

Data Submitted (UTC 11): 6/23/2024 11:26:19 PM

First name: Matt

Last name: Lou

Organization:

Title:

Comments: The next issue I would like to comment on is the overall design of the proposed site. While there are a few decent ideas, there are also a number of certain problems, difficulties, omissions, and design flaws worth mentioning.

First the agreeable items. Converting the existing campsite area to a new day use area, adding some parking and day use areas over by the existing lodge, adding a few more docks for lake fishing access, and retaining the use of the historic cabins for interpretive use are all reasonable directions.

And now the other side of the coin.

Lodge - Building a new Lodge in the middle of the existing open field screams over-development. This will add more traffic, more parking, more needed infrastructure, more onsite waste, and ultimately more visitors to this sensitive area. Instead, I would use the existing lodge for a welcome/guard/check in station and keep the development down. I would also remove the onsite kitchen facilities if need be. The open field below the triangle parking lot could be used for a simple pavilion or group picnic area. This would be more in line with the historic use of the property.

Cabins and Campsites -The design of the cabin and campsite area, could use a lot of work. If you are going to go to the trouble to design and install a new facility, why wouldn't you try to make it beautiful? An rv parking lot in the middle of the field is downright boring, unimaginative, and ugly. Same goes for cabins arranged in a group like a subdivision. Instead, why not work with the contours and characteristics of the site and disperse the cabins, and campsite spaces in amongst the foliage, following the topography of the existing site along a meandering road. This is the most interesting, lowest developmental impact, private, aesthetically pleasing, and most creative way to do it. This design idea makes for the most interesting camping and cabin experiences.

Also, the proposed locations of each area are problematic. The cabins should be integrated and set into the landscape, not dominate the landscape and view-shed of the main area. Invisibility is an asset in this case I believe. To put the camping area in the first pasture above the road has many issues: seasonal access difficulties, intrusion on seasonal wildlife areas, location far removed from lake access, no view of the lake, and increased disturbance and development needs. Instead, bring the campsite in closer to the lake by placing it above the road opposite the triangle parking area for better access, views, and character.

Pastures - Developing the historic pasture areas as campsites, rv parking, and the like, is just plain dumb. Open irrigated grassland is a prime habitat for wildlife, horse grazing, wildflowers, and open space uses and views. I can see grouping a few cabins along side the pasture below the existing horse corral, and possibly moving the barn/corral to the lowest part of the first pasture, but to target the pastures for roads, buildings, septic systems, campgrounds, parking, etc. is rude. Once again, working the design into, and around, the existing characteristics of the site will create a more picturesque area, and preserve the open space grassland for all of its many uses.

Administrative - Having an administrative area in such a prime location close to the site is using a prime space for a secondary supporting function. Instead, the campground would be better to work into this area as a multi-use primitive camping area, each site capable of car camping, tent camping, or small rv camping, as it is in the current campsite. The administrative area would be better situated above the bluff on dead horse flat, for these reasons: better overview of site, previously disturbed area, large flat envelope for buildings and infrastructure, out of the view-shed of the main facility area, close by for logistics, allows camping to be closer to lake, and out of the pastures.

Equestrian Outfitter - I tend to agree that having the outfitter a bit removed from the main area has its appeal. However, putting them way out in the second pasture above the road only means more disturbance of and conflict with the natural wildlife area, more development, more infrastructure, more cost, distance from trail access points, and harder vehicle access in all seasons. Instead, I would put them right at the bottom of the first pasture above the road for these reasons: good access, less disturbance of historic pastures and wildlife, close to all trail access points, better access to grazing areas, and removed from main area.

Equestrian Camping - I would put this in the place where the corral/barn is now for ease of access, and access to trails.

Public lands and hunter parking - This has not been addressed on the site plan, yet it is very important for access to public lands on a county road. I would combine this with equestrian camping on the current barn/corral location for ease of access to county road, and ease of access to multiple trails.

Seasonal cattle catchment area - This needs to be addressed.

There are many areas for improvement, and details need to be worked out and put in place rather than just have a vague idea. For one example: see attached alternate plan.