

December 15, 2022

The Routt County Planning Department is requesting your comments, recommendations, objections, and/or requirements with respect to this Planned Unit Development. We would appreciate receiving your reply by **December 29, 2022**. If we have not received a response by this date, it will be assumed that you have no comments or objections regarding this application.

Please provide comments by going to the [Routt County Online Portal](http://www.co.routt.co.us/Planning) and supplying comments online. If you have not done so already, you will be required to sign up for a Portal Account using the email address this letter is directed to.

The information regarding this proposal is as follows:

Application Number:	PL20220101
Parcel Identification Number:	912203006
Applicant(s):	Steamboat Lake State Park-Ryan Crabb
Owner(s):	STATE OF COLORADO
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.

Legal:

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

Address:

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.

Size:

168.95 Acres

County Contact:

Sally Ross

Thank you for your attention to this matter.

Please reply to the attention of:

Sally Ross

Phone: (970) 879-2704

E-Mail: sross@co.routt.co.us

Note: Please include our Application Number in your response. It is not necessary to return this package with your reply.