road or other Local Public Road or Right of Way.
- 5.8 Road Construction Standards
- 6.1.4 Public Road Use Performance Standards: The proposal shall comply with the Public Road Use Performance Standards in Section 6.2 of these Regulations.
- 6.1.7.A Public Roads, Services and Infrastructure
- 6.1.7.B Road Capacity, traffic, and traffic safety
- 6.1.7.N Snow Storage

Applicable Policies – Routt County Master Plan

- 6.3.E When appropriate, commercial recreational businesses should be immediately accessed by US 40, Colorado State Highways 131 and 134, and County Roads with Primary and Rural classifications.

Staff comments: Parking standards and snow storage can be met on this parcel and the seasons of operation are proposed to be spring, summer, and fall. Routt County Public Works Department did not have concerns regarding the proposed use as it relates to the access off of County Road 68. The subject parcel is a short distance, approximately 1.25 miles, from US Highway 40. An access permit will be required by Routt County Public Works and Routt County GIS addressing standards will need to be met as part of standard development on a parcel.

The applicant is in possession of a commercial well permit issued from the Division of Water Resources to pursue this proposal.

If approved, minimal traffic generation is anticipated. Routt County Public Works did not require a traffic impact study.

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

Natural Environment

Applicable Regulations – Routt County Zoning Resolution

- 5.11 Waterbody Setback Standards
- 6.1.7.D Wildlife and Wildlife Habitat.
- 6.1.7.E Water Quality and Quantity.
- 6.1.7.F Air Quality.
- 6.1.7.J Wetlands.
- 6.1.7.P Reclamation and Restoration.
- 6.1.7.Q Noxious Weeds.

Applicable Policies – Routt County Master Plan

- 5.3.B While respecting private property rights, the County will not approve development applications or special use permits that would lead to the degradation of the environment without proper mitigation that would bring the proposal into compliance with the Master Plan, appropriate sub-area plans, Zoning Resolution, and Subdivision Regulations.
- 8.18.C Development in Wildfire Hazard areas shall comply with the guidelines within the 'State Foresters Guide to Wildfire and Defensible Space.' As the Fire Districts within Routt County adopt the Uniform Fire Code, (unless deemed inappropriate for a particular development) all such requirements must be followed within these districts.

Staff comments:

Conditions of approval have been recommended to reduce the spread of noxious weeds and to recommend defensible space around the structures.

No negative impacts are anticipated to water or air quality as the result of this proposal.

Colorado Parks and Wildlife responded to the application that they do not have concerns regarding the proposed use. Their sole requirement is for bear proof garbage receptacles. No waterbody proximity concerns exist related to this proposal.

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

PLANNING COMMISSION / BOARD OF COUNTY COMMISSIONERS OPTIONS:

1. **Approve the Special 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 Zoning Regulations and complies with the guidelines of the Routt County Master Plan.
2. **Deny the Special 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 Zoning Regulations and/or the Routt County Master Plan. Make specific findings of fact, citing specific regulations or policies by number from the Routt County Master Plan and the Routt County Zoning Regulations.
3. **Table the Special Use Permit request** if additional information is required to fully evaluate the petition. Give specific direction to the petitioner and staff.
4. **Approve the Special Use Permit request 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 Zoning Regulations and Routt County Master Plan.

FINDINGS OF FACT that may be appropriate if the Special Use Permit is approved:

1. The proposal, with the following conditions, meets the applicable guidelines of the Routt County Master Plan and is in compliance with Sections 4, 5, and 6 of the Routt County Zoning Regulations.

CONDITIONS that may be appropriate may include the following:

General Conditions:

1. The SUP is contingent upon compliance with the applicable provisions of the Routt County Zoning Regulations including but not limited to Sections 5 and 6.
2. Any complaints or concerns that may arise from this operation may be cause for review of the SUP, 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 SUP, 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 in Appendix B of the Routt County Zoning Regulations.
5. No junk, trash, or inoperative vehicles shall be stored on the property.

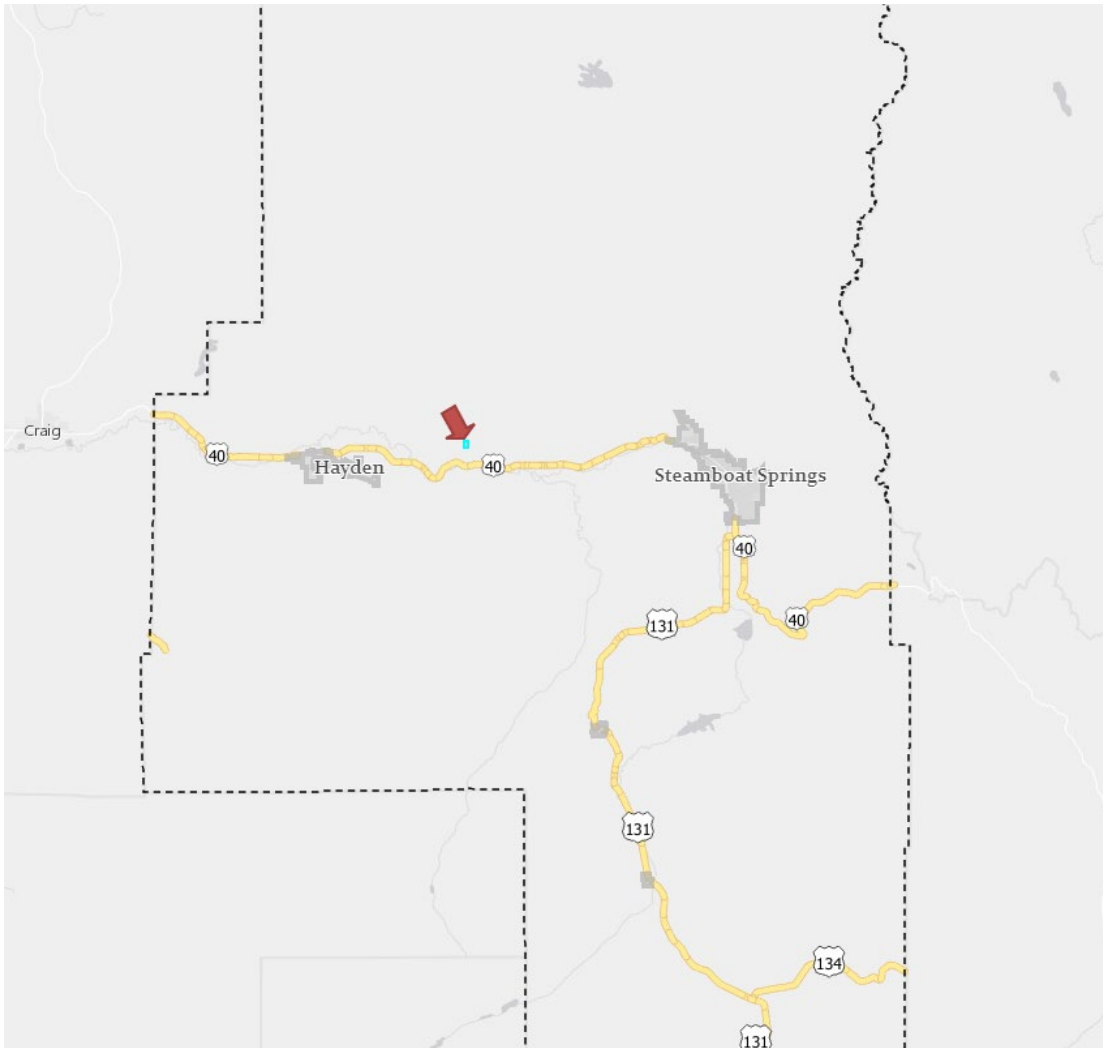
6. This approval is contingent upon the acquisition of and compliance with any required federal, state and local permits. The operation shall comply with all federal, state and local laws. Copies of permits or letters of approval shall be submitted to the Routt County Planning Department prior to the 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 inside a garage 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. 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. 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 Colorado Noxious Weed Act as amended in 2013 and Routt County noxious weed management plan.

Specific Conditions:

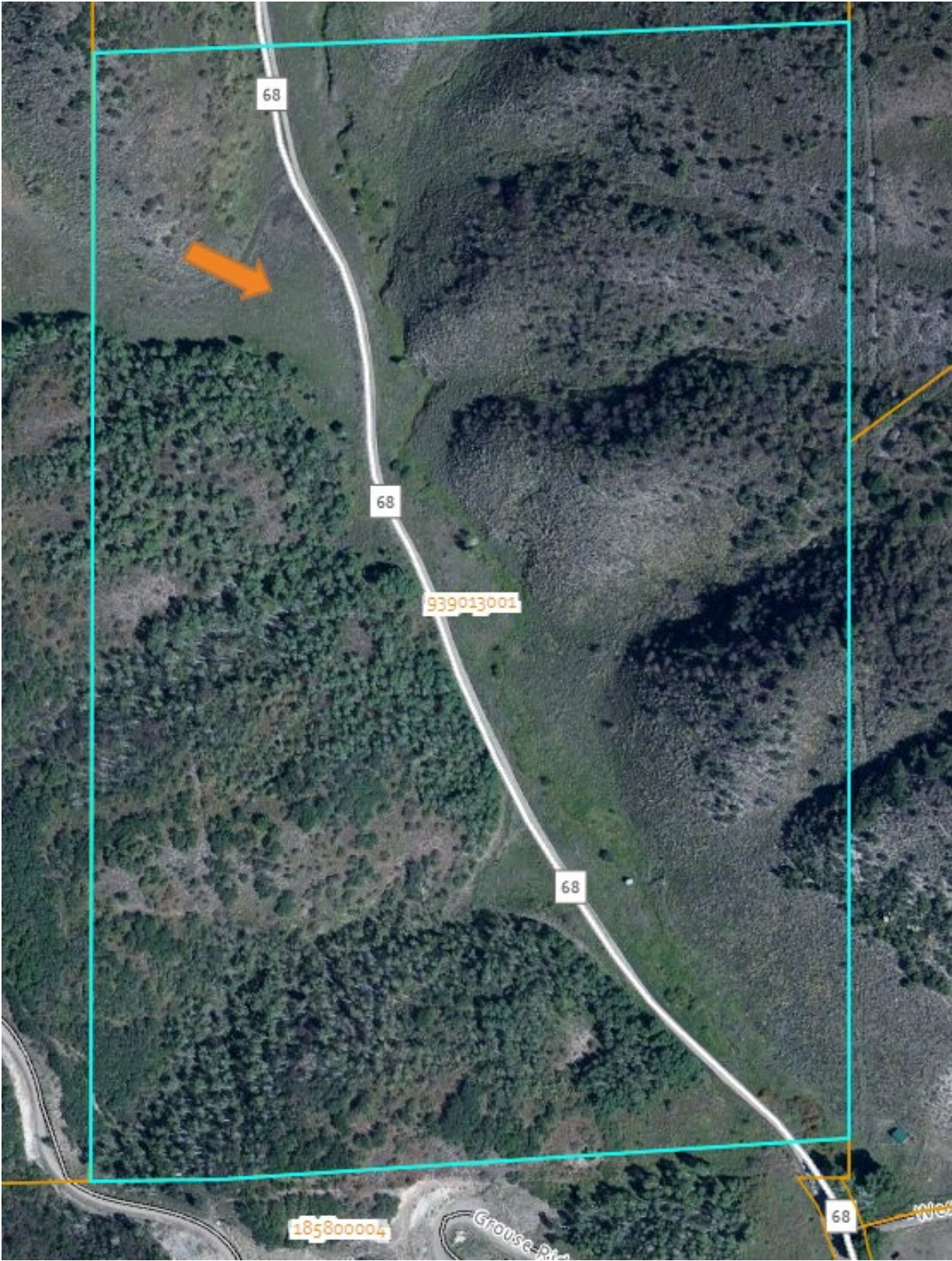
14. The Special Use Permit (SUP) is valid for the life of the use provided it is acted upon within one year of approval.
15. The SUP is limited to uses and facilities presented in the approved project plan. Any additional uses or facilities must be applied for in a new or amended application.
 - a. Three guest cabins, limited to 260 square feet in interior area that do not contain plumbing.
 - b. Each guest cabin may accommodate a maximum of two guests at any one time.
 - c. One common building containing two guest bathrooms, a guest kitchen, a guest laundry machine, and a secondary dwelling unit to house onsite manager.
 - d. Hiking, biking, outdoor activities, and agricultural activities are uses available to guests.
16. Prior to operation, permittee shall submit to Routt County proof of a Sales Tax Account /License.
17. Any structures deemed to be non-conforming without this permit must be removed, converted to a conforming use, or seek the necessary permit to allow the structures if this permit ceases to exist.
18. Any required permits from the Routt County Public Works Department, Building Department, or Environmental Health Department shall be obtained and any inspections completed before operations commence.
19. Months of operations shall be April through November.

20. Owner/operator shall be first-aid certified and be trained on emergency procedures.
21. Domestic animals shall be under control at all times.
22. Revegetation of disturbed areas shall occur within one growing season with a seed mix that avoids the use of aggressive grasses. See the Colorado State University Extension Office for appropriate grass seed mixes.
23. Permit shall not be transferable.
24. One identified recreational fire/barbeque pit is allowed on site for guest use and it must meet West Routt Fire Protection District standards. Any seasonal fire/burn restrictions must be observed. Defensible space is recommended around all structures.
25. Guest quiet hours are between 10 PM and 7 AM. No amplified music or loud activities are permitted during these times.
26. Guest cabins are permitted for short-term leisure occupancy use only. The guest cabins do not constitute dwelling units and may not be occupied for longer than 30 days by an individual guest.
27. On-site management is required when guests are present on the property. No overnight guests are allowed when owner or operator is not on the property.
28. The Special Use Permit cannot be issued until the illegally subdivided 19.65 acre parcel located directly to the north of the subject parcel is merged with a legal parcel.

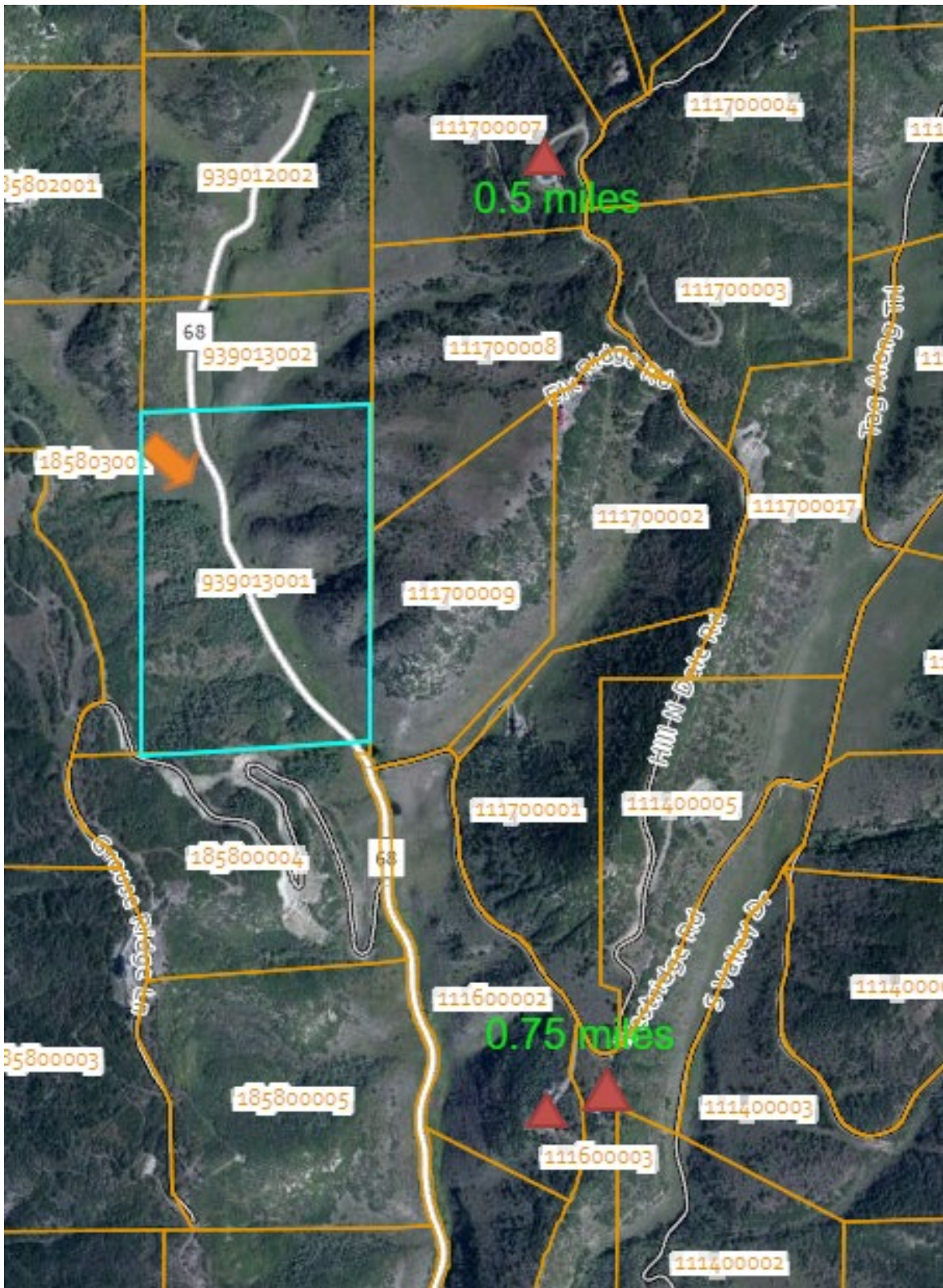
Vicinity maps



Subject parcel, arrow indicates proposed build site



Arrow indicates proposed build site and red triangles are visible dwelling units with approx. distances



Site visit photos

South end of property, looking north



Proposed development site, facing west



North end of property, facing south. Red arrow indicates visible dwelling unit location on ridge.



North end of property, facing south



Adjacent to proposed build site standing on CR 68, facing east. Red arrow indicates visible dwelling unit.



Proposed build site real estate photo



Background

This site concept is presented by Jodie and Bill Uhl, Denver Colorado. We are longtime Colorado residents and have lived in various locations across the state since ~1991.

We are submitting this narrative in support of our application for Special Use Permit: *Recreation Facilities, Outdoor – Rural with Overnight Accommodations*. Our intent is to develop Routt County 60 acre parcel id 939013001 in Milner, Colorado as an experiential guest ranch doubling as a family retreat for our family of 6. Our intent is to develop the property as a “farm to table” agricultural operation including 5-7 cow/calf pairs, poultry, hay (for internal use - for consumption by our animals) and raised bed produce.

The proposed development and guest housing (sec below) will be designed to give visitors the opportunity to experience a small farm, locally sourced lifestyle with the added benefit of serving as a base for activities in the area including hiking, mountain biking, canoeing, fishing, etc.

Our family’s outdoor and agricultural background will support the development and operation of the guest ranch. Jodie Uhl has over 30 years of extensive experience in agriculture and farming. Until 2015 she was an operational partner in a family farm that produces crops and livestock on ~1500 leased acres. Additionally, She has extensive start-up experience from running a large healthcare business unit from the ground up. Bill Uhl is an aerospace engineer and principal for an engineering services company that provides hardware/software development and simulation tools for air and space integrators including Boeing, Blue Origin, Gulfstream, Ford, and others. Previously, Bill has managed the renovation and development of multiple homes and buildings and has passed the homeowner/prime contractor tests in Denver for electrical, plumbing, and HVAC (~2012).

Our family members are avid outdoors-people; two of our daughters attended the Rocky Mountain School for Expeditionary Learning (RMSEL) for middle and high school (based on Outward Bound). A third attended college for two years in Steamboat (graduating from MSU in Bozeman) and has backpacked throughout the rocky mountains and abroad.

Property Development Concept

Our intent is to develop (within 5 years) the primary dwelling unit (PDU) on the property in order to serve as our permanent full time residence. We intend to develop a barn/secondary dwelling unit (SDU) on the property (spring 2022) and three detached cabins supporting commercial rental use as well as to host family while they are in town.

The cabins will consist of three 16 ft. cabins for family oriented, seasonal (spring-fall), overnight guest housing. The cabins will support up to 2 guests per cabin per night. The cabins will provide drinking water (bottled or tap (TBD)), internet, and electricity for heat, electronics, and microwave.

Central guest facilities including showers/bathrooms and a mini kitchen will be provided by a 24 hour accessible barn/apartment which will also serve as the property’s SDU. The SDU apartment will accommodate the property owner and/or manager.

The property/owners have been issued DWR commercial well permit 324864 for commercial use for guest facilities under the special use permit and have been issued DWR well permit 323356 for domestic residential use for the PDU/SDU.

Site Information

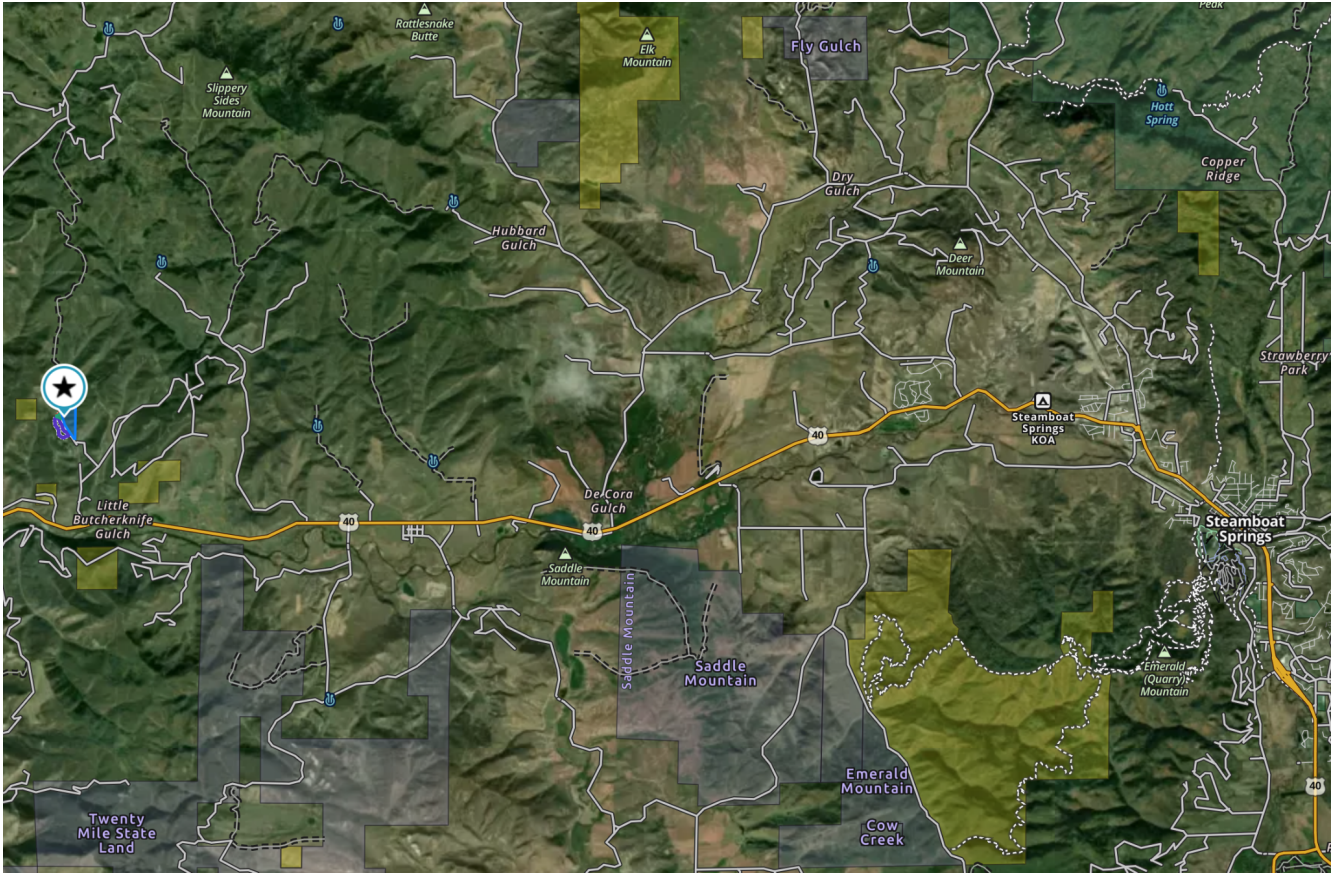
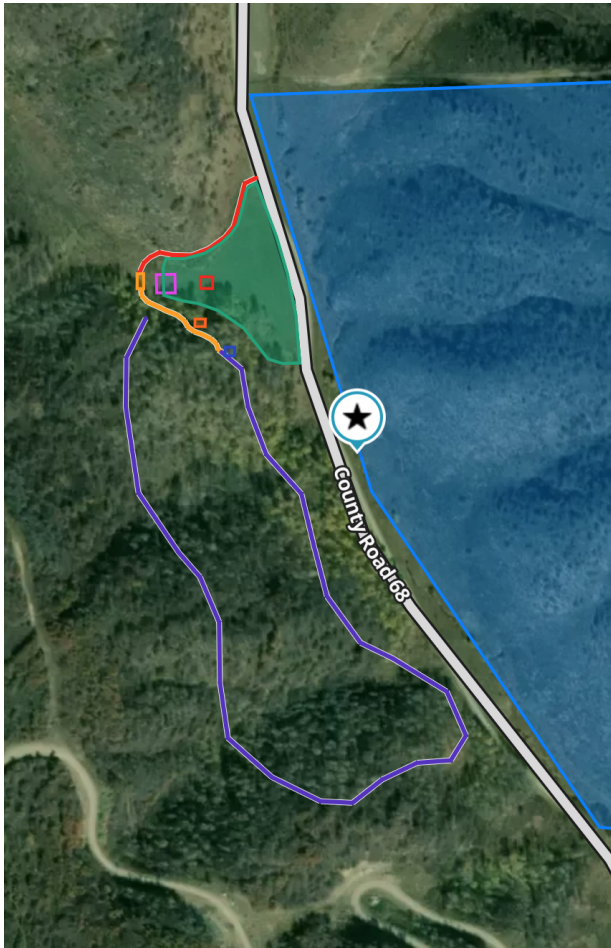


Fig 1 - Site location (star) near Milner, CO TBD Part of Tract 38, E2 SW4 Section 1, Township 6N, Range 87 West total ~60 acres The parcel number is: 939013001

Site Utilization Overview



Proposed Land Utilization:

- 30 Acres livestock/grazing, hay (no irrigation)
- 5 Acres hay (no irrigation)
- 25 Acres forest / hiking

Accommodations and Facilities:

SDU caretaker and common facility:

- 48' X 48' barn with 800 SF owner/caretaker apartment (property SDU)
- Externally accessible guest facilities including showers, bathrooms, laundry, water, kitchen

Overnight Guest Housing:

- Three 15' X 15' timberframe cabins
- Electricity for microwave, lights, electronics, heat
- Bottled drinking water
- No toilet, shower - restrooms are provided in the common facility

Services and Utilities:

- TBD (Verizon) telephone service for the PDU, SDU, guest facilities
- Well commercial permit 324864 for guest facilities, well domestic permit 323356 for the PDU/SDU
- Wireless Internet Service for the PDU, SDU, guest facilities

Fig 2 - Notional site layout and utilization

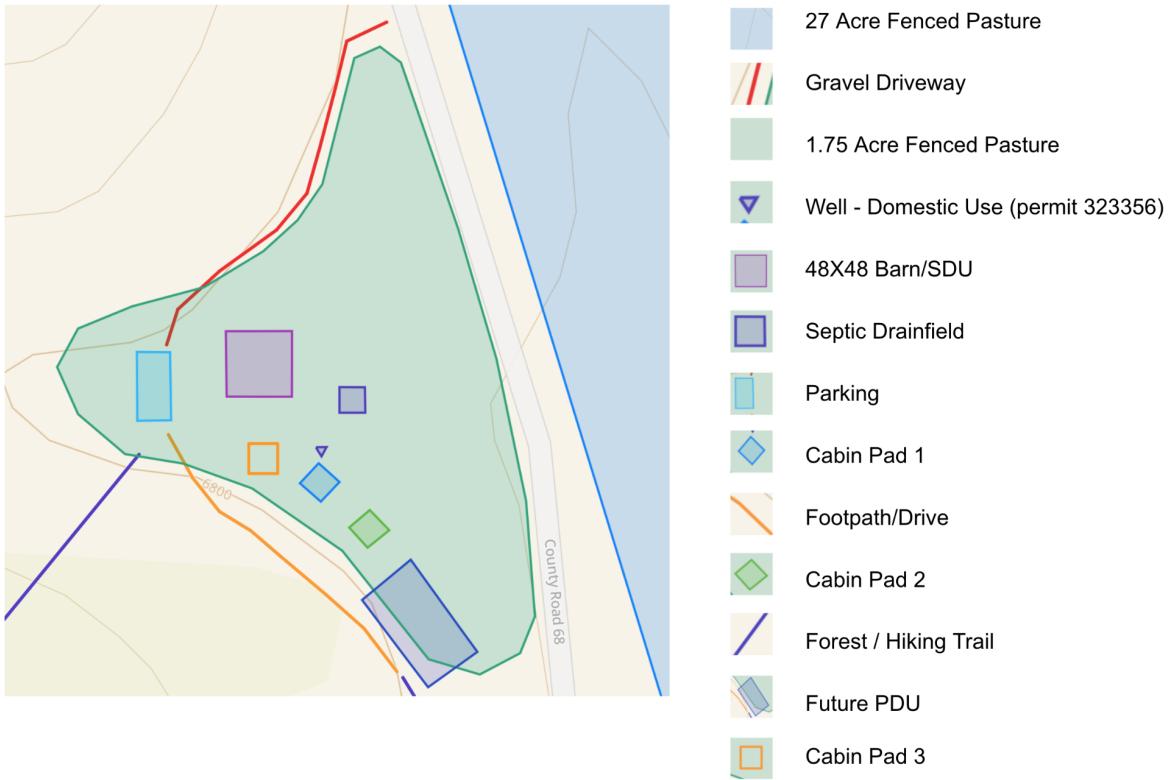


Fig 2 - Notional site layout and utilization



Fig 4 - Mixed use recreational facility/SDU (monitor barn) and recreational living space (cabin)

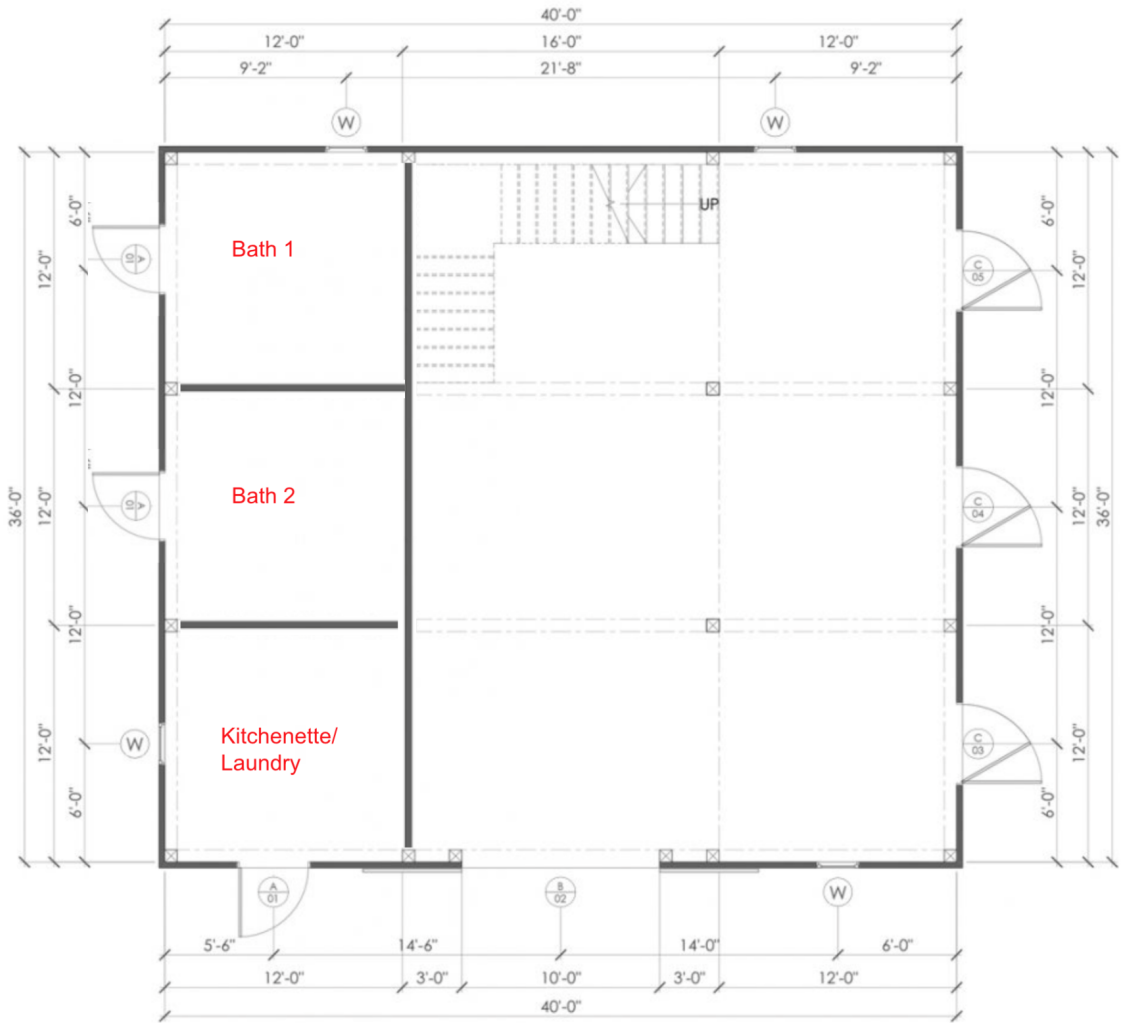


Fig 5 - Mixed use SDU (monitor barn) first floor showing guest facilities (red). The remainder of the first floor will serve as barn/storage space

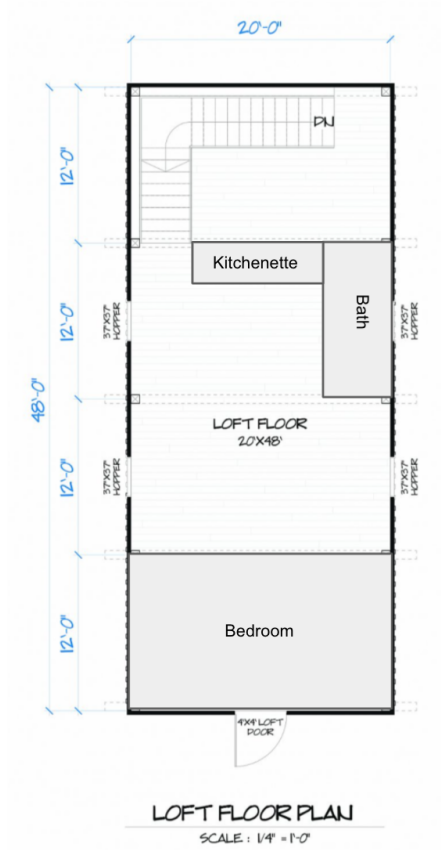


Fig 5 - SDU (monitor barn) SDU second floor showing owner/manager living facilities (dimensions approximate)

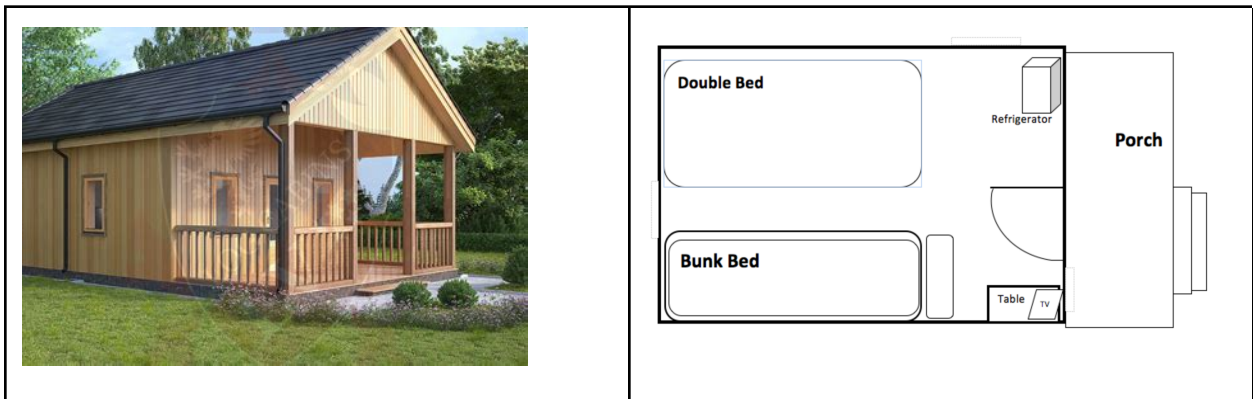


Fig 6 - Guest overnight facilities (cabin) and notional layout



Fig 7 - CR 68 roadway/right of way providing guest and emergency access bisects the property



Fig 8 - Hay meadow and proposed site location for the SDU and recreational living space

Re: Uhl CR 68 Recreational Facility SUP

Dear recipient,

Following are the comments regarding the Routt County's plan review for the above referenced project.

Building Department: Responded that they have no comments

Public Works: Responded that they have no comments. No concerns were indicated during pre-application administrative review process.

GIS Department: A temporary address has been assigned for future permitting purposes. This address will be reviewed, and is subject to change, with any future building permit applications. Every occupied structure will require a unique address or sub-address designator that will be assigned during the building permit review process. The temporary address is: 40343 County Road 68.

Colorado Parks and Wildlife: I have taken a look at the narrative and based on the parameters of the application (site location, proximity to existing developments and county roads, (etc.) I do not have any major concerns. I would like to note that we recommend that the project applicants utilize Interagency Grizzly Bear Committee (IGBC) certified refuse containers for all outdoor trash to discourage human-bear conflicts. Thank you, Kyle Bond.

West Routt Fire Protection District: Response of no concerns on change of use. Trever Guire.

Colorado Division of Water Resources: No response however they were in communication prior to submittal of application during a pre submittal administrative review time process. Commercial well permit obtained by applicant as a result of their feedback.

Environmental Health: Applicant will need to submit permit application (including engineered design and permit fee) to Routt County Environmental Health for Onsite Wastewater Treatment System (OWTS/septic) and receive approval prior to receiving any building permits. Detailed information for OWTS can be found on the Routt County Environmental Health website. As described in the operation appears to fall below threshold for a community or public drinking water system that would require treatment however, treatment is recommended if non-public or non-community if drinking water is under the influence of surface water. Refer to State Drinking Water regulations for details on different types drinking water systems and associated requirements (Department of Public Health and Environment Regulation No. 11). Please contact EH staff if there are any plans for commercial kitchen or food service as this would require public drinking water system classification and other requirements related to food safety.

Routt County Assessor: No response.

From: Tegan Ebbert
To: Tegan Ebbert
Subject: Uhl PL20210018 concerned neighbor letter
Date: Thursday, February 10, 2022 12:08:46 PM

From: Todd Thrasher <tthrash78@gmail.com>
Sent: Wednesday, February 9, 2022 1:38 PM
To: Tegan Ebbert <tebbert@co.routt.co.us>
Subject: Re: Uhl PL20210018 concerned neighbor letter

Tegan,

I have spoken with Bill again and have the following thoughts that are okay to share with the County Planners. My biggest concern is related to the potential commercial use and nightly rental proposition presented. The intended use varies from this and is primarily for family and friends and not as a pure commercial endeavor. As a result there may be a way to provide a limited use situation as you have described at Sidney peak. I understand that it is not practical to try to limit use to only family and friends because it is not possible to manage this from the county's perspective. It may however be possible to limit use to family and friends by providing wording in the special use permit that would prohibit marketing the property. If this were the case I would be more comfortable that the Uhl family will stick to their intended purpose of a family retreat. When the property is managed in this way, in combination with some of your other additions, many of the concerns stated in my initial letter are reasonably mitigated. In my conversation with Bill he indicated that he would agree to have language prohibiting marketing the property as a nightly or vacation rental included in the proposal.

Thank you
T.J. Thrasher

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