



# COLORADO

## Parks and Wildlife

Department of Natural Resources

Steamboat Springs (Area 10) Service  
Center  
PO Box 775777 | 925 Weiss Drive  
Steamboat Springs, Colorado 80487

Routt County Planning  
Attn: Alan Goldich  
136 6<sup>th</sup> St., Suite 200  
Steamboat Springs, CO 80477

Re: Snow Country Landscaping PL20220029

Dear Mr. Goldich,

Thank you for the opportunity to comment on PL 2022-0029 (a final PUD, zone change, and lot line adjustment for Snow Country Landscaping). Colorado Parks and Wildlife (CPW) has a statutory responsibility to manage all wildlife species in Colorado; this responsibility is 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.

This proposal comprises the following actions:

- Create a new lot (Lot 1) on the east side of the Yampa River. Lot 1 will be 150' wide with access to US-40 and Dougherty Rd. The total acreage of Lot 1 will be 4.3. No changes to the existing access points are proposed.
- Mt. Werner Water & Sanitation District has agreed to review the sewer service for Lot 1, is considering the relocation of a residential A-frame, and the construction of a possible employee unit. A public restroom may be installed and added to the sewer service. The improved sewer service will result in the abandonment of a leach field for the existing A-frame house on Lot 1.
- Lot 1 would dedicate 1.07 acres to open space per PUD requirements. This will be within 3 tree growing areas of the nursery and will provide benches for public enjoyment.

CPW recommends the following best management practices for this property.

- Use of IGBC-certified bear-resistant canisters to reduce human-bear conflict.
- Any fencing installed on the property should be wildlife friendly to prevent entanglement and entrapment of wildlife. Recommendations can be found in CPW's Fencing With Wildlife in Mind publication.

This application notes that neither property owner associated with this referral is supportive of the City's South Valley Trail Extension Plan along the Yampa River due to the cost,



wetlands impacts, and limited season of use. Public trail easements in this proposal would be dedicated to facilitating the South Valley Trail Extension. However, these easements are along the property lines; the owner does not plan to dedicate any easements along or adjacent to the Yampa River due to the lack of easements the City has on southerly properties. CPW requests continued engagement in South Valley Trail Extension conversations as they occur. There may be additional recommendations from CPW regarding the extension of the Core Trail to the south due to possible impacts to wildlife species and their associated habitats.

CPW appreciates the opportunity to be involved in Routt County's planning process. Please contact Kyle Bond, District Wildlife Manager, at (970) 457-0075.

Sincerely,

A handwritten signature in black ink, appearing to read "K Middledorf". The signature is fluid and cursive, with the first letter "K" being large and prominent.

Kris Middledorf

Area Wildlife Manager

Cc. Kyle Bond, District Wildlife Manager  
Danielle Neumann, NW Region Land Use Specialist