

**Lucky 8 Ranch Special Use Permit Application
Temporary Workforce Housing
Mitigation Plan**



As always, we at Lucky 8 Ranch put Safety first. We will make sure our property is always in good standing for the Health, Safety, and Welfare of our lands, our employees, and our visitors. The entire property is our home and we will maintain and preserve it to the highest standards.

Public Roads, Service & Infrastructure, Road Capacity, Traffic & Traffic Safety

To avoid any negative impacts to our public roads leading to the ranch we are offering housing on site, this will reduce the number of vehicles traveling along these roadways daily.

Natural Hazards

We do not have any avalanche, landslide, rock fall, mudflow, unstable slopes, seismic, or radioactive areas within the proposed location.

To help minimize wildfire areas, we graze our livestock and harvest hay pastures to keep the grass height to an appropriate level. We also maintain and mow within a 50-foot radius of any structures.

To help fight possible fire, fire extinguishers are located in all structures and vehicles located on the ranch. We also have multiple water pumps, water tanks, and water trucks to pump water if needed to specific areas.

There are no known existing flood hazard areas within the proposed site.

Wildlife & Wildlife Habitat

The proposed temporary workforce housing site is not located in a known critical wildlife area.

To avoid disturbing the local wildlife, we will avoid known breeding grounds, nesting areas, dens, and other high concentrated animal habitats, to not disturb these animal species. There are no known areas within the proposed site location.

We have a bear proof dumpster on site to keep rubbish contained and rodents away.

Water Quality & Quantity

We will maintain and preserve the water that runs through or under our ranch to the highest standards.

Air Quality

To reduce the amount of dust stirred up from the county road we have already started to treat our roadways within our property limits with magnesium chloride, applied by Routt County Road & Bridge. We also use water during dry periods to wet our driveways when increased traffic is expected and high winds.

Visual Amenities and Scenic Qualities

We are currently reclaiming all our land especially where the Chevron Mine use to exist.

Noise

We will use whisper watt generators to power the temporary workforce housing units, which will reduce noise impact.

To minimize noise to surrounding residents the temporary workforce housing units will be surrounded by hay/equipment barns.

Wetlands

The proposed temporary workforce housing site is not located in a wetland.

Agriculture Uses

The proposed temporary workforce housing units will aid in the agricultural use of our property.

Outdoor Lighting

The units each have small outdoor light fixtures and will be downcast and opaquely shielded. We do not propose adding any additional outdoor lighting to the units.

Other

We will get a Site Fire Safety Plan approved by our local fire safety authority.

Lucky 8 Ranch will adhere to any of the proposed mitigation techniques set forth in Section 6 of the Routt County Zoning Regulations as decided by the planning commission.