

## SMR - Temporary Workforce Housing Project Narrative (Revise 9/20/24)

### Introduction

The Stagecoach Mountain Ventures, LLC is submitting this Special Use Permit to assist the Oak Creek Fire Protection District (OCFPD) meet their current temporary seasonal housing needs for eighteen wildland firefighters. The proposal is to install 2 temporary workforce housing trailers which will accommodate a total 28 people. The remaining 10 bedrooms not utilized by the Fire District will be utilized by construction workers associated with the build out of the various elements of the Stagecoach Mountain Ranch project. The use of these temporary buildings will allow OCFPD time to develop a plan for a permanent location of a fire camp that will house its employees within the fire district.

This project is essential to the success of OCFPD's wildland fire program. The lack of affordable housing in Routt County has made it extremely difficult to recruit and retain seasonal employees. This project will allow OCFPD's seasonal employees to have housing at a dramatically reduced cost thus allowing for greater recruitment and retention of fire suppression personnel.

### Propose Project

The planned improvements consist of two 54' x 83' temporary structures to serve as temporary work force housing residences for the Oak Creek Fire District seasonal wildfire fighters. The structures are planned to be located on the Stagecoach Mountain Ventures, LLC property near the south corner of the intersection of County Road 212 and Stagecoach Rd within the District boundary within having parcel identifications of 330373101 & 330370101 (the "Site"). These buildings are proposed to setback from 265.3', and 336.6', from Stagecoach Road, and County Route 212, respectively.

A project vicinity map and detailed location of the planned improvements are shown on the site plan submitted with this application. The proposed site improvements shall consist of the following:

- Install a temporary curb cut on County Route 212
- Approximate a 35,000 square foot area to house the subject TWH trailers, a parking area to accommodate 38 parking spaces for the personal vehicles of the occupants of the trailers and their guests, as well as adequate space to accommodate the crew carrier and/or Fire Engine that will transport the Wildfire personnel to the district's Wildland Station, and bear proof dumpster within the area that will be improved with an aggregate base surface course.
- The existing informal driveway is proposed to be widened to 20 feet and stabilized with 6" of an aggregate base surface course.
- Extension of existing utilities as required to service the TWH units, as further detailed below.

All as shown and specified on the Site Plan prepared by Kimley Horn, dated 9/19/24.

The proposed structures are modular, with each building containing 14 bedrooms, shared kitchen, common areas, and 5 bathrooms to accommodate a total of 28 employees, as shown on the floorplans plan, and photographs of the proposed TWH trailers submitted with the application. These buildings will be in place for approximately 36 months.

Based upon discussions and coordination with the Morris Creek Metro Water and Sewer District (MCMWSD), the proposed utility improvements include an 8" PVC water main extension from County Road 212 and an 8" PVC sanitary sewer main extension from the existing manhole located south of the

District parcel (961071005) adjacent to the Site. It is anticipated each building will require a 1.5” domestic water service line and 4” sanitary sewer service line. As further described in the MCMWSD April 30, 2024 Commitment letter to serve the project with both water and sewer services.

In addition, electric will be provided to the subject trailers via connection to the Yampa Valley Electric Association existing electric line locate adjacent to the Cty Rd 212 road improvements, as all are illustrated on the Utility Plan submitted with the application.

#### Existing Conditions

The existing site condition associated with the area of the proposed location is characterized as an existing meadow area that is generally flat, which is accessed via an existing informal driveway off of Stagecoach Road. The elevation of the proposed location of the TWH buildings is approximately 35 feet below the Stagecoach Road, and area of the site between the proposed trailer area and the adjacent roadways well vegetated so as to adequately screen the subject trailers from the surrounding community, as is illustrated in visual assessment of the proposed project submitted with this application. The subject site is serviced by existing MCMWSD water and sewer infrastructure, as well as Yampa Valley Electric Association existing underground electric line within the County Road 212 right of way as illustrated on the Existing Condition Map, dated August 16, 2024, prepared by Kimley and Horn, submitted with the application.

The proposed location for the sighting of the subject Oak Creek Fire District TWH trailers was selected due to the following factors:

- Proximity to existing utilities and other infrastructure.
- The existing site conditions the subject location minimize the visual impacts from the existing roadways and adjacent properties.
- The subject location is already cleared, and therefore minimizes the amount of site work required to install the TWH trailers.
- The subject location does not conflict with redeveloped planned of remainder of the subject property, including the “ski base” area.

The following outlines how the proposed project meeting the standards for Temporary Workforce Housing (TWH) pursuant to §8.22 of the County Zoning Code.

- A. Proposed TWH facilities shall be subject to, but not limited to, the criteria in Sections 3, 4, 5, 6, and 8 of the Zoning Regulations.

*Taking into consideration the existing site characteristics, and the proposed site plan design it is submitted that the project meets the applicable criteria of the sections referenced above.*

- B. Total number of residents shall not exceed fifty.

*The proposed temporary workforce housing trailers have a total of 28 bedrooms, which will accommodate one person per bedroom for a total of 28 residents.*

- C. The TWH facility shall be for a period no longer than three (3) years, including the reclamation phase. Extensions shall only be approved by the Board of County Commissioners.

*The subject temporary workforce housing trailers are only requested for the permitted 3-year time period.*

- D. These quarters are temporary structures such as manufactured housing or recreational vehicles.

*The subject temporary workforce housing units are housed in manufactured trailer specifically designed to the proposed use and are not placed on a permanent foundation.*

- E. TWH units or rooms shall be for workers and families directly involved with specific development projects and shall not be available for general rental.

*Eighteen (18) temporary workforce housing units will provide housing for Oak Creek Fire District seasonal wildfire firefighters. The Oak Creek Fire Protection District (OCFPD) is in desperate need for housing for their seasonal wildland firefighters, and subject temporary workforce housing units will allow OCFPD time to find a permanent location of a fire camp that will house its seasonal employees within the fire district. The district is currently evaluating several alternative locations to permanently house the fire district's firefighters, and the final selection, including obtaining the necessary approval is anticipated to be completed within the 3-year term of special use permit.*

*Regarding the potential for utilizing the 10 of the 28 bedrooms for temporary housing for construction workers for the proposed Stagecoach Mountain Ranch project, these units will allow time to construct permanent employees housing during the initial phase of the proposed project, as required pursuant to section 3.21 of the recently adopted UDC. Once the permanent employee housing is constructed the temporary workforce housing trailers would be removed, which is anticipated to be within the 3-year term of the special use permit. The housing for the SMR employees will not be occupied until and unless those specific projects are approved.*

- F. On the date the Special Use Permit expires, all housing structures and associated infrastructures shall be removed, and the land shall be reclaimed to the satisfaction of the Planning Director.

*Prior to the expiration of the SUP the buildings will be decommissioned and removed from the property. The propane tank will be removed and returned to the supplier. The temporary curb cut will be removed and restored to its pre-existing condition to the satisfaction of the County's Division of Road and Bridges.*

*The aggregate base surface course will be removed and said area will be restored with topsoil and seeded with compatible meadow grasses.*

*These activities shall take approximately three weeks to complete.*

- G. Water Systems proposed to service TWH must comply with all applicable state and local laws and regulations.

*Morris Creek Metro Water and Sewer District will provide the water service to the TWH units.*

- H. Wastewater systems proposed to service TWH must comply with all applicable state and local laws and regulations.

*Morris Creek Metro Water and Sewer District will provide sewer service to the TWH units.*

- I. A Site Fire Safety Plan approved by the local fire safety authority must be provided with the application.

*Submitted with the application is the Site Fire Safety Plan prepared by the Oak Creek Fire District.*

- J. Trash must be disposed of not less than once weekly.

*Garbage will be collected in a bear and rodent proof 6-yard dumpster to be located in the parking area as shown on the site plan. Twin Enviro will be contracted for weekly garbage pickup and transfer to the landfill in Millner, Colorado.*

- K. The Applicant shall submit as part of the TWH Special Use Permit application, a reclamation and revegetation plan for each specific site. The plan shall include the timeframe for all reclamation work.

*Upon removal the temporary workforce housing trailers the areas of subject site disturbed to accommodate the trailers will be restored by the removing of the aggregate base surface course, the placement of topsoil as maybe necessary to reseed the area with grasses compatible with existing surrounding meadow. All disturbed areas shall be restored within 14 days of the removal of the TWH trailers. As noted on the site plan submitted.*

- L. All disturbed areas must be reclaimed as nearly as practicable to their original condition and shall be maintained to control dust, weeds and minimize erosion.

*Upon installation of the TWH buildings and associated improvements all disturbed areas will be regraded, as may be necessary, and reseeded with grass compatible with existing surrounding meadow.*