

ROUTT COUNTY

Board of County Commissioners



P.O. Box 773898
Steamboat Springs, CO 80477

(970) 879-3306
fax (970) 879-3992

SPECIAL USE PERMIT Routt County

Permit No.: PP2014-067

Project Name: Rogue Resources Log Processing Facility

Permittee: Rogue Resources

Address: PO Box 772503
Steamboat Springs, CO 80477

Type of Use: Log Processing and Storage Yard

Location/Legal Description: 21117 County Road 205
Section 16, Township 6, Range 86

Period of Permit: Life of Use

County Commissioner's Approval Date: January 27, 2015

Conditions of Approval:

General Conditions:

1. The SUP is contingent upon compliance with the applicable provisions of the Routt County Zoning Regulations including but not limited to Sections 4, 5, and 6.
2. The SUP is limited to uses and facilities presented in the approved project plan. Any additional uses or facilities must be applied for in a new or amended application.
3. Any complaints or concerns which may arise from this operation may be cause for review of the SUP, at any time, and amendment or addition of conditions, or revocation of the permit if necessary.
4. In the event that Routt County commences an action to enforce or interpret this SUP, the substantially prevailing party shall be entitled to recover its costs in such action including, without limitation, attorney fees.
5. No junk, trash or inoperative vehicles shall be stored on the property, unless specifically approved with this application.
6. This approval is contingent upon any required federal, state and local permits being obtained and complied with; the operation shall comply with all federal, state and local laws. Copies of permits or letters of approval shall be submitted to the Routt County Planning Department prior to operations.

7. Fuel, flammable materials, or hazardous materials shall be kept in a safe area and shall be stored in accordance with state and local environmental requirements.
8. All exterior lighting shall be downcast and opaquely shielded.
9. Prior to the issuance of the permit, the permittee shall provide evidence of liability insurance in the amount of no less than \$1,000,000 per occurrence with either unlimited aggregate or a policy endorsement requiring notice to Routt County of all claims made. Routt County shall be named as an additional insured on the policy. Certificate of liability insurance shall include all permit numbers associated with the activity.
10. Accessory structures/uses associated with this permit may be administratively approved by the Planning Director, without notice.
11. The permits/approval shall not be issued until all fees have been paid in full. Failure to pay fees may result in revocation of this permit. Permits/Approvals that require an ongoing review will be assessed an Annual Fee. Additional fees for mitigation monitoring will be charged on an hourly basis for staff time required to review and/or implement conditions of approval.
12. Transfer of this SUP may occur only after a statement has been filed with the Planning Director by the transferee guaranteeing that they will comply with the terms and conditions of the permit. If transferee is not the landowner of the permitted area, Transferee shall submit written consent to the transfer by the landowner. Failure to receive approval for the transfer shall constitute sufficient cause for revocation of the permit if the subject property is transferred. Bonds, insurance certificates or other security required in the permit shall also be filed with the Planning Director by the transferee to assure the work will be completed as specified. Any proposal to change the terms and conditions of a permit shall require a new permit.
13. The Permittee shall prevent the spread of weeds to surrounding lands, and comply with the Colorado Noxious Weed Act as amended in 2013 and Routt County noxious weed management plan.

Specific Conditions:

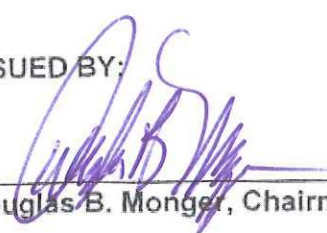
14. The Special Use Permit (SUP) is valid for the life of the use provided it is acted upon within one year of approval. The SUP shall be deemed to have automatically lapsed if the uses permitted herein are discontinued for a period of one (1) year. Annual reviews will be completed by the Planning Department.
15. Revegetation of disturbed areas shall occur within one growing season with a seed mix which avoids the use of aggressive grasses. See the Colorado State University Extension Office for appropriate grass seed mixes.
16. Milling and cutting of wood products shall be limited to the hours 6 am until 7 pm. All other activities shall be limited to the hours 5 am until 9 pm.
17. The fabric covering for the metal framed structure shall be grey.
18. The applicant shall comply with all requirements and regulations set forth by the Routt County Building and Fire Departments in regard to the occupancy and construction of the structure.
19. If a building permit for the structure has not been approved by December 31, 2016, it must be removed from the site.
20. The existing fire mitigation and response plan shall be updated and shall be submitted to the satisfaction of the Steamboat Rural Fire District prior to issuance of the permit that outlines measures to be taken to prevent a fire on the site and for fire extinguishing.

21. All operations and pile sizes must continue to meet the requirements of the currently adopted Fire Code.
22. No burning of waste materials is permitted on this site.
23. No pressure treated or chemically treated (including paint) lumber or wood waste is permitted with this operation nor is the storage or transfer of construction and demolition debris.
24. A Storm Water Management Plan (SWMP) shall be kept onsite and updated as necessary to comply with regulations and Best Management Practices (BMP's). The SWMP shall be available for review upon request by Routt County.
25. All applicable standards and requirements set forth by the Colorado Department of Public Health and Environment (CDPHE) and the Routt County Department of Environmental Health shall be complied with.
26. All machinery and equipment shall be kept in one location on the site after each working day and shall have adequate spill contamination controls. All machinery and equipment shall be located as far from Twin Landfill's monitoring wells as is reasonably possible.
27. There shall be no storage of non-log harvesting, sorting, and processing equipment on the site.
28. A total of two inoperative vehicles accessory to logging are allowed to be on site at any one time. These vehicles must be integral to the log harvesting, sorting, and processing operation.
29. Scrap materials integral to the permitted operation shall be contained in an approved area on the site plan. No such miscellaneous materials shall be outside of this area unless it is actively being used to support the operation.
30. The maximum amount of green waste allowed to stay on site is 3,000 cubic yards. Green waste shall be removed from the property in a time period suitable to the permittee as long as the 3,000 cubic yard limit is not exceeded.
31. A sign permit is required for any new signage under Section 5.9 of the Routt County Zoning Regulations.
32. Fugitive dust will be controlled by the use of water and/or other control measures as appropriate, as often as necessary, to reduce, control and minimize all dust generated by the use.
33. Routt County has the authority to close any county road at its sole discretion if damage to the road may occur by its use. To the extent that a road closure may affect Permittee's operations, Routt County will cooperate with Permittee to allow operations to be continued to a safe and practicable stopping point.
34. Routt County roads shall not be completely blocked at any time. If traffic regulation is deemed necessary, the Permittee shall notify the Routt County Road and Bridge Director, or designee thereof, in advance (if possible), who may then require:
 - i. The Permittee to place traffic control signage along routes and at intersections as specified by the Routt County Road and Bridge Director and at Permittee's expense; and types and placement of signs shall be in conformance with the Model Traffic Code.
35. Routt County roads affected by this SUP will be inspected by the Routt County Road and Bridge Department at intervals determined by same. Any road damage, repair or maintenance needs above and beyond typical maintenance, attributable to this use, shall be made by the County, or a third-party contractor as selected by the Routt County

Road and Bridge Department and on a schedule determined by same. Road and Bridge shall inform permittee of such maintenance or repair activities prior to work being performed. Permittee shall bear their share of repair costs. Share being defined as traffic counted that is generated from permittee's use compared to most recent traffic counts as whole on road. If damage to the road is the sole responsibility of the permittee then the permittee shall solely bear the costs to the repair the roadway.

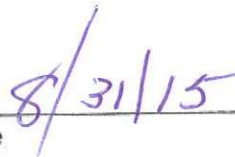
36. Permittee shall maintain access roads to minimize impacts to the County road system during the life of the Operations. Maintenance may include sweeping, cleaning, and/or repairing access points, and application of a dust palliative to private drive as approved by the Routt County Road and Bridge Director and Routt County Department of Environmental Health.
37. Permittee shall be responsible for any additional winter maintenance and other regular road maintenance above and beyond that normally conducted by the Road and Bridge Department on roads affected by this SUP during the life of the operations and shall obtain necessary permits to do so. Routt County shall meet with the permittee periodically to assess necessary maintenance resulting from use of the road. Maintenance shall be determined by the Routt County Road and Bridge Department in its sole discretion and at permittee's expense. Maintenance may include, but is not limited to, grading and graveling of roadways, restoration of roadway crown, sweeping or cleaning access points, soft spot/damage repair and application of a dust palliative as approved by the Routt County Road and Bridge Director and Routt County Department of Environmental Health.
38. A stabilized entrance or preventative sediment tracking measures shall be installed at the access of the property to the County Road by April 1, 2015. The stabilized entrance or preventative sediment tracking measures will help mitigate tracking sediment from the permittee's site to the County Road. The measures used to stabilize the entrance shall stand up to the anticipated truck traffic and be maintained on a regular basis.
39. Permittee shall secure all necessary permits including but not limited to State of Colorado Fugitive Dust Permit, and applicable U.S. Army Corps of Engineers permits, Routt County Grading and Excavation Permits, Routt County Access Permits and Routt County Right of Way permit.

ISSUED BY:



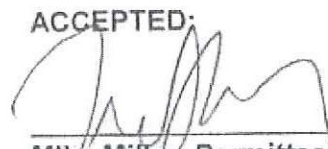
Douglas B. Monger, Chairman

Date



8/31/15

ACCEPTED:



Mike Miller, Permittee

Date



8-13-15