

Data Submitted (UTC 11): 3/13/2026 3:38:15 AM

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Comments: Hello,

Regarding a Hut on the peninsula, I feel a hut would adversely impact the current recreation experience on the PRA. The proposed hut location is not clustered with other existing facilities, but rather pretty much smack dab in the middle of the peninsula; creating a leapfrog of developed usage. The town has done such a tremendous job with the trail system out there.

I can understand the desire to monetize it in some way. It is my feeling that the revenue generated from a hut would be out weighed by the impacts.

With such easy access, it is likely the hut will become somewhat an "attractive nuisance" party spot. What sort of monitoring will be in place when the hut is not occupied?

The simple presence and promotion of a hut will attract still more attention to the peninsula area that is currently bordering on overcrowding at certain times.

The most recent master plan of 2019 was cited as including the prospect of a hut. My understanding of the current master plan show support for passive minimally developed type recreation on the peninsula.

An overnight facility and associated impacts land in the developed type category of recreation.

The idea of a hut certainly sounds appealing on paper. Providing an introductory hut experience for youngsters, adaptive community, and older populations unable to visit other huts in the system is honorable. If in fact the target audience is individuals unable to reach other huts in the system, how does that translate to this hut being a "feeder" hut to spur usage elsewhere in the system?

My understanding is usage would not be limited to these groups, but rather also open to sports teams and the general public just as the other huts in the system are.

On occupancy, I understand the hut is intended for year round use. What percentage rate is Summit Huts projecting?

At 65%, 6 people x (.65x365= 237 days) works out to 1423 overnight stays annually. At 8 people it climbs to nearly 1900 per year.

What is the average length of stay expected to be? What type of maintenance is needed between stays?

Are we talking about a septic system, composting toilet in the hut, out house that requires pumping periodically?

By comparison, what is the most similar hut usage in the hut system now?

What other huts with close in access already exist within the system?

How is this volume/footprint of usage consistent with the passive use nature expressed in the 2019 master plan?

I get the town's eagerness to commercialize the peninsula. Based on average SHTS rates of \$45.-\$50. per bed, the full cabin would go for

\$360-\$400 per night.

At an average rate of \$375 per night and 65% occupancy, we are talking about \$86,500. a year. At a 5% commission to the town, that comes to \$4325.

Even bumping the numbers to 85% at \$400. per night works out to \$124K gross and a 5% fee of \$6200. to the Town.

While camp occupants may be limited, what about other attendees/ support staff participating for day use?
If we are talking about adaptive use audience, what is the general ratio of support staff in that case?

By the time a decision is made for the hut to be built, public notification channels are too little too late in my experience.

At the previous "Backyard Plan" open house there was no mention of a hut that I heard. If this has been under consideration for some time, that would have been a good opportunity to create awareness among the public. While peninsula usage may be separate from BYP, these two issues are very closely related.

The peninsula trail system is already bordering on one viral social media post away from overuse. Not necessarily by the volume numbers, but by lack of user education. The downhill trails have become too heavily rutted for the ability of many users. The flow trails have been designed remarkably well, yet are still vulnerable to poor riding practices (skidding, spinning, or sliding tires)

But I digress...

Based on the SDN article, Staff is moving forward with USFS to work out a Decision Memo and with SH on a concessionaire agreement.

That sounds like decisive action to me. Are the potential impacts to the community worth \$5,000?

Thank you for your time and attention to this important issue.

Sincerely,
Thomas Castrigno