



## Triad Property Services LLC

January 23, 2020

Routt County Board of County Commissioners  
c/o Tegan Ebbert  
PO Box 773749  
Steamboat Springs, CO 80477

**RE: King Creek Ranch S.U.P. Application – Amendment Request**

Dear Routt County Commissioners,

I write of behalf of King Creek Ranch, LLC, the applicant of PL-19-184, a Special Use Permit for the 5,000+ acre private ranch in extreme south Routt County. This application is on your January 28, 2020, agenda. On January 16, 2020, the Routt County Planning Commission recommended approval of this application. Approval of a few recreational uses are sought through this application. This letter concerns one part of one approval.

Chester Camp is an area located in the extreme northeast portion of the Property, bordering National Forest. The area is used seasonally for "glamping" from Memorial Day to the end of September when the camp is winterized. Chester Camp consists of, among other items, four one-room, 150 square foot cabins situated on deck platforms with no permanent foundation. These small bunkhouse cabins have caused issues with the Building Department, as these cabins do not fit neatly into any section of the building code.

Per Todd Carr of the Building Department (his October 28, 2019 correspondence to the applicant is included in the agenda packet), building permits are not required for bunk houses on platforms, if the structures are physically removed annually once the camping season is over (in compliance with camping code). It is certainly possible to remove these structures annually from the platforms, but in so doing, the impact to the environment would be far greater than leaving the bunk-cabins in place.

Alternatively, if the bunk houses remain in place year-round, building permits would be required. These structures would be unable to meet the building code as a single-family dwelling, which is not permissible given the lot layouts. Additional, heating, insulation, and sanitation would be required, which is completely unnecessary for the actual use of these bunk houses and would only create greater impact. Other requirements to meet code alternatives, including the addition of foundations, would also increase the negative environmental impact.

At the January 16th Planning Commission hearing, the members of the Commission questioned why the conditions of approval would require these bunk houses to be removed annually. They appeared to feel that annual removal would be an unnecessary hardship, as well as less desirable generally in terms of conservation and the goals of the county. It was acknowledged that meeting

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other code categories was not reasonable considering the circumstances. Ultimately, the Planning Commission determined that this building permit issue was outside of their purview, but noted that the Board of County Commissioners could consider this item.

We agree with the Planning Commission. Removing these bunk houses annually, which are located in a remote corner of the Property, would create unnecessary and negative environmental impacts, land disturbance, wildlife disturbance, and be generally inconsistent with the desire of the county to decrease impact. We request that the condition of annual removal for these 4 small cabins be removed and that you make a finding that their current status satisfies Building Code regarding these 4 structures. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to be "B. Re". The signature is stylized and written in a cursive-like font.