

January 06, 2023

Steamboat Lake State Park-Ryan Crabb  
PO Box 750  
Clark, CO 80428

**Re: Quealy Property access PUD amendment MINOR AMMENDMENT**

Dear Applicant,

Following are the comments regarding Routt County's plan review for the above referenced project. We are requesting additional information per the outline below. These items must be addressed through revised drawings and/or notes in order for us to complete the project review for the above referenced project.

**Planning Review** (Reviewed By: Sally Ross)

1. What will the steel building look like and will it be removed at the end of the winter?
2. How big will the parking area be? What is the anticipated number of vehicles and snowmobiles that will be parked in this area?
3. Is there a proposal for signage that will be implemented?
4. Will the motorized recreation crossing CR 129 increase?
5. Will there be any site grading necessary to create the parking area?
6. The parking area is adjacent to mapped wetlands. What precautions will be taken to prevent negative impacts to these wetlands?
7. Will maintenance of snowmobiles take place on site? If so, what precautions will be taken to prevent environmental impacts from such activities?
8. State Parks are exempt from obtaining building permits from Routt County. What process will be put in place to ensure that the cabin is safe for members of the public that are using it.
9. Please provide more details on what the summer programming at the cabin will consist of. This should include frequency and number of participants.
10. Will any visual mitigation measures be employed to help mitigate the visual impacts of the parking area and steel building?
11. The current access is immediately adjacent to a mapped waterbody. Please provide plans for the widening of the access that is protective of, and minimizes impacts to, this waterbody.
12. Will there be any outdoor lighting?

Once you have uploaded answers to these questions in the portal, please let me know that you have done so. If I can provide any further information, please feel free to contact me at (970) 879-2704 or by email at [sross@co.routt.co.us](mailto:sross@co.routt.co.us).

Sincerely,



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Steamboat Springs, CO 80487  
970-879-2704  
[www.co.routt.co.us/Planning](http://www.co.routt.co.us/Planning)

A handwritten signature in black ink that reads 'Sally Ross'.

Sally Ross, Planner II  
Routt County Planning Department