

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



Existing/Future Buildings, Structures, Fencing:

Currently 4 hay & equipment barns are constructed around the proposed temporary workforce housing location.

1 – 50' x 100'

2 – 40' x 80'

1 – 30' x 60'

Outdoor Storage, Trash Enclosures, Staging Areas, and Outdoor Use Areas:

We have 2 dumpsters. 1 for construction materials and 1 bear proof dumpster for household rubbish. We are currently reorganizing our barn yard and have not set a location for these units.

Parking Areas:

We have plenty of parking area around the proposed site for the tenants of the wellsite trailer units.

Snow Storage:

We do not store any snow. All plowed roads/paths get the snow blown into the adjacent pasture.

Sanitation Facilities:

Each wellsite trailer has 2 bathrooms. NWCC is currently designing the waste water management system.

Utilities:

Each unit has its own water holding tank and propane tanks attached to the unit. Electricity will be supplied by a whisper watt generator. We will need to construct a new septic system to manage the waste water from the units. NWCC is currently designing this system.

Water Bodies, Drainages, and Ditches.

The homestead ditch runs 3-5' underneath (in 42" culverts) the proposed temporary workforce housing location and portions of the barn yard.

Wetlands, Floodplains, and Steep Slopes:

The proposed area is not in a wetland nor in a floodplain. There is a steep slope area a couple hundred feet to the east of the proposed temporary workforce housing site location.

Easements, Building Envelopes, and Minimum Setbacks:

All structures existing and proposed will be the 50' minimum building setback.

Sidewalks & Trails:

We do not have any built sidewalks. There is an established trail that leads from the driveway, through the barn yard, and to the temporary workforce housing location.

Hazardous Materials Storage:

We currently use a sealed shipping container (conex) for all our hazardous materials storage located next to the barn.

Proposed Landscaping:

We propose to plant grass around the temporary workforce housing units.