



26105 CR 37B, Hayden, CO 81639

#### Description of Use

Feathered Elk Ranch is a 1,268-acre shooting ranch located in Hayden, Colorado. Feathered Elk Ranch proposes to offer its guest members a variety of sporting activities, centered around upland bird hunting and sporting clays. Other shooting activities include target rifle and pistol, and 3D archery. Amenities include access to the lodge, a dog kennel, fishing and hiking as well as proximity to Steamboat Springs for great restaurants, boutique shopping, museums, fun cultural events and outdoor recreation. The property has year-round access via county-maintained roads. Hayden is also the location of Yampa Valley Regional Airport with daily flights to Denver and with non-stop flights to various cities around the nation during the summer and winter months.

#### Hours of Operation

You can hunt or shoot sporting clays seven days a week. You can hunt in the morning from 8 AM to 11 AM or in the afternoon from 1 PM to 4 PM. All shooting activities are by appointment only.

#### Anticipated Number of Employees

The ranch is owned and operated by Robert Miller, Maureen Miller and Thomas Miller. We anticipate hiring staff as the need arises (i.e. dog and bird handling). Maybe two or three individuals at the most over multiple years.

#### Anticipated Traffic

Anticipated Traffic will be two or three private vehicles on any given day. All interior roads are made of gravel and range from 12 feet to 16 feet wide providing ease of access (including access by any emergency vehicles). Ample parking is available at multiple locations around the ranch (lodge, kennel, sporting clays and bird fields).

#### Access to the Property

The property has year-round access via county-maintained roads. All interior roads are plowed using our CAT 430 Backhoe Loader with a dedicated plow blade. Ample open areas to push snow.

#### Type of Equipment and Vehicles

We maintain the ranch using a variety of equipment including our Dodge Ram 3500 and CAT 430 Backhoe Loader. We also drive the property using our Polaris Rangers. Member guests can use their own vehicles to drive the property or can use one of our Rangers. All clay trap machines are provided by Promatic.

#### Statement Regarding Intended Use of Lodge

The Lodge is a private residence where our family lives. Our guest bedrooms may be used by Members, especially if they are hunting on back-to-back days and want to stay overnight to reduce travel. Members will have access to basic living necessities like a kitchen, laundry facilities and furniture without the “hotel-style” amenities like daily housekeeping or a front desk. Members will be charged a fee for cleaning services if they spend the night. The primary purpose of the lodge is to have a space for Members to gather and socialize after hunting before departing for home from the ranch.

#### Statement Regarding Building Department Review

We confirm that our intention is to operate our single-family dwelling and owner-occupied Lodge in accordance with code section 310.4.2 Lodging Houses. The house will be occupied by the owners, named Robert Miller, Maureen Miller and Thomas Miller, with their bedrooms located on the second floor. The three first floor bedrooms may be used by Member guests on occasion. Each bedroom is approximately 400 square feet and has two queen-sized beds for a maximum capacity of six people in total. The Great Room and Kitchen (open floor plan design) may also be used by Member guests and is approximately 1,000 square feet in combined total size.

#### Statement Regarding Environmental Health Review

We understand our septic system is sized for a maximum occupancy of 10 people and that the overnight occupant count including owners, guests and employees cannot exceed 10 people. Moreover, we understand that if we host an event at the Lodge for a group of more than 10 people, including owners and employees, then a commercial portable sanitary toilet must be provided.

Additionally, we understand that Member guests must provide and cook their own food given the fact that we are not licensed as a retail food establishment. It has always been our thinking that Member guests would either self-provision or bring food in from the outside (i.e. takeout or caterer).

#### Statement Regarding Planning Review

The ranch is Owner Operated and is run by Robert Miller, Maureen Miller and Thomas Miller. We currently have no other employees. As regards an Employee Housing Plan in accordance with Section 3.21 of the Routt County Unified Development Code, to the extent we hire one or two employees at a future date requiring housing, these employees would live in the caretaker’s cottage which already exists and consists of two bedrooms, two bathrooms, a kitchen and a living room. The total size of this house is approximately 2,000 square feet. In addition, a portion (approximately 1,200 square feet) of one of our ag-buildings contains 10 dog stalls, a dog washing station, a bathroom and a dog run. The purpose of this space is to provide Member’s with a place to feed and water their dogs after bird hunting instead of bringing their dogs into the Lodge. We do not anticipate boarding dogs overnight but rather providing a comfortable space for the dogs while Member guests may be visiting in the Lodge for an hour or two.

#### Statement Regarding GIS Department Review

We have been advised that the CR 37B address will soon be terminated and that new addresses will be assigned for each dwelling once the naming of the private road running through the property is

completed. We anticipate that the name of the new road will be Lodge Loop Trail. We will make certain that there is ample signage for direction and will keep maintained.