

December 15, 2022

Dear Property Owner,

Please take notice that an application for a Planned Unit Development - Amendments has been received by the Routt County Planning Department. As your property is adjacent to the land subject to the application, we are notifying you in the event that you may wish to provide comments.

There is a map of the project location on the back of this notice. The following information is provided regarding this application:

Project Name: Quealy Property access MINOR AMMENDMENT
Project Number: PL20220101
Parcel Number: 912203006
Proposal: This is a Minor Amendment to an existing PUD.

Rocky Mountain Sled Rentals (RMSR), a concessionaire of Steamboat Lake State Park, would like to move their seasonal snowmobile rental business to a portion of State of Colorado land, Board of Land Commissioners (SLB) property, known as the Qualley Cabin, which is managed by Steamboat Lake State Park. This has already been approved by Steamboat Lake State Park and the SLB.

RMSR operates out of approximately 6 snowmobile trailers and one temporary steel building. It's operating season is Dec to April with a goal of having all trailers and the temporary building removed from the property prior to Memorial Day weekend. Sanitary facilities would be supplied and maintained by RMSR. Snow removal would be the responsibility of RMSR also. The area will be gated and signed stating it is only to be used for the rental business and not the general public. Every effort will be made by RMSR to minimize the impact to this area.

Steamboat Lake State Park also intends to seek out grants to repair the cabin so that it can be used as a classroom for outdoor related education.

The entrance to the property from CR 129 would need to be widened. The existing culvert will accommodate the widening work. A double gate would also be installed. The power would be supplied by a generator this season. There is already power to the cabin and permanent power hookups may be installed next summer for RMSR. The cabin's old parking area may be improved to accommodate future use. All major ground disturbance will go through the appropriate review processes to limit environmental impact.

Applicant(s): Steamboat Lake State Park-Ryan Crabb

Owner(s): STATE OF COLORADO

Legal: TR 46B (AKA TR 46) AND LOT 19, SEC 19
LOT 23 SEC 20-10-85 78.64AC PER B714
P1239

Location: The proposed site is located on State of Colorado land, Board of Land Commissioners property. The parcel sits northeast of Steamboat Lake State Park on the east side of CR 129.

This application has not yet been scheduled for a decision or hearing. Once review of the application has been completed and decision or hearing date(s) scheduled, you will receive a notification of those dates. A link to the application materials is on the 'Pending Applications' section of the Routt County Planning Department website.

Should you have any questions regarding this application, please contact Sally Ross at (970) 879-2704 or sross@co.routt.co.us.

MAP:

