

June 01, 2023

Craig Preston
PO Box 98
Oak Creek, CO 80467

Re: Stagecoach State Park PUD & Visitor Center at 25500 COUNTY ROAD 14, ROUTT, CO 80467

Dear Applicant,

Following are the comments regarding the Routt County's plan review for the above referenced project. We have noted several concerns and/or issues regarding the application. These items must be addressed through revised drawings and/or addendum in order for us to complete the project review for the above referenced project.

Environmental Health Review (Reviewed By: Scott Cowman)

Please give details about how septage is being handled. Assume use of state permitted treatment plant and available capacity for additional flows.

Planning Review (Reviewed By: Michael Fitz)

1. Document has been redlined with some edits; a mix of typographical and more substantial edits. We specifically recommend standardizing things like square footage (e.g. don't mix "less than 1000sf", "up to 1000sf" and "X to 1000sf"), remove any references to "footprint" of buildings, and add a note that all references to square feet are to gross square footage.
2. Please consider a separate, expanded bullet point for signage in Section 17. We suggest that signage be "subject to County permit processes, with the exception of number". The park is so big that following the County's typical restrictions on number of freestanding signs (as an example) would not be realistic. However, we suggest that "non-internal signage shall only be allowed at park entrances".
3. Please refer specifically to the "Stagecoach State Park Redevelopment Plan dated December 2016" wherever it is referenced. In the redlines we have suggested two additional locations where it should be mentioned, and in at least one place it is referred to as a "Master Plan, as amended". We can't approve a PUD that references a changing document, so it must reference the 2016 version, with the full name.
4. Please put a bookend on the number of employee housing units and dormitories for park employees. This plan document represents the County side of the framework that allows the Stagecoach State Park Redevelopment Plan from December 2016 to be realized, so we suggest tying the employee units to what is proposed by that plan - with perhaps some room to grow. Upon resubmittal, please explain how any proposed number was arrived at so we can verify.

GIS Department Review (Reviewed By: Laura Meyers)

Existing address, 25500 Co Rd 14, is okay.

Once you have uploaded answers to these questions in portal, please let me know that you have done so. If I can provide any further information to you, please feel free to contact me at (970) 870-5326 or by email at mfitz@co.routt.co.us.

Sincerely,



Michael Fitz, Planner I
Routt County Planning Department